

# The City of East Lansing, Michigan

## Residential Target Market Analysis

### Appendix Three | Real Estate Analysis

October 1, 2021

Prepared by:



**LandUseUSA**  
UrbanStrategies



## Acknowledgements

This Residential Target Market Analysis (TMA) was commissioned by the City of East Lansing in 2021. The study has been completed with considerable support and dedication by the city council, planning and economic development staff, and housing commission. The local leadership team and project management was led by the following:



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The study results are documented in five reports that have been customized for the City of East Lansing. Results of the Residential TMA are assembled this report; and it is accompanied by Appendix One (TMA Resources); Appendix Two (Demographics); and Appendix Three (Real Estate Analysis). In addition, a Housing Strategic Plan is also underway and will include an Appendix Four.

### The Market Analysis Reports The City of East Lansing, Michigan

<u>Residential TMA</u>	Target Market Analysis
<u>Appendix One</u>	TMA Resources
<u>Appendix Two</u>	Demographics
<u>Appendix Three</u>	Real Estate Analysis
<u>Housing Strategic Plan</u>	Housing Strategies
<u>Appendix Four</u>	Marketing Resources

The Residential Target Market Analysis was prepared by LandUseUSA | Urban Strategies, a professional consulting firm located in the Greater Lansing Metropolitan Area. The firm specializes in utilizing Target Market Analysis methods for conducting Residential and Retail Market Studies. LandUseUSA's contact information is provided below:

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The City of East Lansing's 2021 Housing Strategic Plan is being prepared by Community Image Builders (CIB Planning) of Fenton, Michigan. The recommendations documented in that report were prepared in team collaboration with LandUseUSA; and they also reflect and align with this Target Market Analysis. The housing strategic plan addresses local housing policies; methods for achieving the city's residential market potential; and strategies for overcoming potential challenges or obstacles for success. Contact information for CIB Planning is provided below:



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## Real Estate Analysis - Introduction

## Sections A<sub>3</sub> – B<sub>3</sub>

Scatter plots are provided in this study to demonstrate the relationship between unit sizes in square feet; and the current (estimated) contract, cash, or net rent per square foot. In general, there is almost always an inverse logarithmic relationship between the two variables. Smaller units usually command higher rents per square foot than larger units. This is almost always evident among attached for-lease housing choices. However, the relationship is weaker among detached for-sale houses because other variables like housing age and quality erode the relationship.

The relationships between unit size and price are important for developers to consider when planning new-builds. It might be tempting to super-size the new units to capture higher total rents and build fewer kitchens and bathrooms. However, a larger number of smaller units can actually be more productive and efficient, which can help offset the expense of additional kitchens and bathrooms. Smaller units will also be absorbed faster, which saves time and money for developers and builders.

This study includes a Real Estate Analysis of existing housing choices gathered through an online inventory and field observations between October 2020 and January 2021. Data was gathered on about 175 buildings with attached units; and it estimated that they represent 70% to 90% of all buildings with attached units throughout the City of Lansing. Most of the detached houses, subdivided houses, and many of the duplexes have been intentionally excluded from the inventory.

The inventory includes each building's address; size (number of units); year built; pricing strategy (affordable, students, seniors, etc.); and the size (bedrooms, baths, square feet) and price (value or rent). Results have been used to calculate the estimated value per square foot and rent per square foot. The scatter plots are explained in more detail on the next page of this report.

## Existing Choices – For Sale

## Section A<sub>3</sub>

Most of the for-sale houses (including some townhouses with private entrances) in DeWitt and Meridian Townships have prices of \$225 per square foot (psf) or less; and the prices are generally higher in Meridian than DeWitt Township. In general, there is an inverse relationship between the unit size and the price per square foot. In other words, the price per square foot tends to be the highest for the smallest units, and lowest for the largest units.

For example, DeWitt Township's smallest houses (and townhouses) with less than 1,500 square feet have prices in the range of \$175 to \$225 psf; and houses with 1,700 to 2,200 square feet have prices in the range of \$125 to \$200 psf. The township's largest houses with over 3,000 square feet have prices that rarely exceed \$125 psf.

Available for-sale choices in the City of Lansing tend to be smaller; the prices are a little higher; and the rent productivity (or efficiency) erodes more quickly with an increase in unit size. For example, the smallest houses with about 500 square feet and could achieve values as high as \$250 psf; medium-sized houses with about 1,200 to 1,500 square feet are achieving values of \$125 to \$225 psf; and the largest houses with 2,000 square feet rarely exceed \$200 psf.

## Existing Choices – For Lease

## Section B<sub>3</sub>

The relationship between rent per square foot and unit size is more evident and easier to discern among for-lease units. For DeWitt and Meridian Townships, the smallest units with about 500 square feet are achieving rents that approach \$2.50 psf; units with 1,000 square feet tend to have rents of \$2.00 psf or less; and the largest units rarely have rents that rarely exceed \$1.75 psf.

This relationship is even more evident for the City of East Lansing, where the data set is larger with more observations to study. Some of city's smallest units with 300 square feet have rents exceeding \$350 psf; and a few of the units with 700 square feet have rents exceeding \$2.50 psf.

The city also has some larger units with rents exceeding \$2.00 psf. However, these are exceptions and most of the units have more moderate rents that are more similar to DeWitt and Meridian Townships.

Again, the smaller units have higher rents per square foot. This relationship can be used by prospective developers and builders to right-size new-builds. Ideally, they will build more units with smaller footprints that generate more efficient rents and help offset the costs of additional kitchens and bathrooms. The added benefit is that smaller units usually have higher absorption rates than larger units.

## Building and Unit Amenities

## Section C<sub>3</sub>

The Real Estate Analysis and inventory includes an amenity analysis based on 33 unique building and unit attributes, including everything from parking, balconies, and swimming pools; to furnished units and proximity to the city's extensive trail system. These amenities are based solely on the online advertising and marketing efforts of individual building owners, real estate brokers, and property managers; and have not been verified by detailed facilities analyses.

Results of the Real Estate Analysis and assessment of amenities will be provided to the City of East Lansing in a Microsoft Excel (.xls) spreadsheet format after this narrative report and study has been finalized. Meanwhile, a summary and some excerpts of that analysis are included among the exhibits attached to this report.

Building amenities are generally accessible by most tenants and include a common area or semi-public realm with opportunities for social interaction. Examples most frequently advertised in the East Lansing include (in declining order of prevalence) include parking lots, shared laundry rooms, fitness centers, parking ports, study rooms, club houses, bike racks, extra storage, swimming pools, elevators, courtyards, outdoor ball courts, parking decks, proximity to fitness trails, and rooftop patios and plazas.

Examples of amenities within individual units advertised in the East Lansing include the following, in declining order of prevalence: air conditioning; washers and dryers in the units; some furnished units; hardwood floors; heat and electric included; fireplaces (usually gas); stainless steel appliances; vaulted ceilings; and open floor plans.

Within East Lansing, the three buildings take first place with 25 points each, from a possible total of 33 points. They include the Homestead (located at 426 W. Lake Lansing Road), Ashton Lake Apartments (2610 Marfitt Road), and Arbor Glen (295 Arbor Glen Drive). The Oaks Apartments (136 Reniger Court) is a close contender with a score of 24 points. All other buildings in the inventory received scores of 24 points or less.

# Appendix Three

## Real Estate Analysis

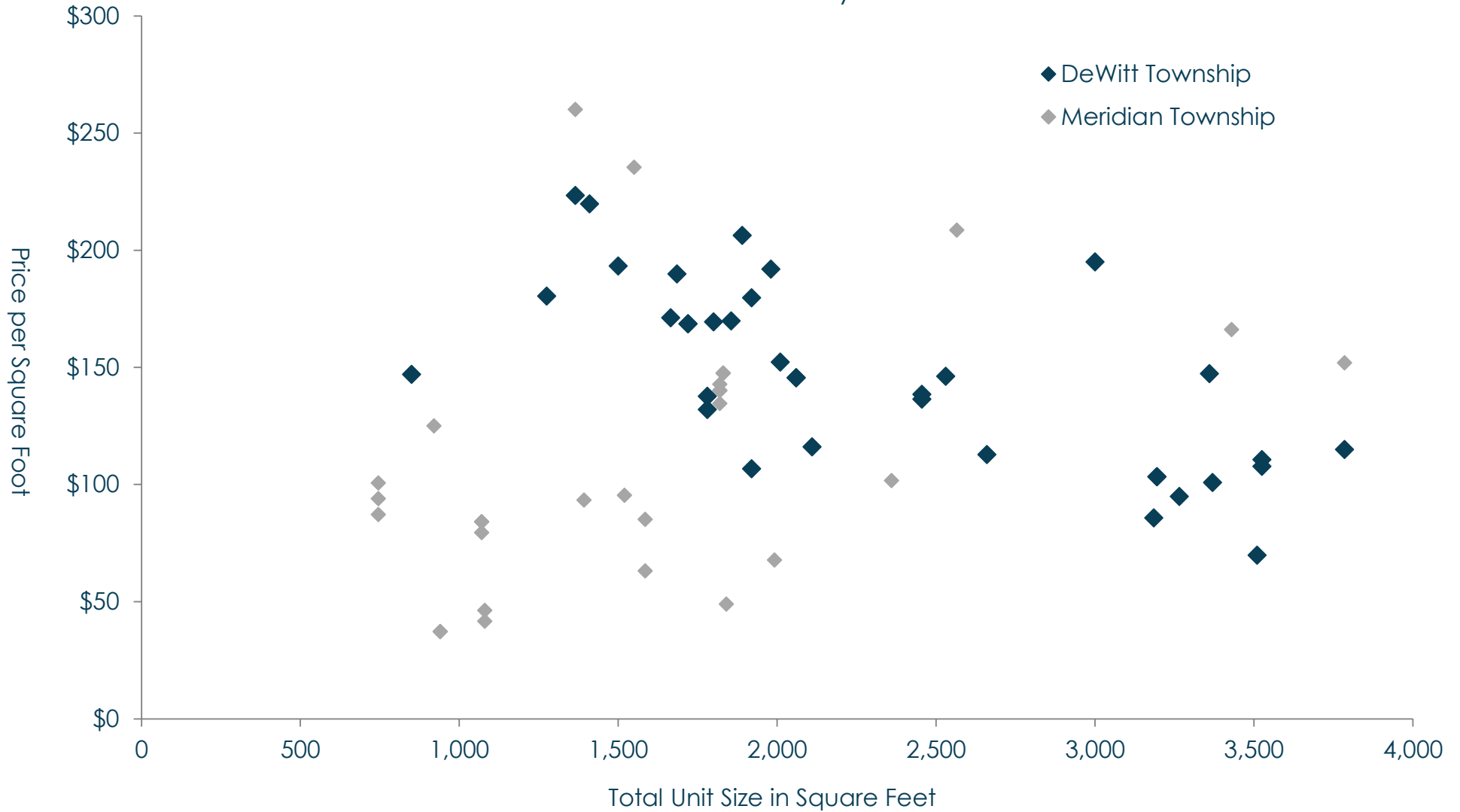
Methodology and Approach

Section A <sub>3</sub>	Existing Choices – For Sale
Section B <sub>3</sub>	Existing Choices – For Lease
Section C <sub>3</sub>	Existing Choices – Amenities



