



# The Marshall University of Minnesota



## Overview

EdR, GEM Realty Capital, Inc., and Schenk Realty Group are bringing a mixed-use development that will provide 901 beds of upscale collegiate housing and significant retail space to the Dinkytown neighborhood of Minneapolis through a joint venture. The new property is two blocks from the University of Minnesota campus.

Amenities the community will offer include:

- Bedroom/bathroom parity
- Structured parking with car/bike wash area
- Indoor basketball court
- Indoor swimming pool
- Fitness center
- Tanning beds
- Outdoor grilling and deck area
- Zen gardens and outdoor plaza
- Prominent street-front retail space



## Project Details

<b>Beds   Units</b>	901   315
<b>Buildings</b>	1
<b>Stories</b>	4 and 5 stories
<b>Gross Size</b>	563,838 square feet
<b>Developer</b>	EdR, GEM Realty Capital, Inc., and Schenk Realty Group
<b>Manager</b>	EdR
<b>Owner</b>	EdR and GEM Realty Capital, Inc.
<b>Completion</b>	Fall 2014
<b>Cost</b>	\$86.7 million
<b>Room Styles</b>	Studios and 1-, 2-, 3- and 4-bedroom units, all with private baths for each bedroom
<b>Amenities</b>	<ul style="list-style-type: none"><li>▪ 459 parking spaces</li><li>▪ Fully sprinkled, 4- and 5-story buildings built on concrete podiums</li><li>▪ Washer and dryer in each unit</li><li>▪ Wireless internet</li><li>▪ Computer lab</li><li>▪ Study lounge</li></ul>
<b>Architect</b>	Boarman Kroos Vogel Group
<b>Contractor</b>	Kraus Anderson
<b>Financing</b>	EdR and GEM Realty Capital equity and Wells Fargo Bank loans