



Investment Opportunity | Sale Summary

# Elevation 4400

## Premier Student Housing

South 2nd Street | Pocatello, ID

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## Who, What & Why

Since 2007, Steve Emmons, the founding partner of Northern Height Development, has been dedicated to identifying and planning suitable student housing projects nationally. He has become a trusted resource for developers nationwide, offering consulting services throughout the entire development process, from initial conception to completion.

Steve, along with his partner Don Zebe at Northern Height Development (NHD), is excited to announce the launch of Elevation 4400, a strategically positioned student housing development situated at Idaho State University, home of the Big Sky Conference Bengals.

Elevation 4400's conceptual plan is designed to accommodate up to 295 beds across 155 units, addressing the growing demand from students while prioritizing privacy and safety coupled with enhancing the student experience.

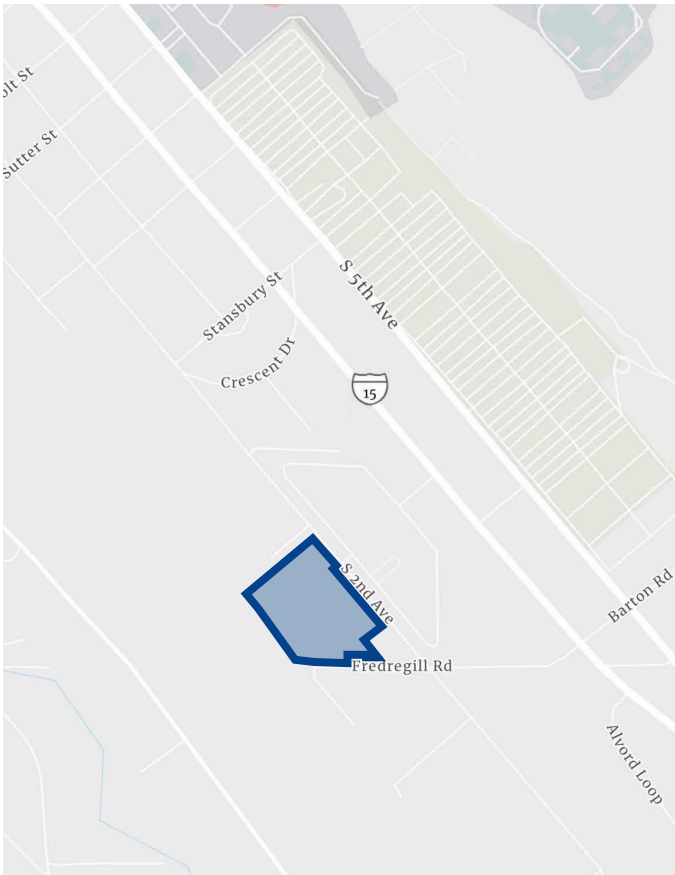
The Northern Heights Development team has secured a 6.24-acre plot of land located just two minutes away from Idaho State University. In addition to the land acquisition, Northern Heights Development has obtained all necessary entitlements, positioning the project for final design and permitting. By partnering with Northern Heights Development and its experienced design team, the project can be ready for construction within 90 days.



## Elevation 4400 Offering

NHD will deliver a fully vetted student housing development plan to meet the needs of the student housing ownership group. The development package includes:

- 6.24 Acres of Parcel Zoned Multifamily High Density Use (30 units per acre)
- Phase One Environmental
- GeoTech Survey
- ALTA Survey (Recorded)
- Topo Elevation Survey
- Preconstruction and Construction Budgets
- Conceptually Approved Site Plans
- Conceptual Building Plans
- Municipality Utility Serve Commitment Letter
- Power, Fiber & Gas Commitments
- Financial model including projected revenue and operation cost for the first three years



Under separate agreement NHD is positioned to provide full-service and deliver a turn key finished product.





# Conceptual 295 Bed Development

The Project concept and design is focused on the specific needs of the area’s student population. Setting the new standard of housing at Idaho State University.

Property Address:	Units:
South 2nd Street	155
Parcel size:	Beds:
6.24 Acres	295
Total Square Feet Planned:	Parking:
133,212 SF	300 Total Spaces (20 are ADA)
Total Buildings Planned:	Number of Stories:
12	3
Zoning:	
Multifamily High Density Use	

Local Highlights:

- Located 1 mile from Idaho State University
- Short walk to campus
- Less than 1/2 mile to I-15
- Easy access to public transportation

# Conceptual Floor Plans

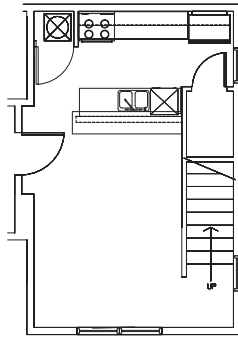
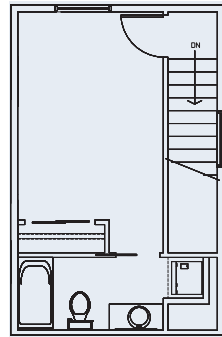
## *The Perfect Private Bedroom:*

Each bedroom is designed with a fully amenitized, state-of-the-art workspace.