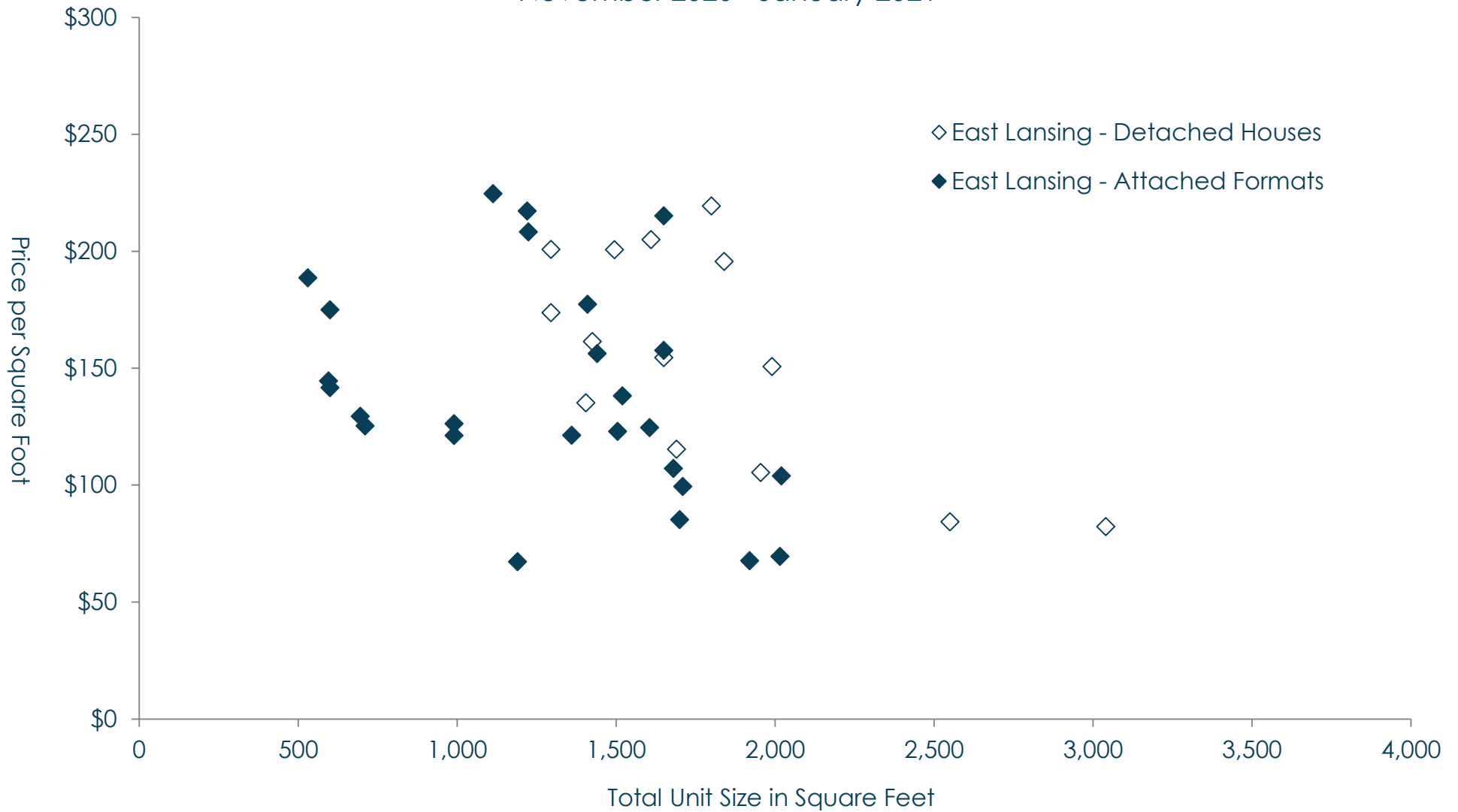
# Section A<sub>3</sub>

Estimated Price v. Square Feet  
For-Sale Houses and Attached Formats  
DeWitt and Meridian Townships, Michigan  
November 2020 - January 2021



Underlying data is a representative sample based on market observations, field work, phone surveys, assessor's records, and CoStar. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2020 - 2021.

Estimated Price v. Square Feet  
For-Sale Houses and Attached Formats  
The City of East Lansing, Michigan  
November 2020 - January 2021



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For-Sale Housing Choices - Attached Formats Only  
 The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	Number of Levels	Year Opened	Total Units in the Building	Number of Bedrooms	Number of Bathrooms	Square Feet	2020 Estimated Price
Villas Stratford Condos	3412 Hamlet Cir	Fourplex	1	2015	4	3	2.0	1,650	\$255,000
	3414 Hamlet Cir	Townhse				3	2.0	1,650	.
220 M A C Condos	220 M A C Ave	Mid-rise	4	2001	40	2	2.0	1,220	\$265,000
						3	2.0	1,410	\$250,000
						3	2.0	1,440	\$225,000
						2	2.0	1,100	.
600 Albert Condos	600 Albert Ave	Mid-rise	4	2008		2	2.0	1,225	\$255,000
						2	2.0	1,115	\$250,000
1211-1213 Ferndale	1211-1213 W Ferndale Ave	Duplex	1	1964	2	6	2.0	2,020	\$210,000
Stone Lake Condos	1266 Lakeside Dr	Townhse	2	2002	4	3	2.0	1,520	\$210,000
	1453 Lakeside Dr		2	2003	4	3	2.5	1,605	\$200,000
	1191 Chartwell Carriage Wy		2	1997	4	2	2.0	1,505	\$185,000
	1241 Lakeside Dr		2	1977	4	2	3.1	1,680	\$180,000
268 Saginaw	268 W Saginaw St	Low-rise	3	2001		3	2.0	1,710	\$170,000
						3	2.0	1,700	\$145,000
1829 Burrwood	1829 Burrwood Cir	Triplex	2	1975	3	3	2.0	1,360	\$165,000
1426 Roxburgh	1426 S Roxburgh Ave	Townhse	2	1972	6	3	2.0	2,015	\$140,000
1838 Burcham	1838 E Burcham Dr	Triplex Townhse	2	1976	3	3	2.0	1,920	\$130,000
338 Saginaw	338 W Saginaw St	Low-rise Apt	3	2002		2	2.0	990	\$125,000
						2	2.0	990	\$120,000

Data is a representative sample based on market observations, field work, phone surveys, assessor's records, and CoStar. The term "condos" is used only in reference to the building name; and it is a type of ownership but not a building format. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2020 - 2021.

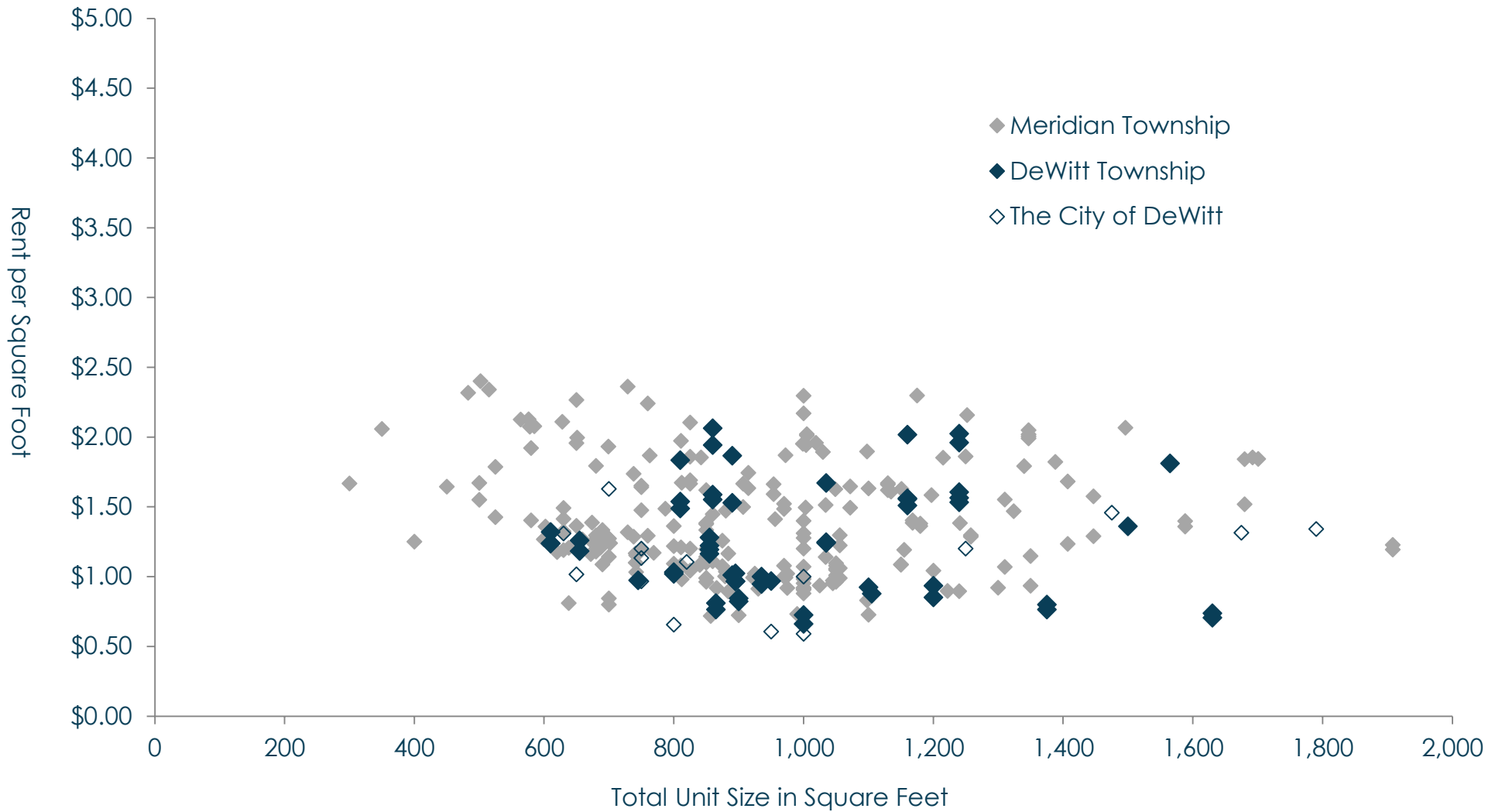
For-Sale Housing Choices - Detached Houses Only  
 The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	Number of Levels	Year Opened	Total Units in the Building	Number of Bed-rooms	Number of Bath-rooms	Square Feet	2020 Estimated Price
Hillcrest Village Condos I	535 E Glenmoor Rd	Low-rise	3	1937		1	1.0	600	\$105,000
						2	1.0	1,190	\$80,000
Hillcrest Village Condos II	605 E Glenmoor Rd	Low-rise	2	1937		2	1.0	695	\$90,000
	615 E Glenmoor Rd					1	1.0	595	\$85,000
	611 E Glenmoor Rd					1	1.0	600	\$85,000
400 Hillside Condos	400 Hillside Ct	Mid-rise	4	1964		1	1.0	530	\$100,000
Abbott Woods	169 Abbott Woods Dr	House	2	2018	1	3	3.0	1,800	\$395,000
Condos, Towns	222 Abbott Woods Dr		2	1997	1	3	1.5	1,840	\$360,000
Abbott Woods	1593 Abbott Woods Terr	House	2	2002	1	3	3.0	1,990	\$285,000
Terrace Condos	1590 Abbott Woods Terr		2	1998	1	3	3.0	2,810	\$330,000
	1605 Abbott Woods Terr		2	1918	1	3	3.0	2,375	\$355,000
	1598 Abbott Woods Terr		2	1996	1	3	3.0	1,810	\$385,000
Hawk Nest Condos	2989 Mustang Rd	Houses	1	2018	1	2	2.0	1,495	\$300,000
	3962 Mustang Rd		1	2018	1	2	2.0	1,295	\$260,000
	3412 Hamlet Cir		1	2015	1	3	2.0	1,650	\$255,000
	3410 Hamlet Cir		1	2015	1	2	2.0	1,425	\$230,000
	3974 Mustang Rd		1	2018	1	2	2.0	1,295	\$225,000
	3605 Shearwater Ln		1	2005	1	3	3.0	1,955	\$205,000
Wharton Court	3305 Wharton St	House	2	2006	1	2	2.5	1,405	\$190,000
Eagle Eye Condos	532-624 Aquila Dr	House	2	2007	1	.	.	.	.
detached houses	2756 Still Valley Ct	Houses	2	1978	1	4	2.5	3,015	\$265,000
	2766 Still Valley Ct		2	1976	1	3	3.0	2,550	\$220,000
	2746 Still Valley Ct		2	1977	1	3	2.0	2,335	\$305,000
	2807 Still Valley Ct		2	1969	1	3	3.0	2,400	\$300,000

