



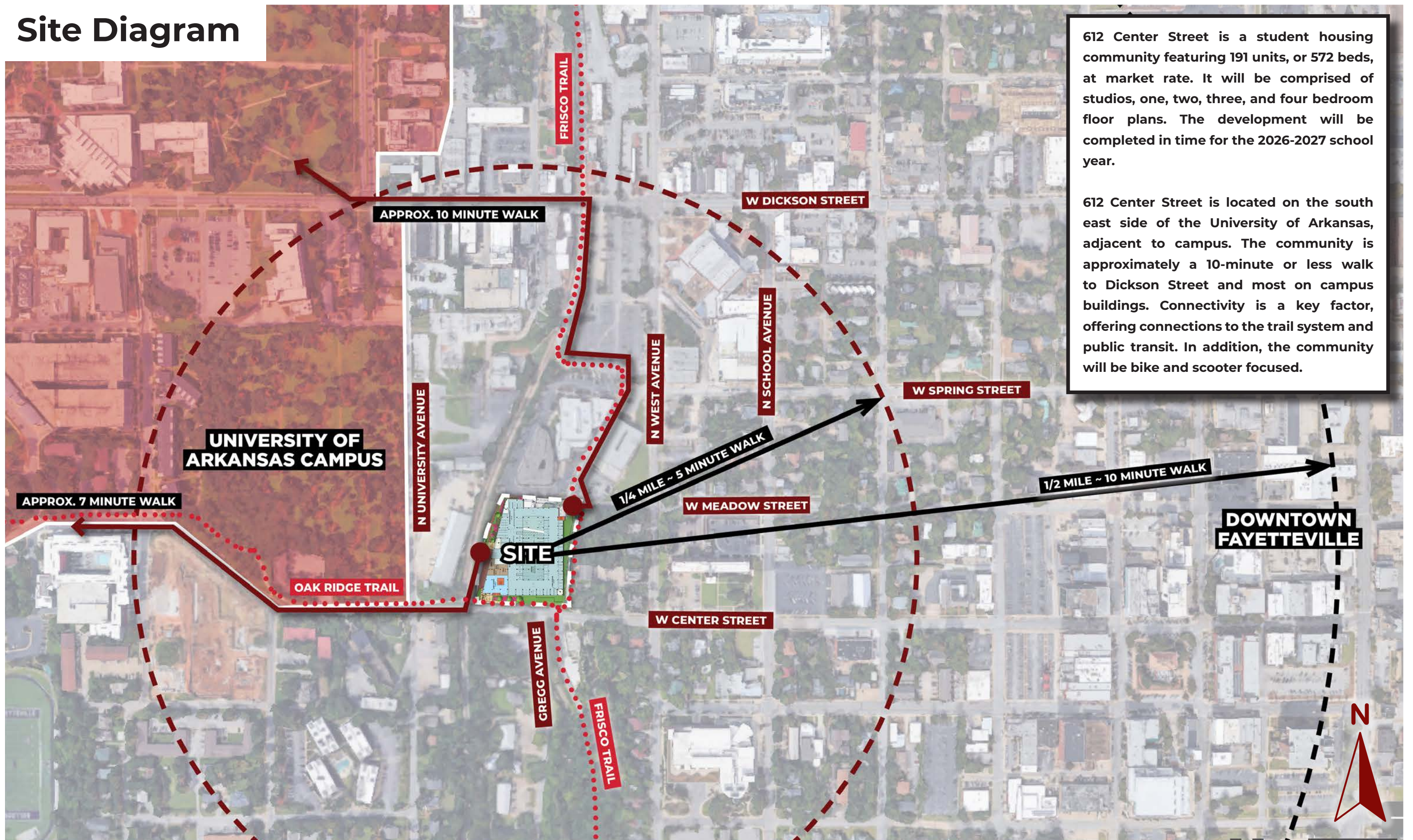
COMING FALL 2026

612 CENTER STREET

Student Housing | Fayetteville, Arkansas

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Site Diagram



612 Center Street is a student housing community featuring 191 units, or 572 beds, at market rate. It will be comprised of studios, one, two, three, and four bedroom floor plans. The development will be completed in time for the 2026-2027 school year.

612 Center Street is located on the south east side of the University of Arkansas, adjacent to campus. The community is approximately a 10-minute or less walk to Dickson Street and most on campus buildings. Connectivity is a key factor, offering connections to the trail system and public transit. In addition, the community will be bike and scooter focused.