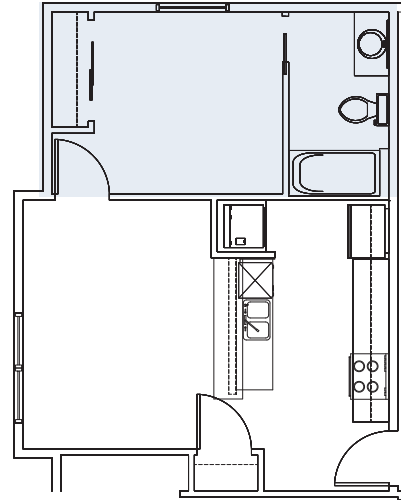
- Private Bath in Each Bedroom
- Large Closets
- Full-size Tub and Shower
- 42" Vanity and Mirror
- Full-size Beds with Memory Foam Mattress
- Dressers and Nightstands
- Window Treatments

## *Common Area:*

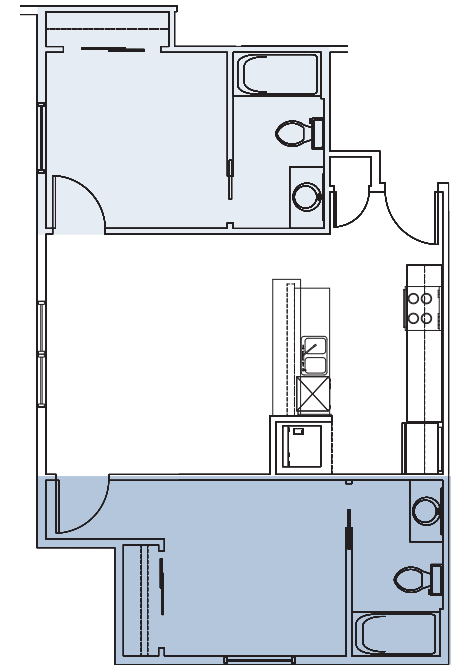
- USB Outlets
- WiFi
- High Speed Internet
- Large Kitchen with Eat-in Bar
- Stainless Steel Appliances
- Furnished Living Room
- 84" Flat Screen TV
- LVT Flooring
- Window Treatments
- 9' Ceilings
- Keyless Entry System