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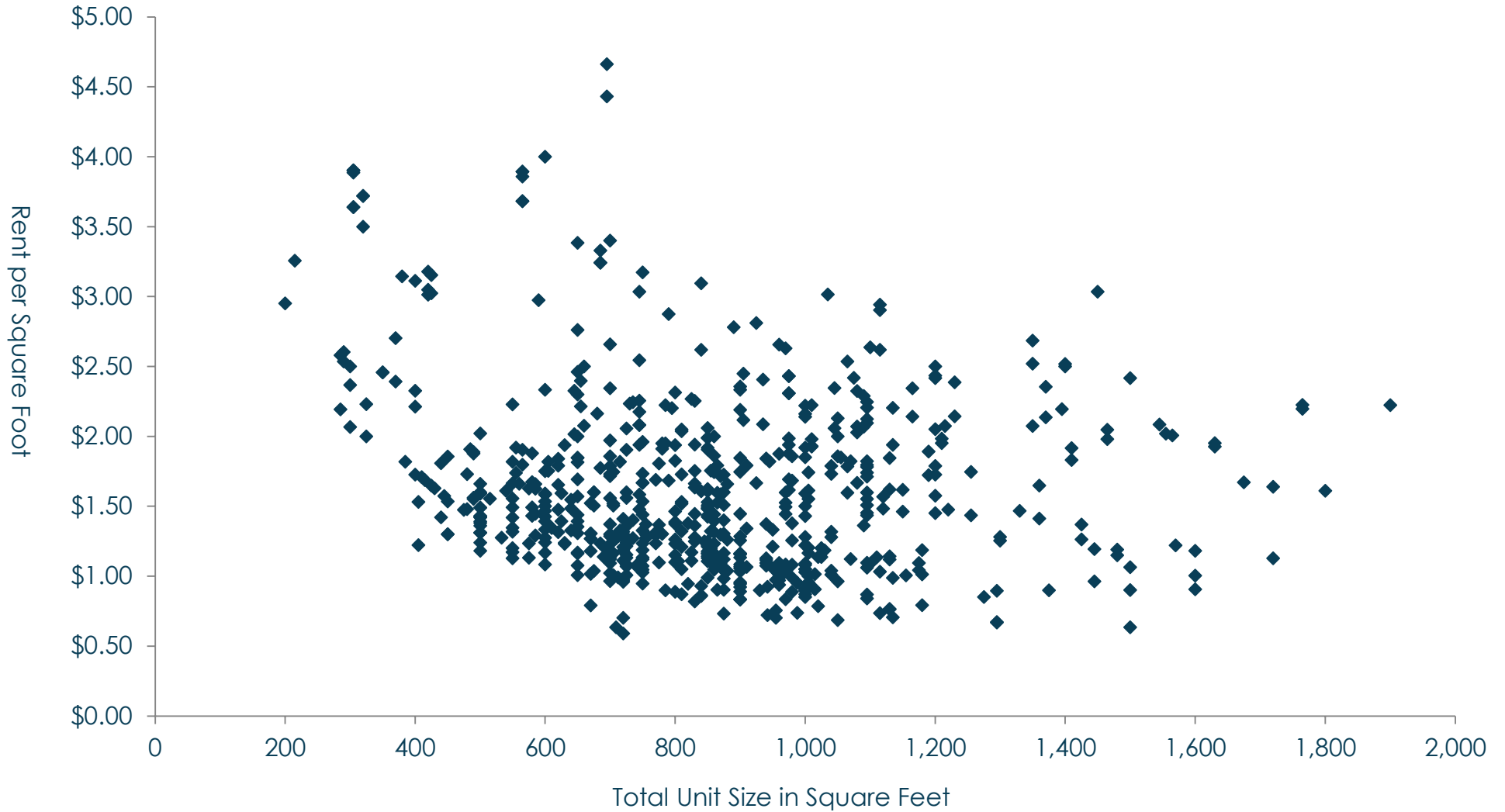
# Section B<sub>3</sub>

Estimated Rent v. Square Feet  
For-Lease Attached Formats (excludes subdivided houses)  
DeWitt and Meridian Townships, Michigan  
November 2020 - January 2021



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Estimated Rent v. Square Feet  
For-Lease Attached Formats (excludes subdivided houses)  
The City of East Lansing, Michigan  
November 2020 - January 2021



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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	Number of Levels	Year Opened	Online Pricing Strategy*	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Landmark on Grand River (continued on the next page)	205 E Grand River Rd	High-Rise	12	2018	Premier Student Living	464	0.5	1	350	\$1,125	\$1,125
							0.5	1	350	\$1,300	\$1,300
							0.5	1	385	\$1,135	\$1,135
							0.5	1	385	\$1,250	\$1,250
							0.5	1	425	\$1,275	\$1,275
							0.5	1	425	\$1,385	\$1,385
							0.5	1	440	\$1,250	\$1,250
							0.5	1	440	\$1,425	\$1,425
							0.5	1	440	\$1,300	\$1,300
							1	1	510	\$1,475	\$1,475
							1	1	530	\$1,475	\$1,475
							2	1	705	\$1,050	\$2,100
							2	1	705	\$1,150	\$2,300
2	1	724	\$1,050	\$2,100							
2	1	724	\$1,150	\$2,300							
2	1	725	\$1,100	\$2,200							
2	1	725	\$1,300	\$2,600							
2	1	725	\$1,085	\$2,170							

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\*Online pricing strategies are based on the online advertising and marketing efforts of brokers, owners, or property managers.

Sampling includes some on-campus apartments because they are considered part of the market-wide competition.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy*	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Landmark on Grand River (continued)	205 E Grand River Rd	High-Rise	12	2018	Premier	464	2	1	750	\$1,050	\$2,100
					Student		2	1	750	\$1,150	\$2,300
					Living		2	1	750	\$1,085	\$2,170
							2	1	755	\$1,125	\$2,250
							2	1	755	\$1,250	\$2,500
							2	1	770	\$1,100	\$2,200
							2	1	770	\$1,300	\$2,600
							2	1	770	\$1,350	\$2,700
							2	2	770	\$1,175	\$2,350
							2	2	770	\$1,300	\$2,600
							2	1	790	\$1,050	\$2,100
							2	1	790	\$1,150	\$2,300
							2	1	790	\$1,085	\$2,170
	2	2	795	\$775	\$1,550						
	2	2	795	\$970	\$1,940						

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy*	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Newman Lofts	200 Albert Ave	High-rise	12	2018	Adults	91	1	1	745	.	\$1,445
		Lofts			Ages		1	1	745	.	\$1,895
		over			55+		1	1	785	.	\$1,530
		Retail					1	1	785	.	\$1,745
							1	1	905	.	\$1,915
							1	1	905	.	\$2,215
							1	1	935	.	\$1,950
							1	1	935	.	\$2,250
							1	1	1,080	.	\$2,235
							1	1	1,080	.	\$2,510
							1	1.5	1,000	.	\$1,920
							1	1.5	1,000	.	\$2,220
							1	1.5	1,010	.	\$1,945
							1	1.5	1,010	.	\$2,245
							1	1.5	1,045	.	\$2,150
							1	1.5	1,045	.	\$2,450
							1	1.5	1,165	.	\$2,495
							1	1.5	1,165	.	\$2,730
							2	2	1,090	.	\$2,255
							2	2	1,090	.	\$2,495
							2	2	1,135	.	\$2,200
							2	2	1,135	.	\$2,500
							2	2	1,230	.	\$2,635
							2	2	1,230	.	\$2,935

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Abbott Parkside	2700 Marfitt Rd	Low-rise	3	1994	Senior	61	1	1	550	.	\$740
							1	1	550	.	\$780
							2	1	750	.	\$840
							2	1	750	.	\$890
							2	1	825	.	\$915
							2	1	825	.	\$965
Independence Village	2530 Marfitt Rd	Low-rise	3	1988	Senior	151	.	.	.	.	.
					Assist		.	.	.	.	.
Bailey Center	300 Bailey St	Low-rise Apts	3	.	Senior	30	1	1	550	.	.
					LIHTC		1	1	550	.	.
					1		1	550	.	.	
					1		1	550	.	.	
					1		1	550	.	.	
					2		1	800	.	.	
					2		1	550	.	.	
					2		1	800	.	.	
					2		1	800	.	.	

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The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
1777 Haslett Apts	1777 Haslett Rd	Low-rise Garden	3	2006	LIHTC Senior	58	1	1	790	.	.
							1	1	790	.	.
							1	1	790	.	.
							1	1	790	.	.
							1	1	790	.	.
							1	1	790	.	.
							1	1	790	.	.
							2	1	910	.	.
							2	1	910	.	.
							2	1	910	.	.
							2	1	910	.	.
East Glen Apts	1801 N Hagadorn Rd	Mid-rise	4	1979	Sec 8 Senior	100	1	1	550	.	.
							2	1	820	.	.
Burcham Hills	2700 Burcham	Mid-rise	4	2021	Senior	76	.	.	.	.	
Provision Living	6290-6360 Abbot	.	.	2022	Senior	218	.	.	.	.	

