

CENTURY 21 COMMERCIAL.

Triangle Group



Stantonsburg West Apartments

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Greenville, NC 27834*

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**CENTURY 21
COMMERCIAL.**
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PROPERTY INFO:

PURCHASE PRICE:

\$3,300,000.00

PROPERTY ADDRESS:

*1578 ASHLAND DR
GREENVILLE, NC 27834*

PROPERTY SIZE

31,524 SQ. FT.

LAND SIZE

13.09 SQ. FT.

STANTONSBURG WEST APARTMENTS

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PROPERTY OVERVIEW

Here's an outstanding investment opportunity in Greenville, NC: a 40-unit multifamily property perfectly positioned for savvy investors aiming to tap into a growing rental market. The property has undergone substantial capital improvements across its units. Additional capital investment makes it attractive for new owners. Although the property has slightly elevated vacancy rates, currently 20%, this allows opportunity for growth in rent role close to an additional \$150,000 annually. This desirable location offers strong potential for rapid lease-up, ensuring investors can achieve income generation quickly. With ap

The multifamily market is growing rapidly, and investing in a 41 unit property can be a great way to capitalize on this trend.

Stantonsburg West Apartments

Greenville NC 27834



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS



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	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Totals
Income														
Gross Rental Income	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 27,735.00	\$ 360,555.00
Court Cost	\$ -	\$ -	\$ -	\$ (378.00)	\$ (433.00)	\$ (181.00)	\$ (252.00)	\$ -	\$ (252.00)	\$ -	\$ (252.00)	\$ (378.00)	\$ -	\$ (2,126.00)
Damage Charges - Tenant	\$ -	\$ -	\$ 86.60	\$ 173.89	\$ 126.00	\$ 184.61	\$ 293.18	\$ 226.22	\$ 126.00	\$ 155.53	\$ 155.15	\$ 208.82	\$ 511.29	\$ 1,736.00
Management Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74.32)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74.32)
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,048.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,048.00
Rent	\$ 12,143.00	\$ 16,376.50	\$ 13,702.50	\$ 16,073.50	\$ 19,100.00	\$ 15,098.60	\$ 19,075.10	\$ 16,978.80	\$ 21,991.24	\$ 19,477.95	\$ 18,101.00	\$ 18,711.93	\$ 17,389.05	\$ 206,830.12
Utility refund	\$ -	\$ -	\$ -	\$ 50.43	\$ -	\$ -	\$ -	\$ -	\$ 36.90	\$ -	\$ -	\$ -	\$ -	\$ 87.33
Vacancy Loss	\$ 15,592.00	56% \$ 11,358.50	41% \$ 13,945.90	50% \$ 11,815.18	43% \$ 8,942.00	32% \$ 12,632.79	46% \$ 8,618.72	31% \$ 6,556.30	24% \$ 5,832.86	21% \$ 8,101.52	29% \$ 9,730.85	35% \$ 9,192.25	33% \$ 9,834.66	35% \$ 150,053.87
Total Income	\$ 12,143.00	\$ 16,376.50	\$ 13,789.10	\$ 15,919.82	\$ 18,793.00	\$ 15,102.21	\$ 19,116.28	\$ 21,178.70	\$ 21,902.14	\$ 19,633.48	\$ 18,004.15	\$ 18,542.75	\$ 17,900.34	\$ 210,501.13
Expenses														
Advertising	\$ -	\$ 228.94	\$ 15.30	\$ -	\$ (793.73)	\$ -	\$ -	\$ 51.38	\$ -	\$ 62.83	\$ -	\$ -	\$ -	\$ (435.28)