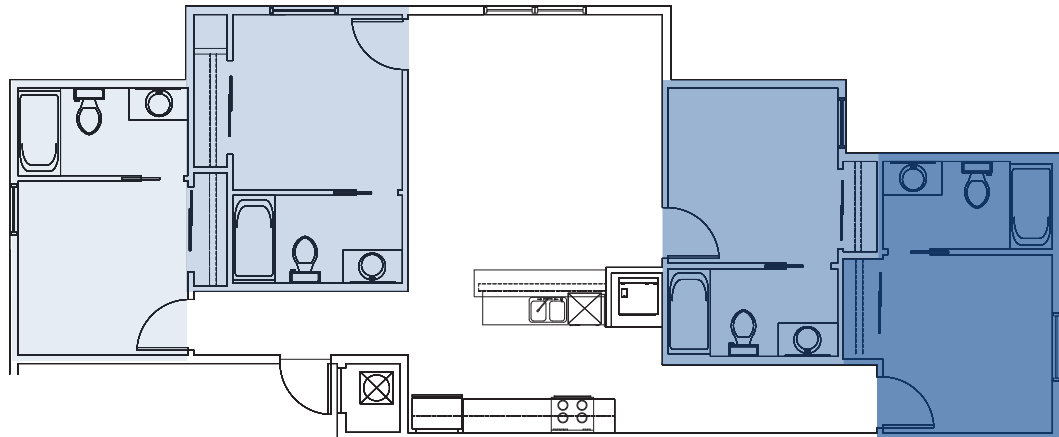
1 Bed | 1 Bath Two Story



1 Bed | 1 Bath



2 Bed | 2 Bath



4 Bed | 4 Bath



# Unit Overview

Number of Units

155

Number of Beds

295

## Unit Mix Matrix

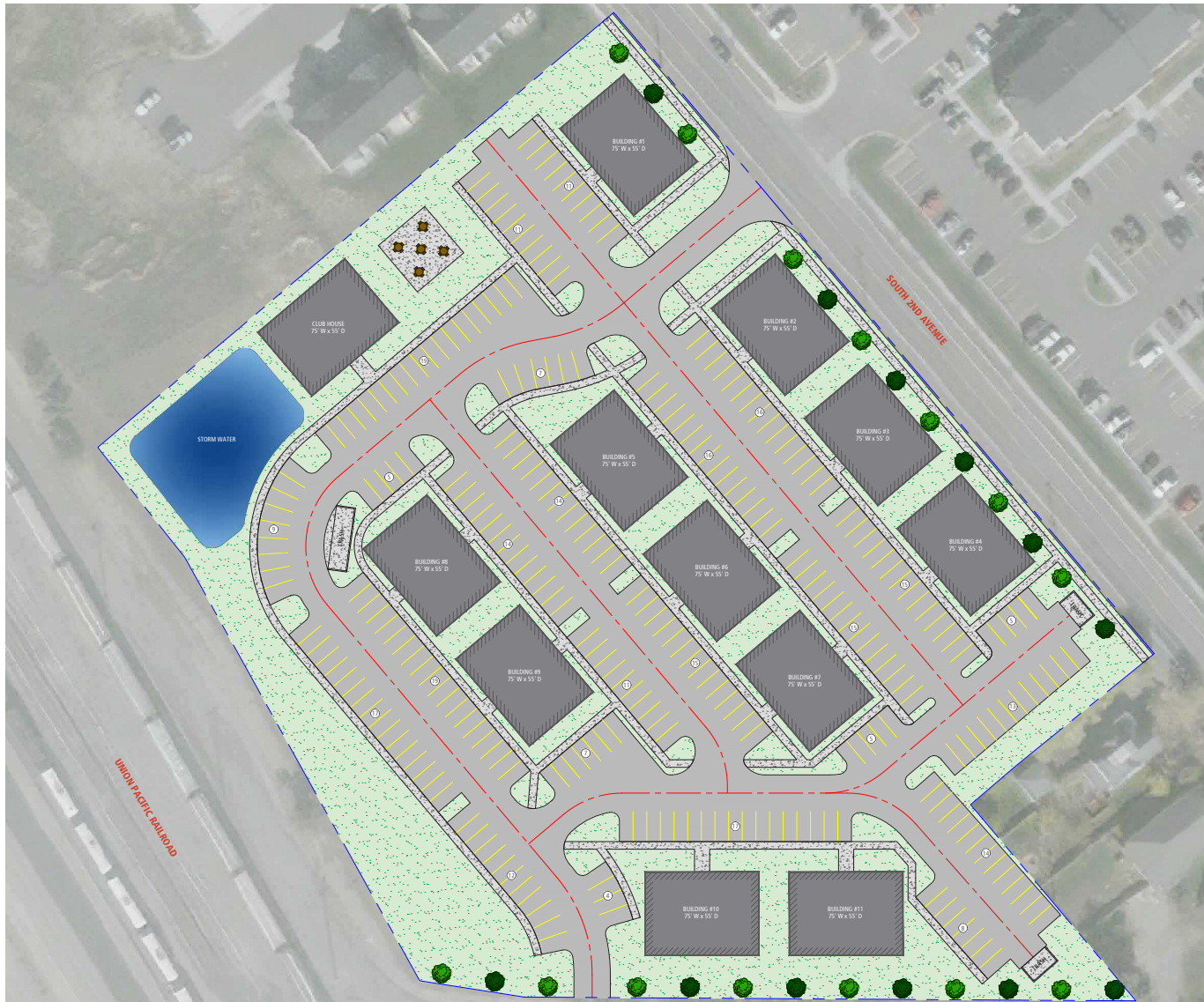
Unit Type	No. of Units	No. of Beds	SF	Total SF	2025 - 2026 Projected Rent Rates
Studio	26	26	368	9,568	\$849
1 Bed TH	22	22	637	14,014	\$1,199
1 Bed GS	33	33	510	16,830	\$1,049
2 Bed GS	41	82	750	30,750	\$799
4 Bed	33	132	1,250	41,250	\$699
Clubhouse & Common Area	N/A	N/A	20,800	20,800	N/A
<b>Total</b>				<b>133,212 SF</b>	

\*Includes land, design, construction, management and FF&E package.