Project Statistics | Center Street



612 Center Street
Fayetteville, Arkansas

Unit Mix

Studios	15 Units	17 Beds
1 Bedroom	8 Units	8 Beds
2 Bedroom	45 Units	90 Beds
3 Bedroom	27 Units	81 Beds
4 Bedroom	94 Units	376 Beds
Totals	191 Units	572 Beds

Units/Acre 95.5 Units per Acre

Land Area 2 Acres

Location Highlights

- Connection to Trail System
- Public Transit Accessibility
- Walking Distance to:
 - The University of Arkansas Campus
 - Dickson Street
 - The Fayetteville Square

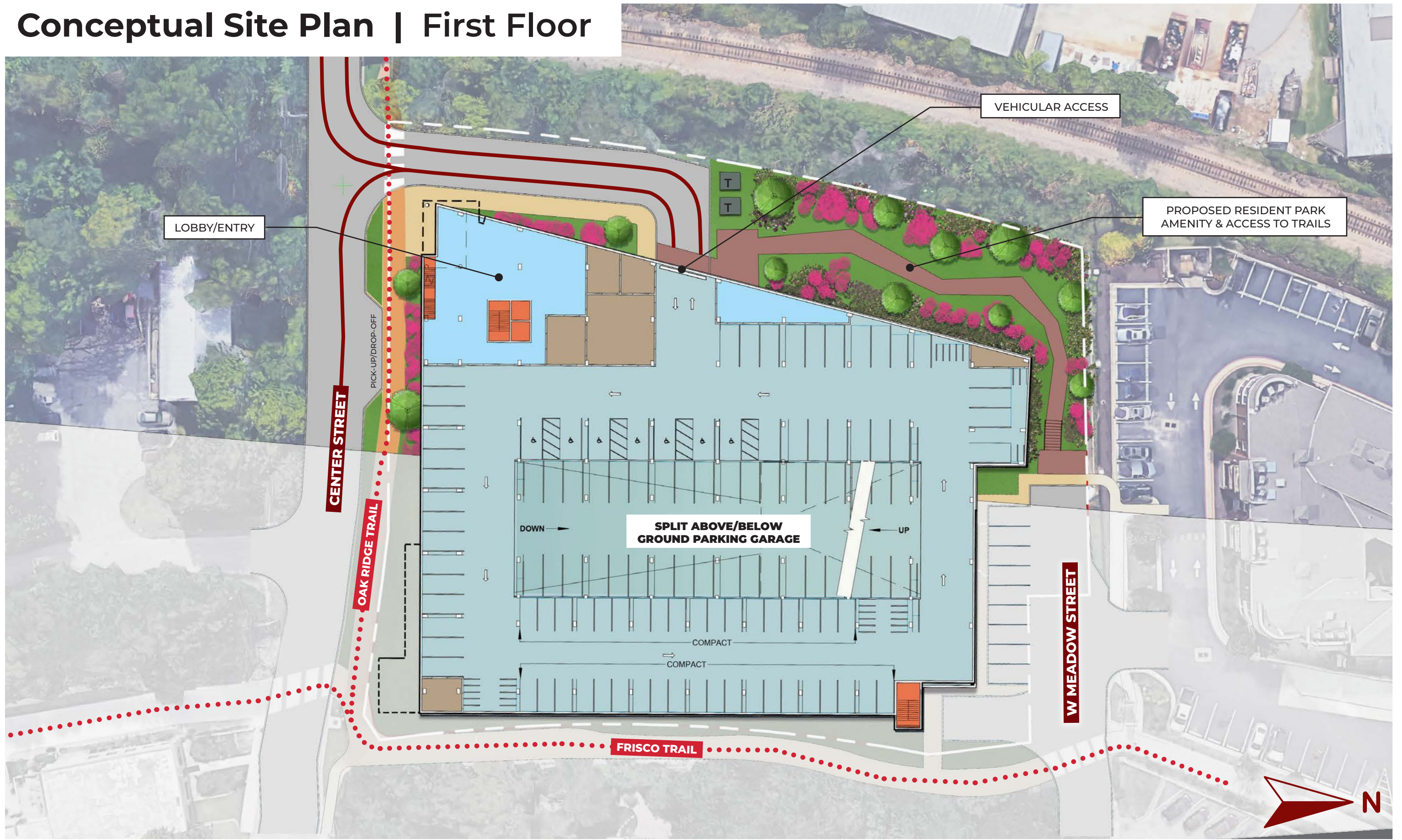
Amenity Highlights

- Onsite Vehicle, Bike & Scooter Parking
- Onsite Leasing Property Management & Engineering
- Lounge Rooms
- 24/7 Study & Co-Working Space
- State of The Art Fitness Center
- Rooftop Pool

Community Benefits

- Urban Infill Project Providing Density to Downtown Fayetteville
- Building Development According to The Fayetteville 2030 and 2040 Plans
- Experience Along The Site with Landscaped and Tree-Lined Walks
- Providing Public Trail Amenity of Bike Fix-It Station and Water Fountain
- Providing Residential Uses Walkable to The University, Dickson Street, and The Fayetteville Square
- Street Trees Along Center Street Providing Shade and Pedestrian Friendly Path
- Updating Public Utility Lines and Access Points for Stormwater, Sewer, Electrical and T-Com