Air Conditioning	\$ 101.65	\$ 112.35	\$ 176.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 577.80	\$ 290.00	\$ 4,823.79	\$ 4,258.35
Appliances	\$ 2,231.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784.10	\$ -	\$ 1,394.86	\$ -	\$ -	\$ 4,410.35
Carpet / Vinyl	\$ -	\$ -	\$ -	\$ -	\$ 2,307.35	\$ -	\$ -	\$ -	\$ 2,829.37	\$ -	\$ -	\$ -	\$ -	\$ 5,136.72
Carpet Cleaning	\$ 45.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55.00	\$ -	\$ -	\$ 100.00
Cleaning	\$ 150.00	\$ 85.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ 265.00	\$ -	\$ 525.00	\$ 675.00	\$ -	\$ 1,850.00
Electric Bill	\$ 122.18	\$ 306.13	\$ 93.69	\$ 288.11	\$ 97.01	\$ 780.95	\$ 462.51	\$ 156.63	\$ 97.95	\$ 83.35	\$ 61.96	\$ 67.93	\$ 146.29	\$ 2,618.40
General Maintance	\$ 149.69	\$ 4,219.40	\$ 551.80	\$ 425.54	\$ 3,081.24	\$ 652.70	\$ 3,991.11	\$ 3,126.15	\$ 2,098.23	\$ 957.65	\$ 424.60	\$ 1,999.32	\$ -	\$ 21,677.43
Heat	\$ -	\$ -	\$ -	\$ 104.87	\$ 85.60	\$ 181.91	\$ -	\$ 220.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 592.81
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00
Keys	\$ 25.00	\$ 47.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72.00
Lawn Service	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ -	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ -	\$ 12,100.00
Legal & Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ 126.00	\$ -	\$ 205.00	\$ -	\$ 126.00	\$ 126.00	\$ 607.00
Management Fee	\$ 971.44	\$ 1,310.12	\$ 2,249.32	\$ 1,285.88	\$ 1,528.00	\$ 1,207.89	\$ 1,526.01	\$ 1,559.90	\$ 1,759.30	\$ 1,558.24	\$ 1,448.08	\$ 1,496.95	\$ 1,391.12	\$ 17,901.13
Painting	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ -	\$ 894.11	\$ 1,305.89	\$ 75.38	\$ 2,324.62	\$ -	\$ -	\$ -	\$ 6,000.00
Pest Control	\$ 75.00	\$ 150.00	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Plumbing	\$ 720.35	\$ -	\$ 353.10	\$ 974.51	\$ -	\$ -	\$ -	\$ 809.19	\$ 148.57	\$ 300.22	\$ 295.00	\$ 327.36	\$ 36.97	\$ 3,928.30
Roof/Gutters/Chimney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350.00
Security Deposit Refund	\$ -	\$ 650.00	\$ 348.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 998.00
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ 16,637.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,637.00
Trash Removal	\$ 1,854.97	\$ 1,360.00	\$ -	\$ 1,602.65	\$ 1,109.39	\$ -	\$ 532.28	\$ 847.28	\$ 727.28	\$ 532.28	\$ 897.28	\$ 697.28	\$ 1,222.28	\$ 10,160.69
Water Bill	\$ 170.64	\$ 208.51	\$ 171.58	\$ 47.89	\$ 204.25	\$ 456.89	\$ 250.28	\$ 68.73	\$ 195.86	\$ 166.72	\$ 75.71	\$ 149.41	\$ 185.58	\$ 2,166.47
Total Expenses	\$ 7,717.31	\$ 9,777.45	\$ 5,059.34	\$ 7,229.45	\$ 25,581.11	\$ 3,280.34	\$ 8,906.30	\$ 9,721.58	\$ 10,081.04	\$ 10,290.91	\$ 6,855.29	\$ 6,929.25	\$ 19,932.03	\$ 123,429.37
NOI	\$ 4,425.69	\$ 6,599.05	\$ 8,729.76	\$ 8,690.37	\$ (6,788.11)	\$ 11,821.87	\$ 10,209.98	\$ 11,457.12	\$ 11,821.10	\$ 9,342.57	\$ 11,148.86	\$ 11,613.50	\$ (2,031.69)	\$ 97,040.07