# Preliminary Site Plan



North








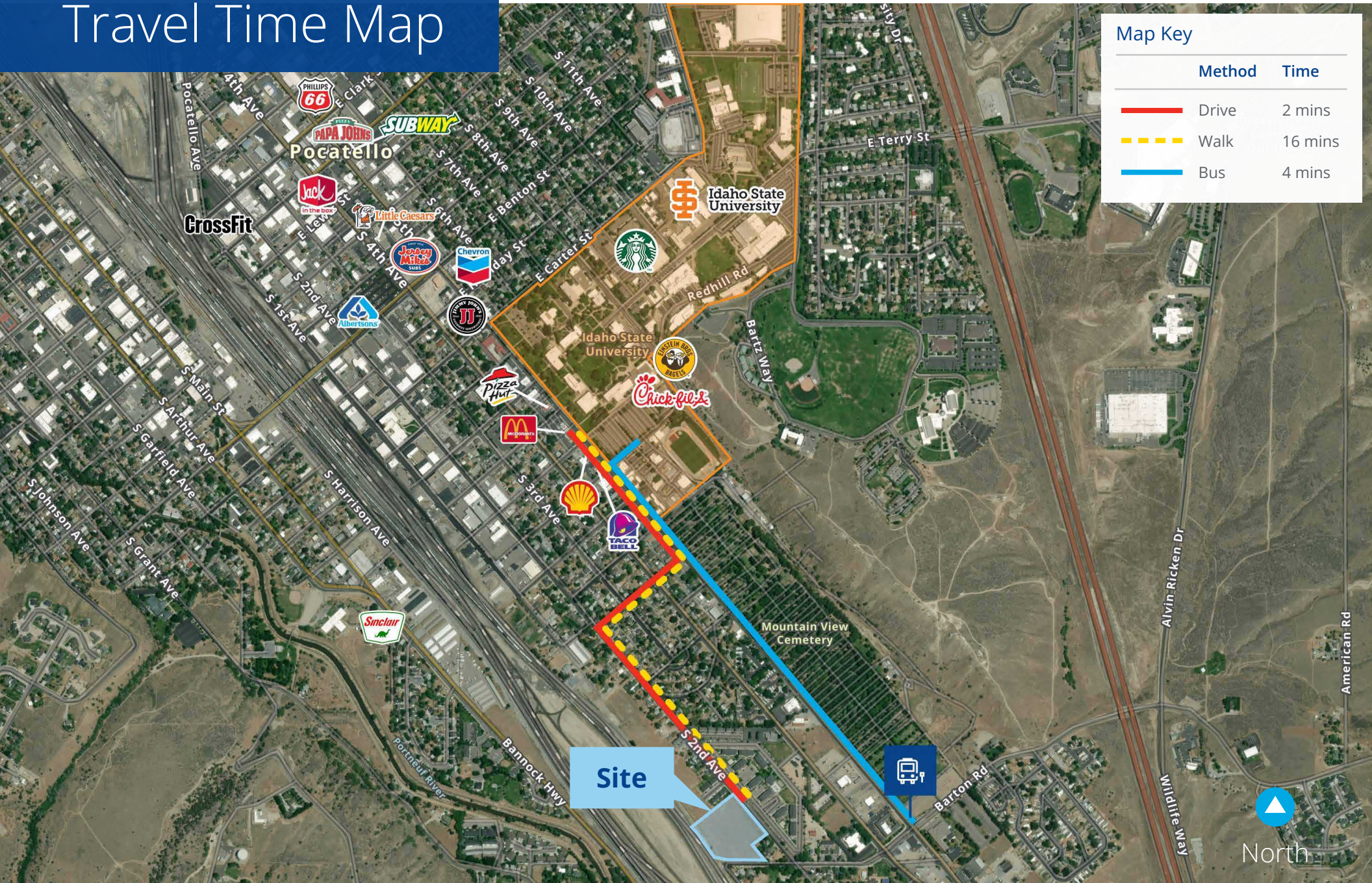
# Travel Time Map

Google Map

Street View

## Map Key

	Method	Time
	Drive	2 mins
	Walk	16 mins
	Bus	4 mins





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## Area Overview - Idaho State University

Located in Pocatello, Idaho State University (ISU) is the **second-largest** college in Idaho, with over 12,000 students enrolled for the fall semester. ISU offers a wide range of academic qualifications, including technical certificates and graduate degrees. The university prides itself on its medical division, the Kasiska Division of Health Sciences, which offers a variety of health and pharmacy programs.