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
StoneBriar	834 Kenna Keith Cir	Mid-rise	4	1994	Senior	44	1	1	870	.	.
Burcham Hills							1	1	980	.	.
							2	2	1,090	.	.
							2	2	1,200	.	.
							2	2	1,290	.	.
						2	2	1,305	.	.	
Willows	3500 Coolidge Rd	Low-rise	1	.	Low	.	1	1	.	.	\$280
East Lansing							1	1	.	.	\$325
							1	1	.	.	\$4,170
							1	1	.	.	\$4,875
							1	1	.	.	\$5,990
Deerpath	1290 Deer Path Lane	Low-rise Apts	2	1979	Sec 8 LIHTC	126	1	1	600	.	.
							2	1	700	.	.
							3	1.5	1,250	.	.
Coolidge Place	1551 Pebblecreek Blvd	Low-rise	2	1972	Low Income	186	1	1	600	.	\$955
							1	1	600	.	\$1,050
							2	1.5	950	.	\$1,005
							2	1.5	950	.	\$1,265
							3	1.5	1,120	.	\$1,660
							2	1.5	950	.	\$1,150
	3	1.5	1,120	.	\$1,755						

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Reserve Falcon Pointe	3987 Pasture Dr	Duplex Patio	1	2017	.	2	2	2	1,300	.	\$1,630
							2	2	1,300	.	\$1,665
1624 Cambria Dr	1624 Cambria Dr	Low-rise	2	1972	.	7	2	1	855	.	.
Homestead	426 W Lake Lansing Rd	Low-rise Apts	3	1986	.	168	1	1	720	.	\$800
							1	1	720	.	\$870
							2	1	960	.	\$900
							2	1	960	.	\$930
							2	1	960	.	\$950
							2	1	960	.	\$970
							2	1	960	.	\$1,000
Timber Lake	1502 South Shore Dr	Low-rise	2	1984	.	457	0.5	1	500	.	\$680
Stonehedge							0.5	1	500	.	\$830
							0.5	1	450	.	\$690
							0.5	1	450	.	\$835
							1	1	700	.	\$795
							1	1	700	.	\$960
							1	1	740	.	\$795
							2	2	1,020	.	\$800
							2	2	1,020	.	\$1,160
	3	2	1,200	.	.						
	3	2	1,180	.	\$1,400						
	2	1	1,180	.	\$1,195						

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Raleigh House	5520 Timberlane Dr	Low-rise Apts	2	1987	.	42	2	2	1,000	.	\$895
							2	2	1,000	.	\$1,500
							2	1	1,000	.	\$910
Beaumont	3400 Beaumont Pk Dr 3500 Beaumont Pk Dr	Townhse	3	2006	Essential Workers	89	1	1	550	.	\$915
							1	1	755	.	\$960
							1	1	755	.	\$980
							1	1	755	.	\$1,035
							2	1	850	.	\$1,035
							1.5	1	860	.	\$985
							1	1	860	.	\$1,000
							1	1	860	.	\$1,060
							2	2	1,025	.	\$1,165
							2	2	1,025	.	\$1,230
							2	2	1,070	.	\$1,200
							2	2	1,130	.	\$1,265
							2	2	1,130	.	\$1,290
2.5	2	1,155	.	\$1,160							
2	2	1,175	.	\$1,225							
2	2	1,175	.	\$1,285							
2	2.5	1,480	.	\$1,700							
2	2.5	1,480	.	\$1,760							
3	2.5	1,570	.	\$1,915							

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547 E Grand River Ave	547 E Grand River Avenue	Loft over Retail	2	1946	Student	1	7	4	2,400	.	\$5,800
Cedarwood Towns	2196 Regency Dr	Townhse	2	1980	.	17	2	1.5	1,100	.	.
562 Virginia Ave	562 Virginia Ave	House	1	1968	.	1	3	2	960	.	\$1,800
Wharton Court	3301-3305 Wharton St	Townhse	2	2006	.		2	2.5	1,500	.	\$1,595
apartments	204 River St	Low-rise	3	1965	.	13	0.5	1	450	.	.
							2	1	970	.	.
							3	2	1,280	.	.
Avenue	911 Marigold Ave	Low-rise Apts	3	1966	.	30	1	1	750	.	\$850
							1	1	750	.	\$925
Stonehouse Village II	619-623 E Grand River Ave	Loft over Retail	.	1950	.	6	.	.	.	.	.
203-211 M A C Ave	203-211 M A C Ave	Loft over	.	1931	.	14	1	1	350	\$860	\$860
550 S Harrison Rd	550 S Harrison Rd	.	.	.	.	.	.	.	.	.	.
Lilac Apts	914 Lilac	Low-rise	3	1953	.	8	.	.	.	.	.
Plymouth Apts	125-133 E Grand River Avenue	Loft over Retail		1923	.	12	.	.	.	.	.
Clever Clover	207 E Grand River Ave	Loft over Retail	.	1923	.	4	.	.	.	.	.
217-227 Bogue St	217-227 Bogue St	Brick	.	1951	.	8	.	.	.	.	.
Gunson Studio Apts	316 Gunson St	Low-rise	3	1967	.	6	0.5	1	600	.	\$650
							1	1	.	.	\$850
Milford Arms Apts	122-126 Milford St	Low-rise	3	1968	.	2	1	1	900	.	\$750
							2	1	.	.	\$750

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

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Waterfront Apts	1600 E Grand River Ave	Unique Luxury	2	1984	.	60	1	1	550	.	\$1,000
							1	1	650	.	\$1,100
							2	2	855	.	\$1,500
Arbor Forest Apts	1185 Palmer Ln	Low-rise	2	1966	.	80	1	1	650	.	\$850
							1	1	670	.	\$850
							1	1	670	.	\$875
							1	1	900	.	\$1,045
							2	2	900	.	\$850
							2	2	900	.	\$1,045
							2	2	900	.	\$1,020
							2	1	900	.	\$975
							1	1	670	.	\$850
1	1	670	.	\$875							
955 Abbot	955 Abbot Rd	Low-rise	2	.	.	10	1	1	200	.	\$590
							1	1	400	.	\$690
							1	1	500	.	\$590
							1	1	500	.	\$690
							2	1	600	.	\$950
							2	1	900	.	\$950

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Hidden Tree	410 Pine Forest Dr	Low-rise Apts	2	1964	.	261	1	1	755	.	.
							1	1	712	.	\$705
							1	1	785	.	\$705
							1	1	800	.	\$710
							2	1	820	.	\$775
							2	1.5	865	.	\$780
							2	1.5	1,275	.	\$1,085
							2	2	880	.	\$913
							2	2	930	.	\$835
						2	2	980	.	\$870	
						3	2.5	1,375	.	\$1,235	
Hull Apts	1416-1428 Haslett Rd 1127 N Hagadorn Rd	Low-rise Apts	3	1966	.	63	0.5	1	500	.	\$620
							0.5	1	500	.	\$655
							1	1	720	.	\$700
							1	1	650	.	\$655
							1	1	650	.	\$700
							2	1	1,000	.	\$850
							2	1	900	.	\$750
2	1	900	.	\$800							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Pines Apts	1850 Abbott Rd	Low-rise Apts	3	1968	.	44	2	1	900	.	\$830
							2	1	900	.	\$930
							2	1	900	.	\$960
							2	1	900	.	\$1,155
135 Kedzie	135 Kedzie St	Low-rise	3	.	.	12	1	1	630	.	\$780
							1	1	630	.	\$775
Ashton Lake Apts	2610 Marfitt Rd	Low-rise	3	1989	.	120	1	1	715	.	\$949
							1	1	715	.	\$929
							1	1	720	.	\$949
							1	1	720	.	\$929
							1	1	640	.	\$849
							1	1	720	.	\$849
							2	2	870	.	\$949
							2	2	940	.	\$1,029
2	2	940	.	\$1,049							
2	2	1,000	.	\$1,029							
2	2	1,000	.	\$1,049							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent	
Cambria Heights	1355 Compton Court	Ranch	2	1980	.	24	2	1.5	685	.	\$845	
		Loft					2	1	840	.	\$720	
		Townhse						2	1	840	.	\$780
								2	1	840	.	\$725
								2	1	855	.	\$1,005
								2	1	1,005	.	\$1,005
								2	1	1,130	.	\$865
								2	1	1,130	.	\$860
								2	1.5	1,180	.	\$935
								2	1.5	1,295	.	\$870
					2	1.5	1,295	.	\$865			
					2	1.5	1,295	.	\$1,160			
1646-1648 Burcham	1646-1648 Burcham Dr	Townhse	2	.	.	2	3	1.5	1,100	.	\$1,200	
2650 Marfitt	2650 Marfitt Rd	Low-rise	3	.	.	12	2	2	940	.	\$1,060	
Parkside Apts	1224 E Saginaw St	Low-rise	3	1975	.	41	1	1	575	.	\$650	
610 Abbot	610 Abbot Rd	Low-rise	3	.	.		1	1	215	.	\$700	
303 Bogue St	303 Bogue St			1968	.	245			.	.	.	
Cedar East Apts	124-140 Cedar St	Low-rise	3	1967	.	15	2	1	750	.	.	
404 Evergreen Ave	404 Evergreen Ave	Low-rise	3	2006	.	3	4	2	.	.	.	
319 Grove St	319 Grove St	House	2	1892	.	3	9	4	2,435	.	.	
114 Linden St	114 Linden St	House	2	1900	.	1	10	4	2,960	.	.	
138 Linden St	138 Linden St	House	2	.	.	3			.	.	.	

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
501 Hillcrest	501 Hillcrest Ave	Apt	3	1970	.	9	1	1	600	.	\$800
		House					1	1	700	.	\$900
Oakwood Apts	410 W Saginaw St	Low-rise	3	1976	.	36	1	1	.	\$650	\$650
							1	1	.	\$690	\$690
Raft Hill MSU Co-op	420 Evergreen	House	3	1916	Student	1	1	1	.	\$510	\$510
					Grad		1	1	.	\$730	\$730
711 Burcham Apts	711 Burcham Dr	Garden Apts	3	1968	Student	23	1	1	725	\$775	\$775
							1	1	725	\$785	\$785
							1	1	725	\$820	\$820
							1	1	725	\$835	\$835
							1	1	725	\$925	\$925
Cedarbrook Apts	208 Cedar St	Low-rise	3	1965	Student	20	1	1	.	\$845	\$845
							1	1	.	\$920	\$920
							1	1	.	\$1,125	\$1,125
							2	1	.	\$665	\$1,335
							2	1	.	\$620	\$1,240
							2	1	.	\$830	\$1,660

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Abbott Pointe	204 E Pointe Ln	Low-rise	3	1965	Student	173	1	1	650	\$755	\$755
							1	1	560	\$930	\$930
							2	1	900	\$985	\$1,970
							2	1	900	\$1,050	\$2,100
							2	1	900	\$1,060	\$2,120
Eastpoint Townlets	1732 Cambria Dr	Low-rise	3	1972	.	30	0.5	1	535	.	\$730
							1	1	710	.	\$900
							1	1	710	.	\$800
							2	1.5	940	.	\$920
							2	1.5	940	.	\$680
							2	1.5	990	.	\$940
							2	1.5	990	.	\$730
Durand Apts - I, II, III	122-134 Durand St	Low-Rise	4	1950	Student	12+	2	1	.	.	.
							2	1	.	.	.
							2	2	660	\$685	\$1,370
							2	2	.	.	.
							3	2	.	.	.
							4	2	1,800	\$725	\$2,900
3	2	.	.	.							

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The City of East Lansing, Michigan | Nov 2020 - Jan 2021

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Hillcrest Village	540 Glenmoor Rd	Low-rise Apts	2	1939	.	164	1	1	700	.	\$765
							1	1	720	.	\$690
							1	1	700	.	\$675
							1	1	810	.	\$705
							2	1	780	.	\$1,490
							2	1	780	.	\$1,520
							2	1	900	.	\$1,660
Masonic Temple Apts	314 M A C Ave	House Masonic	4	1916	Student	8	1	1	.	\$900	\$900
							1	1	.	\$1,000	\$1,000
							3	1	.	\$725	\$2,175
							3	2	.	\$665	\$1,995
							3	2	.	\$800	\$2,400
							4	2	.	\$725	\$2,900
							4	2	.	\$825	\$3,300
St Anne Lofts	213 Ann St	Lofts over Retail	5	2012	Student Luxury	31	0.5	1	380	\$1,195	\$1,195
							1	1	590	\$1,755	\$1,755
							1	1	650	\$1,495	\$1,495
							1	1	650	\$1,795	\$1,795
							2	1	775	.	.
							2	1	840	\$1,100	\$2,200
							2	1	840	\$1,300	\$2,600
							2	1	865	.	.
							4	4	3,800	.	.
							4	4	4,000	\$1,495	\$5,980

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Stonehouse Village	601-605 E Grand River	Mid-rise Lofts	2-4	2008	Student Luxury	41	1	1	600	\$900	\$900
							1	1	600	\$950	\$950
							1	1	600	\$1,400	\$1,400
							2	1.5	970	\$775	\$1,550
							2	1.5	1,330	\$975	\$1,950
							2	1	1,350	\$1,400	\$2,800
							2	1.5	1,425	\$900	\$1,800
							2	1.5	1,425	\$975	\$1,950
							4	1	1,100	\$725	\$2,900
							4	1.5	1,200	\$750	\$3,000
							4	1	1,465	\$725	\$2,900
159 Orchard	159 Orchard St	Duplex	1	.	Student	2	4	2	1,720	\$705	\$2,820
							.	.	.	.	.
							.	.	.	.	.
400 Hillside Condos	400 Hillside Ct	Mid-rise	4	.	Student	.	2	1	.	\$700	\$1,400
							1	1	530	.	.
Stoddard Apts	125-139 Stoddard Ave	Townhse	2	1997	Student	.	4	2.5	1,400	.	.

