

## STUDENT HOUSING PORTFOLIO AT WAKE FOREST UNIVERSITY



**Price:** \$ 2,650,000

**Status:** AVAILABLE

**Address:** 1307 Polo Rd, Winston-Salem,  
NC 27106

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### OVERVIEW

Deaton Investment Real Estate is pleased to present the exclusive listing of ten, single-family rentals in Winston-Salem, North Carolina on the edge of Wake Forest University (WFU). Ranked the 27th best educational institution in the nation, WFU has an enrollment of 8,500 and more than 6,200 full-time faculty and staff. Winston-Salem has an estimated population of 247,945 and is the fifth most populous city in North Carolina.

The homes are located within walking distance of WFU and 100% leased for the 2020-21 school year with a total monthly rent roll of \$25,815. There are a total of 41 bedrooms with an average rent of \$630 per-bed. The current owner completed more than \$360,000 of capital improvements in 2016 to renovate and update the homes, including the installation of stainless steel appliances and granite counter tops.

This is a great opportunity to acquire a stabilized, student-housing portfolio in a thriving market.

### UNIT INFORMATION

Unit	Type	Size	Rent
10 HOMES, SEE RENT ROLL	3-, 4- AND 5-BEDROOM	1,288 - 2,380 SF	\$28,815 TOTAL PER MONTH

## PROPERTY INFORMATION

<b>Pin</b>	SEE EXHIBIT	<b>Tax Value</b>	\$1,352,100
<b>Taxes</b>	\$18,806.38	<b>Lot Size</b>	.20 - .76 ACRES
<b>Year Built</b>	1934 - 1990	<b>Exterior</b>	BRICK, WOOD, HARDBOARD, VINYL, ASBESTOS
<b>Floors</b>	HARDWOOD, TILE, VINYL, CARPET	<b>Foundation</b>	CRAWL, BASEMENT
<b>HVAC</b>	CENTRAL AIR	<b>Owner Financing</b>	NONE
<b>Utilities</b>	PAID BY TENANTS	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER, MICROWAVE, WASHER & DRYER
<b>Legal Description</b>	SEE EXHIBIT	<b>Zoning</b>	RES

## LOCATION MAP

