

STUDENT HOUSING PORTFOLIO WAKE FOREST UNIVERSITY, WINSTON-SALEM, N.C.

10 HOUSES / 41 BEDROOMS
\$2,650,000

- All homes located within **walking distance** of WFU
- **100% leased** for the 2020-21 school year
- Total monthly rent roll of **\$25,815**
- **41 bedrooms** with an average rent of **\$630 per-bed.**
- Owner completed more than **\$360,000 of capital improvements** in 2016 to renovate and update the homes
- Kitchens feature **stainless steel appliances and granite counter tops.**

WAKE FOREST UNIVERSITY

- Ranked the **27th best educational institution** in the nation
- Enrollment of **8,500**
- More than **6,200 full-time faculty**

WINSTON-SALEM, NC

- Estimated population of **\$247,945**
- **Fifth most populous city** in North Carolina
- Zillow reports the 27601 zip code has seen **9% year-over-year growth** in the last 5 years and the median home price currently listed in 27601 is **\$287,952**



1. 1408 POLO RD
3 BEDS / 2 BATHS • RENT \$1,950/MO



2. 1404 POLO RD
5 BEDS / 3 BATHS • RENT \$2,675/MO



3. 1307 POLO RD
4 BEDS / 2 BATHS • RENT \$2,645/MO



4. 1234 POLO RD
5 BEDS / 3 BATHS • RENT \$2,675/MO



5. 948 PALM DR
4 BEDS / 2 BATHS • RENT \$2,645/MO



6. 836 PALM DR
4 BEDS / 2 BATHS • RENT \$2,645/MO



7. 800 POLO RD
4 BEDS / 2 BATHS • RENT \$2,645/MO



8. 1457 BROOKWOOD DR
4 BEDS / 2 BATHS • RENT \$2,645/MO



9. 1456 BROOKWOOD DR
4 BEDS / 3 BATHS • RENT \$2,645/MO



10. 1400 BROOKWOOD DR
4 BEDS / 3 BATHS • RENT \$2,645/MO