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125 N Hagadorn	125 N Hagadorn	Low-rise	2	1958	Student	12	1	1	620	.	.
Beechwood	1130 Beech	Low-rise Apts	2	.	Student	46	2	1	900	\$375	\$750
							2	1	900	\$520	\$1,040
							2	1	900	\$565	\$1,130
							2	1	900	\$785	\$1,570
Brookport	1308 Haslett Rd	Low-rise Apts	2	1954	Student	44	1	1	550	\$660	\$660
							1	1	550	\$855	\$855
North Pointe	1240 Haslett Rd	Low-rise	2	.	Student	69	0.5	1	285	\$625	\$625
							0.5	1	285	\$735	\$735
							1	1	550	\$620	\$620
							1	1	550	\$725	\$725
							2	1	670	\$395	\$790
							2	1	670	\$510	\$1,020
							2	1	670	\$265	\$530
							2	1	670	\$340	\$680
							3	1	720	.	.
Woodside North	1800 Haslett Rd	Low-rise	2	.	.	46	1	1	500	.	\$655
							1	1	500	.	\$745
Woodside South	1777-1790 Woodside Dr	Low-rise	2	.	.	23	1	1	500	.	\$655
							1	1	500	.	\$745

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Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Burcham Woods	745 Burcham Dr	Low-rise Apts	3	.	Student	91	0.5	1	300	\$620	\$620
							0.5	1	300	\$750	\$750
							1	1	490	\$765	\$765
							1	1	490	\$925	\$925
							2	1	705	\$535	\$1,070
							2	1	705	\$615	\$1,230
							2	1	705	\$355	\$710
Burnt Tree	2430 East Burnt Tree Ln	Low-rise Apts	3	1981	.	96	1	1	620	.	\$815
							1	1	620	.	\$915
							2	1	860	.	\$980
							2	1	860	.	\$1,200
Woodbrook Village	1705 Coolidge Rd	Low-rise Apts	3	1977	.	138	1	1	860	.	\$925
							2	1	900	.	\$860
							2	1	960	.	\$1,050

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Capitol Villa	1700 East Grand River	Low-rise Apts	3	1966	Student	173	1	1	875	\$860	\$860
							1	1	875	\$1,225	\$1,225
							2	1	875	\$490	\$980
							2	1	875	\$660	\$1,320
							2	1	875	\$395	\$790
							2	1	875	\$510	\$1,020
							2	1	875	\$320	\$640
							2	1	875	\$460	\$920
							2	2	800	\$730	\$1,460
							2	2	800	\$775	\$1,550
							2	2	800	\$555	\$1,110
							2	2	800	\$585	\$1,170
2	2	800	\$440	\$880							
2	2	800	\$460	\$920							
West Village	351 Oakhill Ave	Mid-rise Apts	4	1977	Student	26	2	1	1,095	\$825	\$1,650
							0.5	1	555	\$965	\$965
							0.5	1	555	\$1,065	\$1,065
							1	1	565	\$1,015	\$1,015
							1	1	565	\$1,075	\$1,075
2	2	1,095	\$850	\$1,700							
Dean	427 Grove St	Low-rise	3	.	Student	14	0.5	1	.	.	.
							2	1	.	\$680	\$1,360
							3	1	.	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Arbor Glen	295 Arbor Glen Dr	Low-rise Apts	3	1988	Student	180	1	1	825	.	.
							1	1	805	\$890	\$890
							1	1	845	\$1,055	\$1,055
							2	1	955	\$465	\$930
							2	1	955	\$335	\$670
							2	1	1,090	.	.
							2	1	1,115	\$575	\$1,150
							2	1	1,115	\$410	\$820
							2	2	1,050	\$505	\$1,010
							2	2	1,050	\$360	\$720
							2	2	1,090	.	.
2	2	1,135	\$560	\$1,120							
2	2	1,135	\$400	\$800							
Cambria Towns	1530 Cambria Dr	Townhse	2	1968	Student	30	2	1.5	1,000	\$610	\$1,220
							2	1.5	1,000	\$455	\$910
Abbot Manor	910 Abbot Rd	Low-rise Manor	3	1972	Student	28	0.5	1	290	\$735	\$735
							0.5	1	290	\$755	\$755
							1	1	600	\$835	\$835
							1	1	600	\$855	\$855
							2	1	650	\$590	\$1,180
							2	1	650	\$1,100	\$2,200
							3	2	975	\$550	\$1,650
							3	2	975	\$630	\$1,890
4	2	1,000	\$535	\$2,140							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Beal Street	208 Beal St	Low-rise Apts	3	1964	Student	16	1	1	700	\$785	\$785
							2	1	970	\$405	\$810
							2	1	970	\$500	\$1,000
Stoddard Apts	134 Stoddard Ave 144 Stoddard Ave	Low-rise Apts	3	1966	Student	24	0.5	1	.	.	.
							1	1	700	\$715	\$715
							1	1	700	\$910	\$910
25 East	2501 Abbot Rd	Low-rise	3	2008	Student	654beds 222units	1	1	650	\$1,020	\$1,020
							2	2	750	\$625	\$1,250
							4	2	1,220	\$450	\$1,800
Maplewood	458 Evergreen	Low-rise Apts	2	1974	Student	12	1	1	.	\$900	\$900
144 Highland	144 Highland Ave	Low-rise Apts	3	.	Student		1	1	650	\$760	\$760
							1	1	650	\$880	\$880
							2	1	705	\$530	\$1,060
							2	1	830	\$565	\$1,130
							3	1	830	\$485	\$1,455

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent							
The Gates	550 Michigan Ave	Low-rise	4	2013	Student	55	0.5	1	650	\$1,200	\$1,200							
							2	2	745	\$810	\$1,620							
							2	2	745	\$840	\$1,680							
							4	2	1,035	\$780	\$3,120							
							4	2	1,045	.	.							
							4	2.5	1,115	.	.							
							4	2.5	1,115	\$730	\$2,920							
							4	2.5	1,115	\$809	\$3,236							
							4	2.5	1,115	\$820	\$3,280							
129 Burcham	129 Burcham Dr	Low-rise Motel	3	1965	Student	33	0.5	1	400	\$885	\$885							
							0.5	1	400	\$930	\$930							
							731 Burcham	731 Burcham Dr	Low-rise Apts	3	1967	Student	85	1	1	490	\$760	\$760
							1	1	490	\$920	\$920							
							2	1	640	\$475	\$950							
							2	1	640	\$495	\$990							
							3	2	800	.	.							
							787 Burcham	787 Burcham Dr	Low-rise Apts	3	1969	Student	9	3	3	1,080	\$600	\$1,800
							3	3	1,080	\$730	\$2,190							
4	3	1,410	\$645	\$2,580														
4	3	1,410	\$675	\$2,700														
Burcham Place	767 Burcham Dr	Low-rise Apts	3	.	Student	.	3	2	1,130	\$610	\$1,830							
							3	2	1,130	\$695	\$2,085							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Auburn Place	208 W Saginaw St	Low-rise Apts	3	.	Student	.	0.5	1	500	\$695	\$695
							1	1	540	\$870	\$870
							1	1	605	.	.
							1	1	650	\$905	\$905
							2	1	770	\$475	\$950
Campus View	324 Michigan Ave	Low-rise Apts	3	.	Student	.	2	1	830	\$530	\$1,060
							2	1	830	\$600	\$1,200
							2	1	830	\$690	\$1,380
							2	1	830	\$805	\$1,610
							3	2	1,050	\$700	\$2,100
							3	2	1,050	\$745	\$2,235
Cedar Village	1000 Village Dr	Mid-rise Apts	3	1968	Student	235	1	1	405	\$495	\$495
							1	1	405	\$620	\$620
							2	1	850	\$485	\$970
							2	1	850	\$515	\$1,030
							2	1	850	\$610	\$1,220
							2	1	850	\$650	\$1,300
							2	1	.	.	.
							2	1	655	\$725	\$1,450
							2	1	655	\$785	\$1,570
							2	1	850	\$815	\$1,630
2	1	850	\$875	\$1,750							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Courtyard Flatlets	129 Highland Ave	Low-rise	3	1971	Student	30	0.5	1	300	\$710	\$710
							1	1	575	\$710	\$710
							1	1	575	\$935	\$935
Delta Arms	233-235 Delta St	Low-rise Apts	3	1964	Student	24	1	1	500	\$1,010	\$1,010
							2	1	810	\$700	\$1,400
							2	1	810	\$825	\$1,650
							2	1	810	\$830	\$1,660
							2	1	810	\$535	\$1,070
							2	1	810	\$615	\$1,230
							2	1	810	\$620	\$1,240
							2	1	810	\$425	\$850
							2	1	810	\$490	\$980
East Knolls	1448 Oakridge Ave	Low-rise Apts	2	.	Student	.	1	1	720	\$425	\$425
							1	1	720	\$505	\$505
							1	1	720	\$850	\$850
							1	1	720	\$1,015	\$1,015
							2	1	.	.	.
							2	1	830	\$340	\$680
							2	1	955	\$360	\$720
							2	2	1,015	\$460	\$920
							2	2	1,500	\$675	\$1,350
2	2	1,015	\$515	\$1,030							
2	2	1,500	\$475	\$950							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Haslett Arms	135 & 145 Collingwood Dr	Low-rise Apts	3	1963	Student	41	2	1	775	\$425	\$850
							2	1	875	\$455	\$910
							2	1	775	\$530	\$1,060
							2	1	875	\$570	\$1,140
							2	1	775	\$700	\$1,400
							2	1	875	\$755	\$1,510
							2	2	850	\$810	\$1,620
							2	2	850	\$845	\$1,690
							2	2	850	\$605	\$1,210
							2	2	850	\$630	\$1,260
2	2	850	\$480	\$960							
2	2	850	\$500	\$1,000							
Oakridge	1250 Oakridge Ave 1260 Oakridge Ave	Low-rise Apts	3	.	Student	.	1	1	.	\$710	\$710
							1	1	585	\$755	\$755
							1	1	585	\$845	\$845
							2	1	585	\$485	\$970
							2	1	585	\$475	\$950
Old Canton	1342 Old Canton Lane	Low-rise	3	.	Student	.	4	2	1,200	\$615	\$2,460
							4	2	1,200	\$730	\$2,920
Park Place	1654 E Grand River Ave	Low-rise Apts	2	1967	Student	80	3	2	1,200	\$630	\$1,890
							3	2	1,200	\$715	\$2,145
Pleasant View	315 W Grand River Ave	Low-rise Apts	3	2000	Student	14	1	1	440	\$795	\$795
							2	1	1,000	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Studio House	223 Delta St	Low-rise Apts	3	.	Student	.	0.5	1	480	\$710	\$710
							0.5	1	480	\$830	\$830
							1	1	650	\$935	\$935
Oaks Apts	136 Reniger Court	Mid-rise Apts	4	1987	Student	111	1	1	675	\$1,015	\$1,015
							1	1	675	\$1,080	\$1,080
							1	1	675	\$1,080	\$1,080
							2	1	.	.	.
							2	1	850	\$635	\$1,270
							2	1	850	\$688	\$1,376
							2	1	850	\$470	\$940
							2	1	850	\$525	\$1,050
							2	1.5	850	\$640	\$1,280
							2	1.5	850	\$683	\$1,366
University Villa	635 Abbott Rd	Low-rise Apts	3	1966	Student	64	1	1	580	\$830	\$830
							1	1	580	\$865	\$865
							2	1	580	\$485	\$970
							2	1	580	\$545	\$1,090
							2	1	580	\$545	\$1,090
Valley Forge	1031 W Lake Lansing Rd	Low-rise Apts	3	.	.	.	1	1	500	.	\$715
							1	1	500	.	\$795
							1	1	500	.	\$715
							1	1	500	.	\$795
							2	1	700	.	\$830
							2	1	700	.	\$860