ISU's College of Business was the first business school in Idaho to receive AACSB accreditation and offers eight majors and three graduate degrees.

Resources:

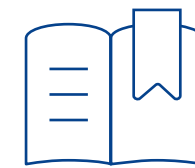
[pocatello.us](http://pocatello.us)

[census.gov](http://census.gov)

[isu.edu](http://isu.edu)

[univstats.com](http://univstats.com)

[usnews.com](http://usnews.com)



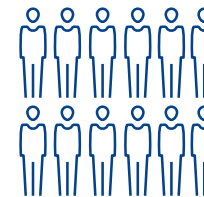
Academic  
Programs Offered

250



Degrees Awarded  
*Jul 2021 - June 2022*

2,736



4-Year  
Graduation Rate

66.9%



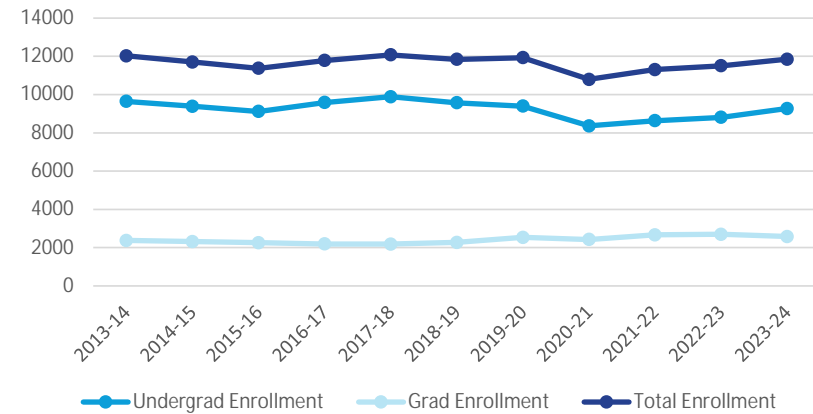
# ISU Area Housing Potential

*The Growing Demand for Housing Options*

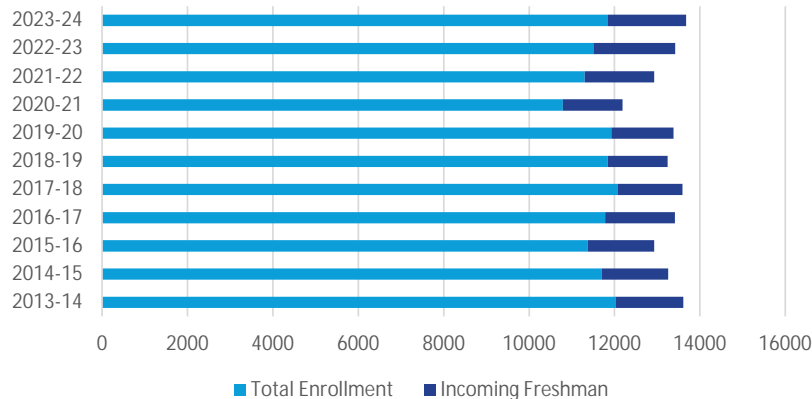


Idaho State University  
**Breaks Records for Student  
Enrollment 2023**

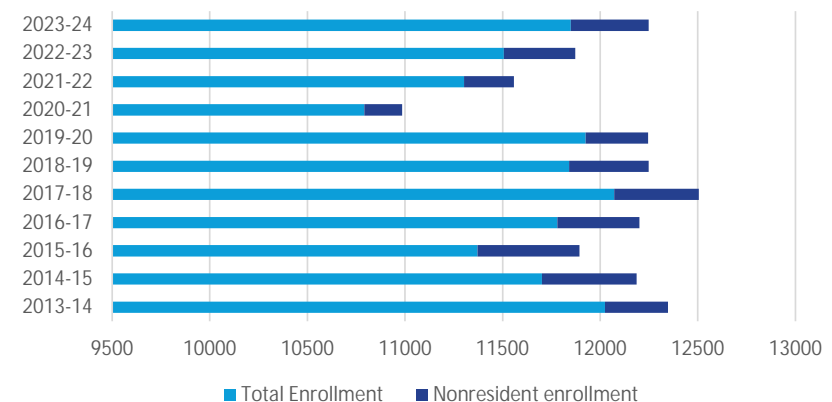
Enrollment



Incoming Freshman



Nonresident Enrollment



## Quick Stats

**26%**

ISU undergraduate  
student increase

*Fall '22 - Fall '23*

**2,359**

College age households  
in Pocatello

**74%**

ISU student  
retention rate

**20%**

ISU nonresident  
population





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