

## Student Housing

Vestcor Communities, a subsidiary of The Vestcor Companies, has leveraged Vestor's prior multifamily experience in the design, development, and asset management of purpose-built student housing communities. The design of these communities allows us to deliver a very cost effective, uniform floor plan that is spacious yet efficient while still offering the most well-amenitized product in the marketplace.

In identifying and evaluating new opportunities, we identify student markets where enrollment exceeds 10,000 students. Ideally, the school will be located in a large market with a history and future plans of enrollment growth or be located in a well-established university market that is a primary state school with limited risk of enrollment cuts.

Once the property is delivered, Vestcor provides asset management services that are critical to maximizing the property's net operating income. Leasing is limited to students and affiliates (coaches, professors, etc.) of the university we are serving. Resident activities are stressed to create and maintain a strong sense of community. We hire the best property management team and work closely with them to ensure the property is managed to our expectations. Providing a high level of service, resident after resident, year after year, is paramount to the Flats' reputation and success in the community.

### Student Properties List



The Flats at Campus Pointe  
1201 Campus Pointe Court  
Charlotte, NC 28262  
Phone: (704) 510-2121  
[www.TheFlatsatCampusPointe.com](http://www.TheFlatsatCampusPointe.com)

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The Flats at Mallard Creek  
11015 Education Way  
Charlotte, NC 28262  
Phone: (704) 595-9400  
[www.TheFlatsatMallardCreek.com](http://www.TheFlatsatMallardCreek.com)

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Residence Hall at Florida Polytechnic  
4700 Research Way  
Lakeland, FL 33805  
Phone: (888) 659-1918  
[www.FloridaPolyStudentLiving.com](http://www.FloridaPolyStudentLiving.com)

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4540 Polytechnic Circle  
Lakeland, FL 33805  
Phone: (888) 659-1918  
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