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
University Terrace	414 Michigan Ave	Mid-rise Apts	4	1964	Student	52	1	1	625	.	.
							1	1	625	\$870	\$870
							1	1	625	\$995	\$995
							2	1	850	\$690	\$1,380
							2	1	850	\$845	\$1,690
							2	1	850	\$530	\$1,060
							2	1	850	\$630	\$1,260
							2	1	850	\$420	\$840
							2	1	850	\$495	\$990
							3	1	975	\$750	\$2,250
							3	1	975	\$790	\$2,370
							3	1	975	\$525	\$1,575
							3	2	975	\$750	\$2,250
3	2	975	\$790	\$2,370							
3	2	975	\$610	\$1,830							
3	2	975	\$645	\$1,935							
Walden Woods	2345 Harrison Rd	Low-rise Apts	3	.	Student	.	1	1	500	\$710	\$710
							1	1	500	\$800	\$800
							1	1	500	\$710	\$710
							2	1	700	\$820	\$1,640
							2	1	700	\$930	\$1,860

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## For-Lease Attached Housing Choices

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Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent	
300 Grand Apts	300 Grand River Ave	Mid-rise	4	2016	Student	39	2	2	730	\$815	\$1,630	
							2	2	790	\$1,135	\$2,270	
Beech Towns	1122 Beech St	Townhse	3	2016	Student	21	1	1	630	\$1,220	\$1,220	
							1	1	770	\$1,300	\$1,300	
							2	2.5	925	\$770	\$1,540	
							2	2.5	1,005	\$875	\$1,750	
Stoneridge	1547 N Hagadorn Rd	Low-rise Apts	3	.	Student	30	1	1	600	\$700	\$700	
							1	1	600	\$765	\$765	
							1	1	600	\$880	\$880	
							2	1	750	\$540	\$1,080	
							2	1	750	\$385	\$770	
Quarters Cottages	6170 Abbot Rd	Townhse	2	2017	Student	27	4	4.5	1,675	\$700	\$2,800	
Gaslight Village	6210 Abbot Rd	Lofts	3	2006	Student	37	0.5	1	485	\$925	\$925	
The Quarters		over					1	1	485	\$925	\$925	
							Retail	1	1	620	\$1,025	\$1,025
							Retail	2	2	750	\$650	\$1,300
								2	2	900	\$650	\$1,300
								2	2.5	1,600	\$725	\$1,450
		3	2.5	1,600	\$535	\$1,605						
		3	3	1,600	\$630	\$1,890						

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

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Landings Chandler Crossings	16789 Chandler Rd	Low-rise	3	1996	Student	306	2	2	865	\$660	\$1,320
							2	2	865	\$690	\$1,380
							3	3	1,150	\$560	\$1,680
							3	3	1,150	\$620	\$1,860
							4	4	1,360	\$480	\$1,920
4	4	1,360	\$560	\$2,240							
Campus Village	1151 Michigan Ave	Low-rise	3	2004	Student	106	1	1	685	\$1,215	\$1,215
							2	2	945	\$860	\$1,720
							3	3	1,215	\$840	\$2,520
							4	4	1,395	\$765	\$3,060
							5	5	1,900	\$845	\$4,225
Residences	211 Ann St	Lofts over Retail	8	2013	Student	42	2	1	810	.	.
							2	1	1,065	\$850	\$1,700
							2	1	1,065	\$950	\$1,900
							2	1.5	950	.	.
							2	1.5	1,095	\$875	\$1,750
							2	1.5	1,095	\$975	\$1,950
							2	1.5	1,190	.	.
							2	2	1,190	\$1,025	\$2,050
							2	2	1,190	\$1,125	\$2,250
							2	2	1,265	.	.
1	1	645	\$1,300	\$1,300							
1	1	645	\$1,500	\$1,500							
3	2	1,370	\$975	\$2,925							
3	2	1,370	\$1,075	\$3,225							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Cedar Greens	1135 Michigan Ave	Low-rise	3	.	Student	.	1	1	605	\$1,060	\$1,060
							1	1	605	\$1,100	\$1,100
							4	2	1,210	\$590	\$2,360
							4	2	1,210	\$600	\$2,400
College Manor	102 Albert Ave	Lofts over Retail	3	1920	Student	30	0.5	1	.	\$840	\$840
							0.5	1	.	\$900	\$900
							0.5	1	.	\$980	\$980
							0.5	1	.	.	.
							1	1	.	\$965	\$965
							1	1	.	\$1,020	\$1,020
1148-1150 Albert	1148-1150 Albert Ave	Duplex	2	.	Student	2	3	2	.	\$995	\$2,985
							.	.	.	.	.
405-409 Albert Ave	405-409 Albert Ave	Duplex	2	1934	Student	2	3	1.5	2,695	.	.
419 Albert Ave	419 Albert Ave	Duplex	2	1927	Student	2	6	4	2,810	.	.
500 Albert Ave	500 Albert Ave	Brick Apt House	2	1900	Student	6	2	1	.	.	.
							3	1	1,100	.	.
							4	2	1,450	\$1,100	\$4,400
511-513 Albert Ave	511-513 Albert Ave	Duplex	2	1918	Student	2	6	2	1,690	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

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Albert Apts	551 Albert Ave	Low-rise Apts	3	1963	Student	9	2	1	725	\$745	\$1,490
							2	1	910	\$815	\$1,630
							2	1	725	\$565	\$1,130
							2	1	910	\$610	\$1,220
							2	1	725	\$450	\$900
						2	1	910	\$485	\$970	
Albert Place Condos	600 Albert Place	Mid-rise	5	2008	.	36	2	2	1,200	.	.
The Abbot	233 Abbot Rd	High-rise	13	2020	Student	196	0.5	1	385	\$700	\$700
Park District	115 E Grand River Ave	Lofts over Retail					0.5	1	410	\$700	\$700
							0.5	1	415	\$700	\$700
							0.5	1	425	\$700	\$700
							0.5	1	430	\$700	\$700
							0.5	1	445	\$700	\$700
							0.5	1	475	\$700	\$700
							1	1	675	\$700	\$700
							2	2	715	\$650	\$1,300
2	2	790	\$665	\$1,330							
2	2	840	\$675	\$1,350							
2	2	870	\$690	\$1,380							
2	2	875	\$700	\$1,400							
3	2	1,010	\$650	\$1,950							
3	2	1,055	\$650	\$1,950							
3	2	1,070	\$650	\$1,950							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent	
325 Grove St	325 Grove St	Loft over Retail	.	1982	Student	2	.	.	.	.	.	
Campus Gate	645 E Grand River Avenue	Lofts	3	1998	Student	10	4	.	.	\$725	\$2,900	
		over					4	.	.	\$750	\$3,000	
		Retail					5	.	.	\$725	\$3,625	
240 Michigan Ave	240 Michigan Ave	Low-rise	3	1962	Student	14			.	.		
The Hub on Campus	918 E Grand River Ave	High-rise	10	2018	Student	347	0.5	1	305	\$1,110	\$1,110	
		Lofts					0.5	1	305	\$1,190	\$1,190	
		over					0.5	1	320	\$1,190	\$1,190	
		Retail					0.5	1	400	\$1,245	\$1,245	
								0.5	1	420	\$1,265	\$1,265
								0.5	1	420	\$1,335	\$1,335
								0.5	1	420	\$1,280	\$1,280
								0.5	1	425	\$1,285	\$1,285
								0.5	1	425	\$1,340	\$1,340
								2	1	565	\$1,040	\$2,080
								2	1	565	\$1,100	\$2,200
						2	2	685	\$1,110	\$2,220		
						2	2	685	\$1,140	\$2,280		
						2	2	745	\$775	\$1,550		
						2	2	745	\$1,130	\$2,260		
Hub 2 on Campus	918 E Grand River Ave	Loft over Retail	10	2022 proposed	Student	.	.	.	.	.	.	

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Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2020 - 2021.

## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Element	903 E Grand River Ave	Loft over Retail	4	2015	Student	18	2	2	1,000	\$925	\$1,850
							2	2	1,010	\$1,000	\$2,000
							2	2	1,135	.	.
							2	2	1,050	.	.
							2	2	3,120	.	.
2	2	1,190	.	.							
218-220 River St	218-220 River St	Duplex	2	1950	Student	2	6	3	1,605	.	.
Cedar Street Apts	220 Cedar St	Low-rise Apts	3	1963	Student	10	4	2	695	\$770	\$3,080
							4	2	695	\$810	\$3,240
Chalet Apts	1200 E Grand River Ave	Low-rise Apts	3	1965	Student	30	2	1	700	\$545	\$1,090
	1204 E Grand River Ave						2	1	700	\$605	\$1,210
911 E Grand River Ave	911 E Grand River Ave	Apts	3	1988	Student	9	2	1	650	\$600	\$1,200
							2	1	650	\$650	\$1,300
Lowebrook Apts	1300 E Grand River Ave	Low-rise	3	1965	Student	15	1	1	600	\$745	\$745
							1	1	600	\$920	\$920
							2	1	.	\$610	\$1,220
Riverside East, West Apts	1310 E Grand River Ave	Low-rise	2	1966	Student	36	0.5	1	450	\$585	\$585
	1320 E Grand River Ave						2	1	970	\$525	\$1,050
Norwood Apts	1328 E Grand River Ave	Low-rise	3	1965	Student	28	1	1	750	\$785	\$785
	1332 E Grand River Ave						1	1	750	\$805	\$805
							2	1	1,000	\$525	\$1,050
Cedarview West Apts	1368 E Grand River Ave	Low-rise	2	1965	Student	18	1	1	.	\$765	\$765
	1372 E Grand River Ave						2	1	.	\$525	\$1,050

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Eden Roc Apts	252 River St	Low-rise	3	1963	Student	24	1	1	750	\$710	\$710
							2	1	.	.	.
							2	1	.	.	.
							2	1	.	.	.
							2	2	980	\$825	\$1,650
							2	2	980	\$910	\$1,820
							2	2	980	\$615	\$1,230
							2	2	980	\$675	\$1,350
Americana "B"	233 River St	Low-rise	3	1968	Student	21	2	1	1,095	\$785	\$1,570
							2	1	1,095	\$795	\$1,590
							2	1	1,095	\$580	\$1,160
							2	1	1,095	\$600	\$1,200
							2	1	1,095	\$460	\$920
							2	1	1,095	\$475	\$950
							3	2	1,095	\$775	\$2,325
							3	2	1,095	\$805	\$2,415
							3	2	1,095	\$635	\$1,905
							3	2	1,095	\$655	\$1,965

