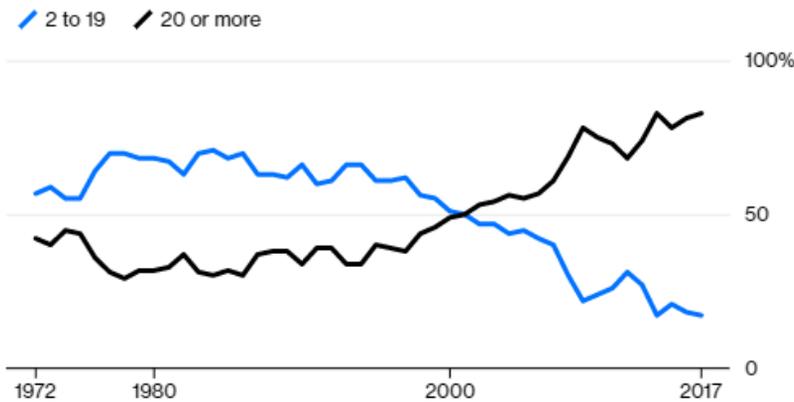


Why a large apartment vs multiple smaller rental buildings?

- Economically big apartment buildings generally make more sense than duplexes or smaller unit rentals (construction costs, buying power, efficiencies, economics of scale, etc.)

Apartment Buildings Are Getting Bigger

Percentage of multifamily units completed by number of units per building



Source: U.S. Census Bureau

Why 46-units?

The developer has constructed a number of apartment buildings in Greater MN, and the developer was given Windom's housing study. From his experience, the developer thinks a 46-unit apartment building will have a positive return on investment. The developer is willing to invest 5 million into a project in Windom.

Why Millennials are Renting More – And Why It Works for Them

- It's in the budget
- Go as you please
- Let the landlord handle it (more free time)
- Live where you want. Or not.
- Flexibility

Generation	Owner-Occupied	Rental Property
Early Boomers in 1981	35%	61%
Late Boomers in 1990	29%	67%
Gen Xers in 2000	34%	62%
Millennials in 2016	22%	74%

<https://www.mymove.com/buying-selling/millennials-renting-works/>

Questions? Contact

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