

Cory B. George Calls for Better Quality in Midwest Student Housing

Real estate investor urges communities to take action as aging student rentals continue to lag behind demand



Evansville, Indiana Dec 1, 2025 ([Issuewire.com](https://www.issuewire.com)) - Real estate investor and Titan Atlas Capital founder [Cory B. George](#) is speaking out about the growing need for safer, cleaner, and better managed student housing across the Midwest. After more than fifteen years in real estate and more than one hundred rental homes under his management, George is raising awareness about aging private student

rentals and the impact they have on students and families.

“Student housing demand stays strong even when the rest of the housing market slows,” George said. “Parents want safe and clean options, but many rentals near campuses have not kept up. I started noticing the pattern years ago. Homes stayed full, but the conditions did not match the demand.”

According to data from the National Multifamily Housing Council, more than 40 percent of student housing stock in the United States is more than twenty years old. In many Midwestern college towns that number is even higher. Aging structures, outdated safety features, and poor upkeep remain common complaints from students and parents.

George first saw these problems while growing his own rental portfolio. “I answered late night maintenance calls, fixed broken furnaces, and walked units myself,” he said. “You learn fast what good housing looks like and what happens when properties fall behind.”

He also pointed to enrollment trends as a key issue. The Midwest contains more than two dozen high enrollment universities that show stable student numbers year after year. “Demand stays steady because enrollment stays steady,” George explained. “But the quality of private housing around these schools does not always match that stability.”

George believes communities do not need to wait for large developers or new construction to make progress. Instead, he encourages local property owners, landlords, and small investors to take practical steps:

- Upgrade basic safety features like lighting, door hardware, and smoke detectors.
- Refresh outdated interiors with simple improvements such as flooring and paint.
- Maintain communication with tenants and respond quickly to repairs.
- Keep accurate maintenance records to prevent long term issues.
- Walk neighborhoods regularly to identify aging stock that may need attention.

“Success in housing is about doing the small things right,” George said. “You do not need a huge budget to improve safety and livability. You just need consistency.”

He also emphasized that individuals can help by reporting unsafe conditions, supporting local housing initiatives, and encouraging responsible property management. “The best improvements start close to home,” he said. “Anyone in a college town can play a part. You can encourage better standards, support properties that are well managed, and push for repairs when something is unsafe.”

George traces his own approach back to 2009, standing in his first fixer upper with dust on the counters and numbers scribbled in a notebook. “That house taught me everything,” he said. “Run the numbers. Fix what needs fixing. Build something that lasts.”

He believes the same mindset can strengthen student housing across the Midwest if more people adopt it. “Better housing is possible when property owners pay attention to the details,” he said. “It does not have to be perfect. It just has to be safe, clean, and cared for.”

Call to Action

Cory encourages community members, landlords, and small investors to take a closer look at student rentals in their area. Simple inspections, basic upgrades, and faster response times can improve safety

and comfort for thousands of students. “If everyone improves a little, the whole market becomes better,” he said. “We can raise the standard one property at a time.”

About Cory B. George

Cory B. George is a real estate investor from Evansville, Indiana with more than fifteen years of experience. He has owned and managed more than one hundred rental homes, completed many single family flips, and is the founder of Titan Atlas Capital, a student housing fund focused on the Midwest.

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