Conceptual Site Plan | First Floor



Conceptual Site Plan | Second Floor



Conceptual Rendering | Center Street View

ENGAGING ENTRY

AMENITY ROOF

CONTEMPORARY ARCHITECTURE

CENTER STREET LANDSCAPE

PROPOSED LOCATION OF FUTURE ARTWORK/MURAL



Conceptual Rendering | South Trail View

BALCONIES

BALCONIES W/
VIEWS TO TRAIL

CONNECTION
TO TRAIL

CENTER STREET
LANDSCAPING AND TREES

SCREENED
PARKING



Conceptual Rendering | North Trail View

PROPOSED LOCATION OF
FUTURE ARTWORK/MURAL

TRAIL ACCESS CONNECTING
BUILDING TO DOWNTOWN
FAYETTEVILLE'S DICKSON ST

TRAIL
LANDSCAPE

TRAIL WATER &
PUMP STATION



Get To Know Trinitas

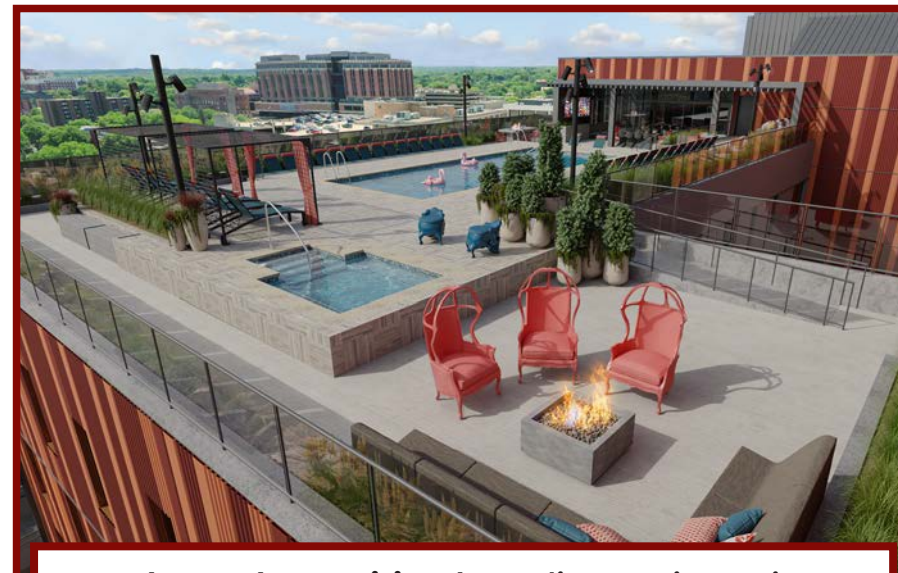
Founded in 2002, Trinitas Ventures is a comprehensive real estate company that takes pride in developing vibrant communities with a strong focus on the details of quality construction and exceptional amenities. As an investor, developer, builder and long term property manager, we have a deep commitment to creating outstanding commercial, residential, and student housing developments across the United States.

We understand the unique needs of these communities and strive to design exceptional spaces that foster a sense of belonging and connectivity.

Our quest for exceptional real estate is achieved through a holistic planning approach by experienced team members from diverse disciplines. As a vertically integrated company, we deliver consistency and quality in every project resulting in best-in-class real estate. Our developments are not developed or managed by consultants and third parties, but rather by accomplished Trinitas professionals who strive to create buildings that foster community as well as an environment for personal growth.



Contemporary Architecture | *Tempe, Arizona*



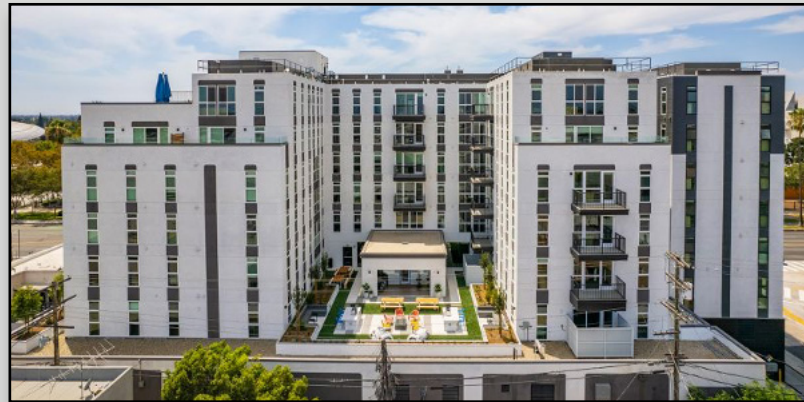
Elevated Amenities | *Madison, Wisconsin*



Integrated Communities | *Lincoln, Nebraska*



Meet Our Partner Amplify Development Company



Amplify Development Company (ADC) is a vertically integrated real estate development and investment management company. With a portfolio of projects and properties across the country, we operate several different development and investment platforms.

The Amplify team has extensive experience in the development and asset management of numerous product types that span the real estate spectrum. Student housing, mixed-use multifamily, multifamily with an affordable housing component, and retail projects are amongst the sectors that Amplify currently focuses on. The company often curates a number of these complementary product types within each of the projects that we develop and acquire.

With over 1,200 units, 4,400 beds, and \$780M in AUM in the multifamily and student housing sectors, Amplify has quickly emerged as a major player in the industry in the 6 years since its founding.

Amplify is primarily a long-term holder of the projects and assets that it acquires/develops and focuses on the mixed-use multifamily and student housing sectors of the real estate market. Amplify is based and headquartered in Los Angeles, CA and has a primary focus on West Coast Markets.



THANK YOU

We Welcome Any Questions & Comments.

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