

## CAMPUS TRACE - 72 STUDENT BEDS AT ELON UNIVERSITY



**Price:** \$ 3,200,000  
**Status:** SOLD  
**Address:** 1000 E Haggard Ave, Elon,  
NC 27244  
**Agent:** Michael Deaton  
michael@deaton.com  
919-847-1117  
www.deaton.com

### OVERVIEW

**SOLD 7/31/20 FOR \$3,200,000**

Campus Trace consists of 24 units, each with three bedrooms and three bathrooms. This purpose-built, student property is on just one mile from the campus of Elon University and is rented by-the-bed with all utilities included. All utilities are provided by the landlord and the property is on the university bus-line. Built in 2006 the property is in excellent condition and offers a great opportunity for the student-housing operator to acquire a stabilized asset.

### UNIT INFORMATION

Unit	Type	Size	Rent
24 UNITS / 72 BEDS	3 BD/3 BA	1,200 SF	\$490 PER BED

## PROPERTY INFORMATION

<b>Pin</b>	8855799988	<b>Tax Value</b>	\$1,726,550
<b>Taxes</b>	\$11,510	<b>Lot Size</b>	2.33 ACRES
<b>Year Built</b>	2006	<b>Exterior</b>	BRICK, VINYL
<b>Floors</b>	CARPET, VINYL	<b>Foundation</b>	SLAB
<b>HVAC</b>	CENTRAL AIR, HEAT PUMPS	<b>Owner Financing</b>	NONE
<b>Utilities</b>	PAID BY OWNER	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER, MICROWAVE, WASHER/DRYER
<b>Legal Description</b>	CAMPUS TRACE LO1	<b>Zoning</b>	RES

## LOCATION MAP

