UNC GREENSBORO
Board *of* Trustees

Finance and Administration Committee
November 10, 2026

Action Item

FAC – 3 Request for Approval of Off-Campus Student Housing Lease Acquisition

Background Information

Enrollment growth and upper-class students' desire to live on campus have increased demand for student housing. Over the past two years, UNCG Housing and Residence Life (HRL) has used residence-hall lounges as temporary housing. This year, HRL also directed waitlisted students to private off-campus apartments.

To expand capacity in university-managed housing, the University Space and Property Review Committee authorized the UNCG Real Estate Office on September 25, 2026, to solicit proposals and negotiate a bulk student housing lease for the 2027–28 academic year, with up to four renewal options. The October 2 solicitation drew five responsive proposals. An evaluation committee met with each proposer, visited each property, and assessed the proposals using weighted criteria and best-and-final pricing.

The Real Estate Office recommends FREX Lease Co Series II LLC (CLS Living as agent) and its University Village property at 1713 Walker Avenue. The proposal offered the lowest pricing, a location within walking distance of campus, and private bedrooms and bathrooms. Additional strengths included the property's condition and reputation, resident services, life-safety features, security, and amenities.

Rent includes all furnishings, utilities, and fees. Lease expenses will be paid through student housing fees and guaranteed by trust funds.

Authority

UNC Regulation 600.1.3[R], as amended November 24, 2025, delegates authority to the Board of Trustees to approve leases with annual rent between $100,000 and $1,999,999 and a total term of ten years or less. First-year rent for 100 beds is estimated not to exceed $1,055,748. The number of beds may increase or decrease annually based on demand. During the initial term and any renewal year, annual rent may not exceed either the amount proposed by the landlord or the Board's annual approval threshold of $1,999,999.

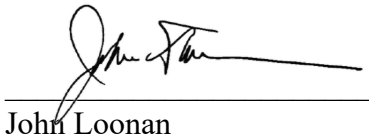
Recommended Action

Approve a one-year full-service lease acquisition for the 2027–28 academic year with FREX LeaseCo Series II LLC for student housing units at University Village, 1713 Walker Avenue, Greensboro, at a per-bed annual rate not to exceed $10,557.48 ($879.79 per bed per month for 12 months), with four (4) one-year renewal options and annual escalations not to exceed 3%.

Authorize the UNCG Real Estate Office to negotiate final lease terms, including an optional additional "turnover" of the units in May to accommodate summer programming, at a cost not to exceed $1,000 per unit (4 beds per unit).

Attachments

3.1 University Space and Property Review Committee Approval
3.2 Presentation Slides



John Loonan
Vice Chancellor for Finance *and* Administration

UNC GREENSBORO

University Space and Property Review Committee
November 5, 2026
Via Email

Action Item

Lease Acquisition from FREX LeaseCo Series II LLC for Off-Campus Student Housing at University Village at 1713 Walker Avenue, Greensboro

Background Information

On September 25, 2026, the USPRC authorized the Real Estate Office (REO) to issue a public solicitation, evaluate responsive proposals, and negotiate lease terms for a bulk student housing lease to support Housing and Residence Life's need for private off-campus apartments for the 2027-28 academic year, with up to 4 renewal options. The public solicitation was advertised on October 2 and yielded five responsive proposals. An evaluation committee met with each proposer and conducted site visits to the proposed properties. Based on the committee's review using a weighted scoring matrix, and best and final pricing proposals, the REO recommends selection of FREX LeaseCo Series II LLC (CLS Living as agent) for its University Village property located at 1713 Walker Avenue. Key favorable elements of the proposal included lowest pricing, walkability to campus, private bed and bath configurations, overall condition and reputation, level of service for residents, life safety features, security, and amenities. The rental rate is inclusive of all furnishings, utilities and fees. Lease expenses will be paid with student housing fees and guaranteed by trust funds.

Authority

UNC Regulation 600.1.3[R], as amended November 24, 2025, provides delegated authority for the BOT to approve leases with annual rental between $100,000 - $1,999,999 and a total term of ten years or less. This approval path also includes the USPRC and the Chancellor. Year 1 rental for this lease is estimated not to exceed $1,055,748 for 100 beds; however, the bed count will remain flexible so it can adjust up or down annually with demand, provided annual rental exceeds neither the annual rental proposed by the landlord nor the annual BOT approval threshold of $1,999,999 in any year of the initial term or any renewal year.

Recommended Action

Approve a one-year full-service lease acquisition for the 2027-28 academic year with FREX LeaseCo Series II LLC to lease student housing units within its University Village property located at 1713 Walker Avenue, Greensboro at a per-bed-per-year rate not to exceed $10,557.48 ($879.79/bed/mth. for 12 months) and with four (4) one-year renewal options, with annual escalations not to exceed 3%. Authorize the UNCG Real Estate Office to negotiate final lease terms, including an optional additional "turnover" of the units in May to accommodate summer programming, in an amount not to exceed $1,000 per unit (4 beds/unit).

USPRC Approval

By: J. Alan Boyette
Executive Vice Chancellor/Provost

Date: 11/6/2026

Chancellor Approval

By: Franklin D. Gilliam, Jr.
Chancellor

Date: 11/6/2026

Lease Acquisition for Off-Campus Student Housing

Finance *and* Administration Committee

November 10, 2026

Housing Need and Recommendation

Need

Increased demand for on-campus housing
Temporary beds in residence-hall lounges for two years.
Increased demand by upper-class students to live on campus.
This year, waitlisted students also received off-campus referrals.

Process

Five responsive proposals evaluated
Proposer meetings, site visits, weighted scoring, and best-and-final pricing informed the committee's review.

Selection

University Village at 1713 Walker Avenue
Lowest pricing, walkability, private bedrooms and bathrooms,
and favorable condition, services, safety, security, and amenities.

Proposed Lease Terms

Term	Proposed arrangement
Property and lessor	University Village, 1713 Walker Avenue, Greensboro FREX LeaseCo Series II LLC (CLS Living as agent)
Rent and capacity	100 beds initially; first-year rent estimated at no more than $1,055,748 Up to $10,557.48 per bed annually ($879.79/month × 12)
Duration	One year for 2027–28, with four one-year renewal options Annual escalations not to exceed 3%
Services and funding	Furnishings, utilities, and fees included Student housing fees pay expenses; trust funds guarantee the lease
Annual flexibility	Bed count may adjust with demand. Annual rent cannot exceed the landlord's proposed amount or the $1,999,999 Board threshold.

Requested Board Action

Approve a one-year full-service lease acquisition for 2027–28 with FREX LeaseCo Series II LLC at University Village.

Rate	Per-bed annual rent not to exceed $10,557.48 ($879.79 per month for 12 months).
Renewals	Four (4) one-year renewal options, with annual escalations not to exceed 3%.
Negotiations	Authorize the UNCG Real Estate Office to negotiate final terms, including optional May turnover for summer programming at up to $1,000 per unit (4 beds per unit).