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Cedarview East Apts	1376 E Grand River Ave 1412 E Grand River Ave	Low-rise	3	1964	Student	48	1	1	690	\$785	\$785
							1	1	690	\$835	\$835
							2	1	970	\$523	\$1,045
							2	1	970	\$740	\$1,480
							0.5	1	450	\$585	\$585
Evergreen Point	314 Evergreen Ave	Low-rise	3	1998	Student	9	1	1	.	.	.
							2	1	.	.	.
							4	1	.	.	.
River Park Apts	251 River St	Low-rise	3	1964	Student	24	2	1	860	\$750	\$1,500
							2	1	860	\$800	\$1,600
							2	1	860	\$565	\$1,130
							2	1	860	\$600	\$1,200
							2	1	860	\$450	\$900
							2	1	860	\$475	\$950
							2	2	860	\$860	\$1,720
							2	2	860	\$620	\$1,240
							2	2	860	\$490	\$980
							2	2	940	\$865	\$1,730
							2	2	940	\$645	\$1,290
2	2	940	\$505	\$1,010							
1	1	440	\$625	\$625							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Americana "A"	1128-1134 Victor St	Low-rise	3	1969	Student	21	2	1	1,005	\$780	\$1,560
							2	2	1,005	\$810	\$1,620
							2	2	1,005	\$585	\$1,170
							2	2	1,005	\$605	\$1,210
							2	2	1,005	\$465	\$930
							2	2	1,005	\$480	\$960
							2	2	1,040	\$900	\$1,800
							2	2	1,040	\$930	\$1,860
							2	2	1,040	\$665	\$1,330
							2	2	1,040	\$685	\$1,370
							2	2	1,040	\$525	\$1,050
							2	2	1,040	\$540	\$1,080
							3	2	1,095	\$765	\$2,295
3	2	1,095	\$820	\$2,460							
3	2	1,095	\$625	\$1,875							
3	2	1,095	\$665	\$1,995							
MSU College Law Apts	630 Abbot Rd	Low-rise	3	1965	Student	53	1	1	200	.	.
Hendrick MSU Co-op	405 Abbot Rd	Low-rise	3	.	Student	1	15	3	.	\$520	\$7,800
Living Rock Co-op	803 E Grand River Ave	Low-rise	2	.	Student	1	12	.	.	.	.
Montie House Co-op	548 M A C Ave	Townhse	2	.	Student	1	1	.	.	\$335	\$335
							1	.	.	\$570	\$570
Stonehedge	2224 Stonehedge Dr	Townhse	3	1987	.	175	0.5	1	550	\$645	\$645
							0.5	1	550	\$820	\$820
							1	1	740	.	.
							2	1.5	1,180	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Waters Edge Apts	1050 Waters Edge Dr	Low-rise	3	1965	Student	37	1	1	745	\$1,100	\$1,100
							1	1	745	\$1,180	\$1,180
							2	2	750	.	.
							2	2	1,000	\$715	\$1,430
							2	2	1,000	\$795	\$1,590
							2	2	1,000	\$545	\$1,090
							2	2	1,000	\$640	\$1,280
							2	2	1,000	\$435	\$870
Woodmere Apts	139 Woodmere Ave	Mid-rise	4	1969	Student	28	1	1	.	.	.
							1	1	735	\$935	\$935
							1	1	735	\$1,030	\$1,030
							2	1	725	\$580	\$1,160
							2	1	880	\$730	\$1,460
							2	1	725	\$455	\$910
							2	1	880	\$555	\$1,110
							2	1	725	\$365	\$730
AppleTree Apts	126 Orchard St	Low-rise	2	1963	Student	12	1	1	610	\$820	\$820
							2	1.5	700	\$690	\$1,380
							2	1.5	725	\$690	\$1,380
							2	2	1,080	.	.
							4	2.5	1,300	.	.
							5	4	1,400	\$700	\$3,500
5	4	1,400	\$705	\$3,525							

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Hendrick MSU Co-op	405 Abbot Rd	Low-rise	3	.	Student	1	15	3	.	\$520	\$7,800
Living Rock Co-op	803 E Grand River Ave	Low-rise	2	.	Student	1	12		.	.	.
Montie House Co-op	548 M A C Ave	Townhse	2	.	Student	1	1		.	\$335	\$335
							1		.	\$570	\$570
University Village Apts (on campus)	1199 Garden City Dr	Low-rise	2	.	Student		4	2	.	.	.
University Edge (on campus)	225 E Grand River Ave	Lofts over Retail	5	2020	Student Luxury	200	1	1	550	\$1,225	\$1,225
							2	2	825	\$935	\$1,870
							2	2	830	\$935	\$1,870
							4	4	1,545	\$805	\$3,220
							4	4	1,555	\$785	\$3,140
							4	4	1,565	\$785	\$3,140
							4	4	1,630	\$785	\$3,140
							4	4	1,630	\$795	\$3,180
							5	5	1,765	\$775	\$3,875
							5	5	1,765	\$785	\$3,925
Stonehedge	2224 Stonehedge Dr	Townhse	3	1987	.	175	0.5	1	550	\$645	\$645
							0.5	1	550	\$820	\$820
							1	1	740	.	.
							2	1.5	1,180	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Trowbridge Lofts	1024 Trowbridge Rd	Mid-rise	4	2015	Student	57	0.5	1	370	\$885	\$885
		Lofts					0.5	1	370	\$1,000	\$1,000
	over	1					1	620	\$1,110	\$1,110	
	Retail	1					1	620	\$1,140	\$1,140	
		2					2	830	\$678	\$1,356	
		2					2	870	\$746	\$1,492	
		2					2	830	\$518	\$1,036	
Treehouse West	234 Center St	Low-rise	3	1980	Student	33	0.5	1	325	\$725	\$725
							0.5	1	325	\$650	\$650
							2	1	700	\$625	\$1,250
							2	1	700	\$650	\$1,300
							3	2	.	\$495	\$1,485
Treehouse West II	227 Beal St	Low-rise	3	1980	Student		4	1	925	\$650	\$2,600
							4	1	1,075	\$650	\$2,600
Treehouse North	451 Evergreen Ave	Low-rise	3	1977	Student	15	2	1	970	\$700	\$1,400
							2	1	970	\$725	\$1,450
							3	1	.	.	.
Treehouse South	818 S Harrison	Low-rise	2	1989	Student	8	3	2	1,050	\$650	\$1,950
Wedgewood Apts	308 Michigan Ave	Low-rise	3	1960	Student	35	1	1	750	.	.
							2	1	750	\$575	\$1,150
							2	1	750	\$625	\$1,250
							3	1	1,200	.	.

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
Quarters East Lansing (former Ville Monte Apts)	301 Rampart Way	Low-rise	3	1968	Student	155	1	1	725	\$985	\$985
							1	1	700	.	.
							1	1	760	.	.
							1	1	800	\$985	\$985
							1	1	855	\$1,025	\$1,025
							2	1	820	\$565	\$1,130
							2	1	855	\$565	\$1,130
							2	1	1,000	.	.
							2	1	1,005	.	.
							2	1	1,030	\$610	\$1,220
							2	1.5	1,110	\$630	\$1,260
							2	2	1,350	.	.
							2	2	1,445	\$695	\$1,390
3	2	1,090	\$495	\$1,485							
3	2	1,445	\$575	\$1,725							
3	2	1,650	.	.							
4	2	1,720	\$485	\$1,940							
Quarters	230-238 W Saginaw St	Low-rise Suites	3	1970	Student	59	1	1	750	\$995	\$995
							1	1	770	\$995	\$995
							1	1	770	\$1,010	\$1,010
							1	1	780	\$1,015	\$1,015
							1	1	800	\$1,010	\$1,010

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## For-Lease Attached Housing Choices

The City of East Lansing, Michigan | Nov 2020 - Jan 2021

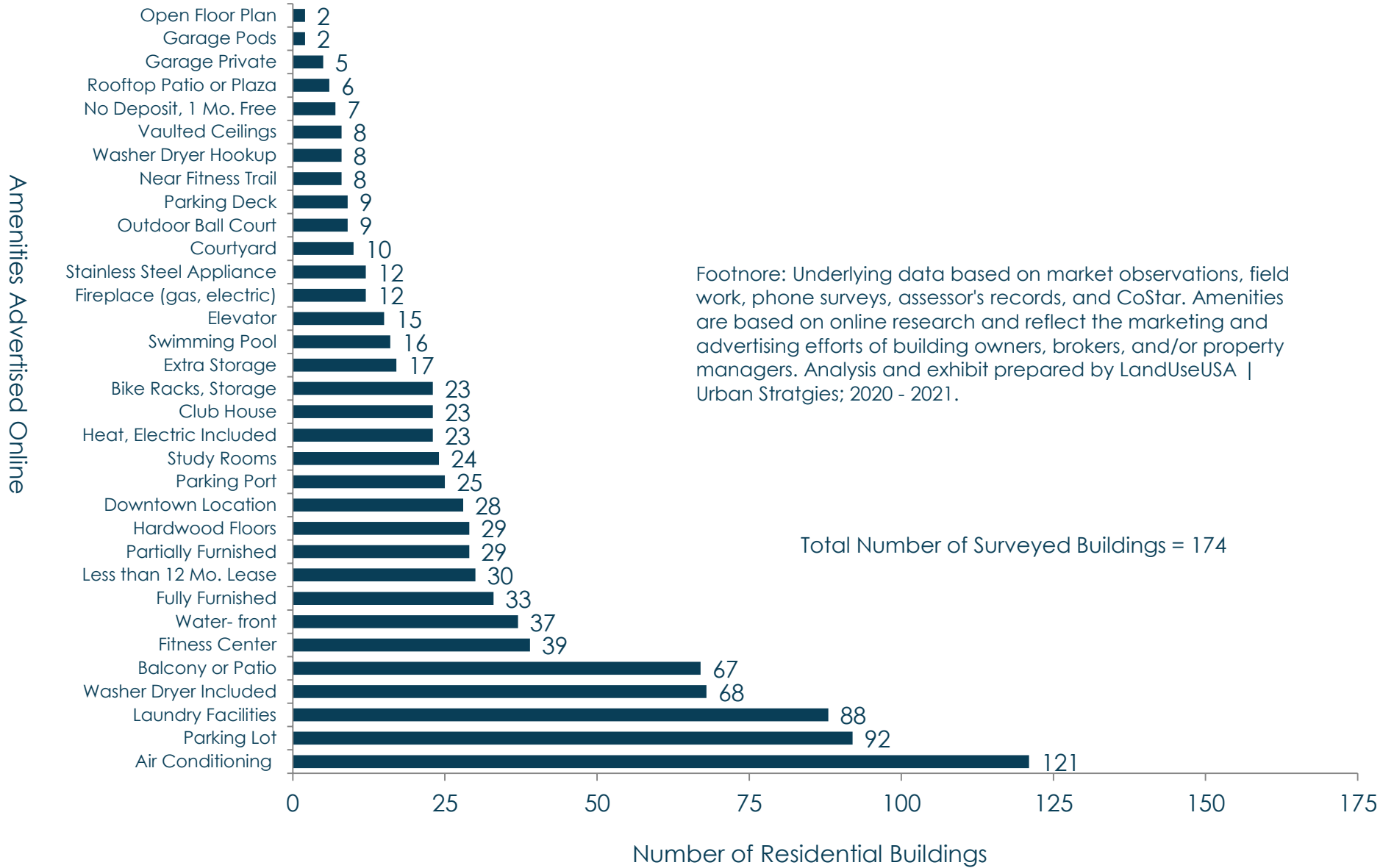
Building Name	Building Address	Building Format	# of Levels	Year Opened	Online Pricing Strategy	Units in the Building	# of Bed-rooms	# of Bath-rooms	Square Feet	2020 Rent per Student	2020 Total Rent
565 Building	565 E Grand River Ave	Mid-rise	5	2017	Student	36	1	1	475	.	.
							2	1	650	\$800	\$1,600
							2	1	660	\$825	\$1,650
							2	2	735	\$825	\$1,650
							2	2	795	\$875	\$1,750
							3	2	890	\$825	\$2,475
							3	2	960	\$850	\$2,550
							3	2	1,065	\$900	\$2,700
Union Place Apts	203 M A C Ave	Lofts over Retail	2	.	Student	11	1	1	350	\$860	\$860
231 Louis	231 Louis St	Low-rise	3	.	Student	7	2	1	700	\$600	\$1,200
225 Division	225 Division St	Low-rise	3	1964	Student	7	0.5	1	415	.	.
							2	1	680	\$735	\$1,470
							2	1	750	\$735	\$1,470
							4	1.5	700	\$595	\$2,380
							4	1.5	750	\$595	\$2,380
Eastwind Apts	1501-1551 E Lansing Dr	Low-rise	2	1989	Student	32	1	1	800	\$1,100	\$1,100
							2	2	1,000	\$540	\$1,080
							2	2	1,000	\$1,080	\$2,160
Oakhill Duplex	314 Oakhill Dr	Duplex	2	.	Student	2	1	865	\$775	\$1,550	
Spartan Duplexes - I	215-217 Spartan Ave	Duplex	1	.	Student	2	3	1.5	1,200	\$580	\$1,740
							3	1.5	1,200	\$690	\$2,070
Spartan Duplexes - II	428-430 Spartan Ave	Duplex	1	.	Student	2	3	1.5	1,255	\$600	\$1,800
							3	1.5	1,255	\$730	\$2,190

Data is a representative sample based on market observations, field work, phone surveys, assessor's records, and CoStar.

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# Section C<sub>3</sub>

# Online Marketing of Amenities For-Lease Attached Housing Formats The City of East Lansing, Michigan Nov 2020 - Jan 2021



## For-Lease Attached Housing Choices - Total Amenity Score The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Count	Building Name	Building Address	Total Score
1	Homestead	426 W Lake Lansing Rd	25
2	Ashton Lake Apts	2610 Marfitt Rd	25
3	Arbor Glen	295 Arbor Glen Dr	25
4	Oaks Apts	136 Reniger Court	24
5	Timber Lake, Stonehedge	1502 South Shore Dr	23
6	Arbor Forest Apts	1185 Palmer Ln	23
7	Hidden Tree	410 Pine Forest Dr	23
8	Abbott Pointe	204 E Pointe Ln	23
9	25 East	2501 Abbot Rd	23
10	Cedar Village	1000 Village Dr	23
11	The Abbot	115 E Grand River Ave	23
12	The Hub on Campus	918 E Grand River Ave	23
13	Quarters East Lansing	301 Rampart Way	23
14	Waterfront Apts	1600 E Grand	22
15	Eastpoint Townlets	1732 Cambria Dr	22
16	Burnt Tree	2430 East Burnt Tree Ln	22
17	Campus Village	1151 Michigan Ave	22
18	Coolidge Place	1551 Pebblecreek Blvd	21
19	St Anne Lofts	213 Ann St	21
20	Capitol Villa	1700 East Grand River	21
21	300 Grand Apts	300 Grand River Ave	21
22	Gaslight Village	6210 Abbot Rd	21
23	Element	903 E Grand River Ave	21
24	Americana "A"	1128-1134 Victor St	21
25	Beaumont	3400-3500 Beaumont Pk Dr	20
26	Hillcrest Village	540 Glenmoor Rd	20
27	Park Place	1654 E Grand River Ave	20
28	Hub 2 on Campus	918 E Grand River Ave	20
29	Trowbridge Lofts	1024-1030 Trowbridge Rd	20
30	Cambria Towns	1530 Cambria Dr	19
31	Delta Arms	233-235 Delta St	19
32	University Terrace	414 Michigan Ave	19
33	Residences	211 Ann St	19
34	Chalet Apts	1200-1204 E Grand River Ave	19
35	Cedarview East Apts	1376-1412 E Grand River Ave	19
36	Deerpath	1290 Deer Path Lane	18
37	Pines Apts	1850 Abbott Rd	18
38	Stonehouse Village	601-605 E Grand River	18
39	Brookport	1308 Haslett Rd	18
40	North Pointe	1240 Haslett Rd	18

About 70 buildings included in the survey have a score of zero (0), so they are not included in this table. Source: Internet and field research by LandUseUSA, 2020 - 2021. Scores are based on amenities that are advertised and marketed online by building owners, real estate brokers, and/or property managers.

## For-Lease Attached Housing Choices - Total Amenity Score The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Count	Building Name	Building Address	Total Score
41	Woodbrook Village	1705 Coolidge Rd	18
42	The Gates	550 Michigan Ave	18
43	Auburn Place	208 W Saginaw St	18
44	Haslett Arms	135 & 145 Collingwood Dr	18
45	Campus Gate	645 E Grand River	18
46	Cedar Street Apts	220 Cedar St	18
47	Eden Roc Apts	252 River St	18
48	Waters Edge Apts	1050 Waters Edge Dr	18
49	Woodmere Apts	139 Woodmere Ave	18
50	AppleTree Apts	126 Orchard St	18
51	Treehouse West	234 Center St	18
52	Treehouse West II	227 Beal St	18
53	Treehouse North	451 Evergreen Ave	18
54	231 Louis	231 Louis St	18
55	225 Division	225 Division St	18
56	Eastwind Apts	1501-1551 E Lansing Dr	18
57	1624 Cambria Dr	1624 Cambria Dr	17
58	547 E Grand River Ave	547 E Grand River	17
59	Durand Apts - I, II, III	122-134 Durand St	17
60	Masonic Temple Apts	314 M A C Ave	17
61	West Village	351 Oakhill Ave	17
62	Beal Street	208 Beal St	17
63	Burcham Place	767 Burcham Dr	17
64	Campus View	324 Michigan Ave	17
65	Courtyard Flatlets	129 Highland Ave	17
66	East Knolls	1448 Oakridge Ave	17
67	Old Canton	1342 Old Canton Lane	17
68	Studio House	223 Delta St	17
69	Beech Towns	1122 Beech St	17
70	Albert Apts	551 Albert Ave	17
71	Abbot Apts, Bldg C	233 Abbot Rd	17
72	Cedarview West Apts	1368-1372 E Grand River Ave	17
73	Americana "B"	233 River St	17
74	Treehouse South	818 S Harrison	17
75	565 Building	565 E Grand River Ave	17
76	Landmark Grand River	205 E Grand River Rd	16
77	Cedarwood Towns	2196 Regency Dr	16
78	Avenue	911 Marigold Ave	16
79	955 Abbot	955 Abbot Rd	16
80	Cambria Heights	1355 Compton Court	16

About 70 buildings included in the survey have a score of zero (0), so they are not included in this table. Source: Internet and field research by LandUseUSA, 2020 - 2021. Scores are based on amenities that are advertised and marketed online by building owners, real estate brokers, and/or property managers.

## For-Lease Attached Housing Choices - Total Amenity Score The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Count	Building Name	Building Address	Total Score
81	Parkside Apts	1224 E Saginaw St	16
82	159 Orchard	159 Orchard St	16
83	400 Hillside Condos	400 Hillside Ct	16
84	Stoddard Apts	125-139 Stoddard Ave	16
85	Beechwood	1130 Beech	16
86	Woodside North	1800 Haslett Rd	16
87	Woodside South	1777-1790 Woodside Dr	16
88	Abbot Manor	910 Abbot Rd	16
89	Maplewood	458 Evergreen	16
90	787 Burcham	787 Burcham Dr	16
91	Walden Woods	2345 Harrison Rd	16
92	Quarters Cottages	6170 Abbot Rd	16
93	Cedar Greens	1135 Michigan Ave	16
94	College Manor	102 Albert Ave	16
95	911 E Grand River Ave	911 E Grand River Ave	16
96	Lowebrook Apts	1300 E Grand River Ave	16
97	Riverside East, West Apts	1310-1320 E Grand River Ave	16
98	Norwood Apts	1328-1332 E Grand River Ave	16
99	River Park Apts	251 River St	16
100	Wedgewood Apts	308 Michigan Ave	16
101	Quarters	230-238 W Saginaw St	16
102	Spartan Duplexes - I	215-217 Spartan Ave	16
103	Milford Arms Apts	122-126 Milford St	15
104	Hull Apts	1416-1428 Haslett Rd	15
105	404 Evergreen Ave	404 Evergreen Ave	15
106	501 Hillcrest	501 Hillcrest Ave	15
107	Cedarbrook Apts	208 Cedar St	15
108	144 Highland	144 Highland Ave	15
109	129 Burcham	129 Burcham Dr	15
110	Oakridge	1250 & 1260 Oakridge Ave	15
111	Valley Forge	1031 W Lake Lansing Rd	15
112	Evergreen Point	314 Evergreen Ave	15
113	Oakhill Duplex	314 Oakhill Dr	15
114	Spartan Duplexes - II	428-430 Spartan Ave	15
115	Reserve Falcon Pointe	3987 Pasture Dr	14
116	Raleigh House	5520 Timberlane Dr	14
117	135 Kedzie	135 Kedzie St	14
118	1646-1648 Burcham	1646-1648 Burcham Dr	14
119	610 Abbot	610 Abbot Rd	14
120	Oakwood Apts	410 W Saginaw St	14

About 70 buildings included in the survey have a score of zero (0), so they are not included in this table. Source: Internet and field research by LandUseUSA, 2020 - 2021. Scores are based on amenities that are advertised and marketed online by building owners, real estate brokers, and/or property managers.

For-Lease Attached Housing Choices - Total Amenity Score  
The City of East Lansing, Michigan | Nov 2020 - Jan 2021

Count	Building Name	Building Address	Total Score
121	711 Burcham Apts	711 Burcham Dr	14
122	125 N Hagadorn	125 N Hagadorn	14
123	731 Burcham	731 Burcham Dr	14
124	Pleasant View	315 West Grand River Ave	14
125	Landings Chandler	16789 Chandler Rd	14
126	Albert Place	600 Albert Place	14
127	MSU College Law Apts	630 Abbot Rd	14
128	apartments	204 River St	13
129	Gunson Studio Apts	316 Gunson St	13
130	Villas Stratford Place	3400 Hamlet Cir	13
131	Raft Hill MSU Co-op	420 Evergreen	13
132	1148-1150 Albert	1148-1150 Albert Ave	13
133	240 Michigan Ave	240 Michigan Ave	13
134	Hendrick MSU Co-op	405 Abbot Rd	13
135	Union Place Apts	203 M A C Ave	13
136	Stoddard Apts	134 - 144 Stoddard Ave	12
137	University Villa	635 Abbott Rd	11
138	Stonehedge	2224 Stonehedge Dr	11
139	Abbott Parkside	2700 Marfitt Rd	9
140	Burcham Woods	745 Burcham Dr	9
141	Independence Village	2530 Marfitt Rd	6
142	University Village Apts	1199 Garden City Dr	6
143	Stoneridge	1547 North Hagadorn Rd	4
144	Dean	427 Grove St	2
145	Living Rock Co-op	803 E Grand River Ave	2

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