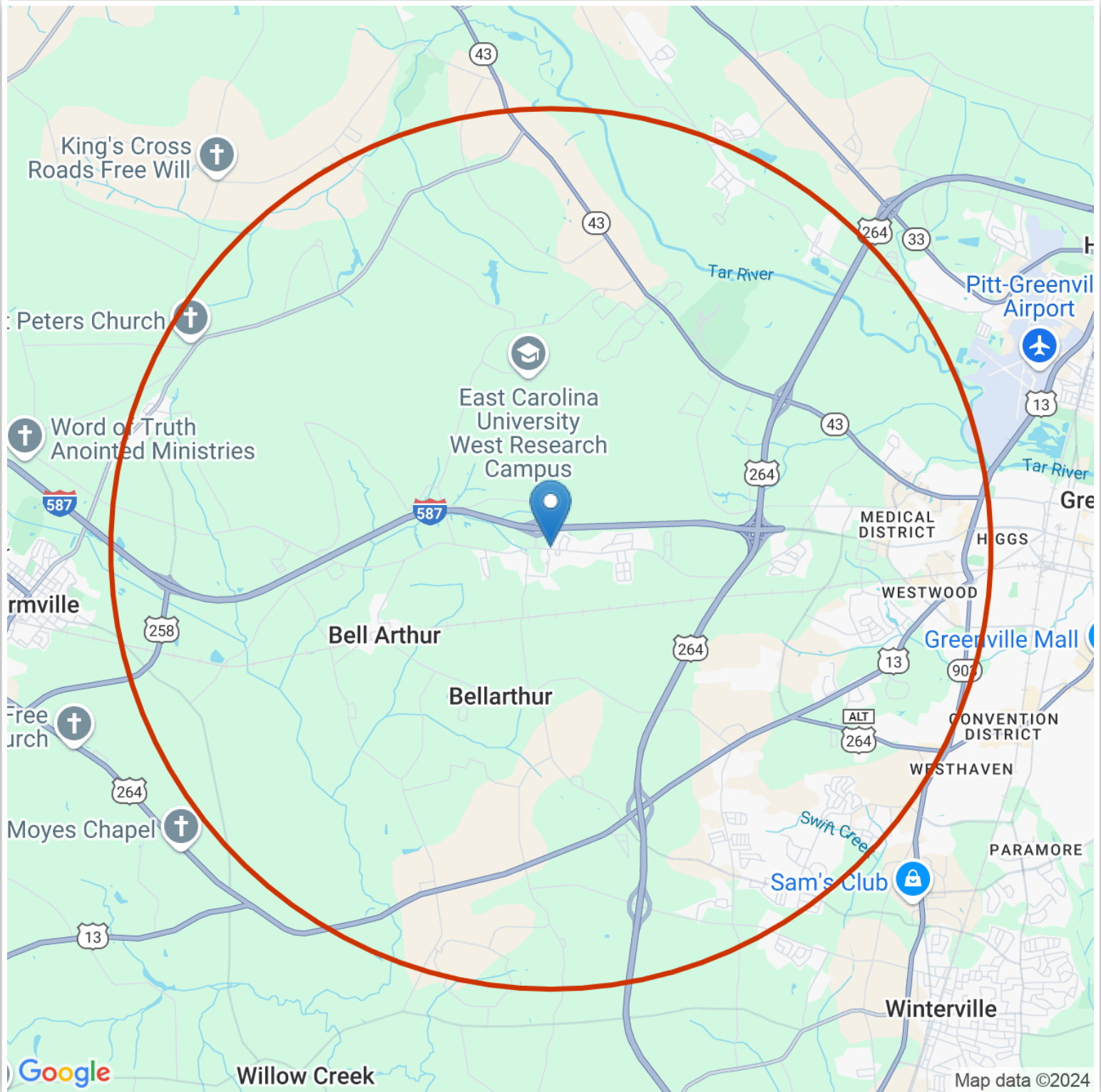
STANTONSBURG WEST APARTMENTS

1578 Ashland Dr, Greenville, NC, 27834

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

**CENTURY 21
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KEY FACTS

37,193

Population

34.3 Median Age

2.24

Average Household Size

15,871

2020 Total Households

EDUCATION

3.98%

No High School Diploma

16.35%

High School Graduate

15.04%

Some College

21.61%

Bachelor's/ Grad

BUSINESS

1,443

Total Businesses

20,502

Total Employees

EMPLOYMENT

3,188

Retail Trade Employees

228

Manufacturing Employees

1,323

Eating & Drinking Employees

452

Finance/Ins/Real Estate Emp

5.2%

Unemployment Rate



\$57,130

Median Household Income



\$35,081

Per Capita Income



\$44,107

Median Net Worth

INCOME

Households by Income

The largest group : \$50,000 - \$74,999 (23.74%)

The smallest group : \$150,000 - \$199,999 (3.79%)

Indicator	Value(%)	
< \$15,000	13.36	<div style="width: 13.36%;"></div>
\$15,000 - \$24,999	7.74	<div style="width: 7.74%;"></div>
\$25,000 - \$34,999	7.81	<div style="width: 7.81%;"></div>
\$35,000 - \$49,999	11.91	<div style="width: 11.91%;"></div>
\$50,000 - \$74,999	23.74	<div style="width: 23.74%;"></div>
\$75,000 - \$99,999	12.98	<div style="width: 12.98%;"></div>
\$100,000 - \$149,999	12.53	<div style="width: 12.53%;"></div>
\$150,000 - \$199,999	3.79	<div style="width: 3.79%;"></div>
\$200,000+	6.15	<div style="width: 6.15%;"></div>



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Community Profile



37,193

Population Total

0.37%

Population Growth

2.24

Average HH Size

34.3

Median Age

65
Diversity Index

\$57,130
Median HH Income

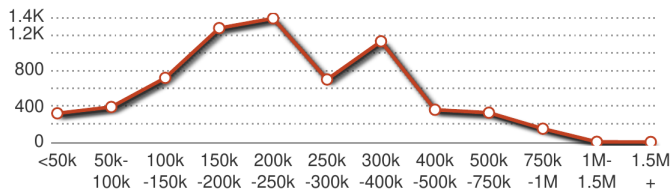
\$224,368
Median Home Value

23.08%
Under 18

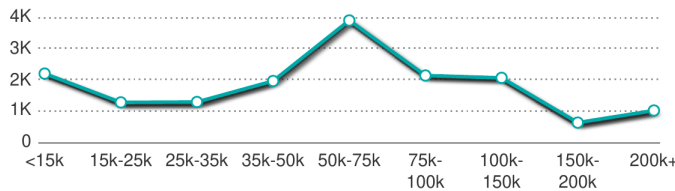
63.44%
Ages 18 to 65

13.48%
Aged 66+

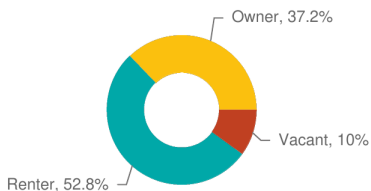
HOME VALUE



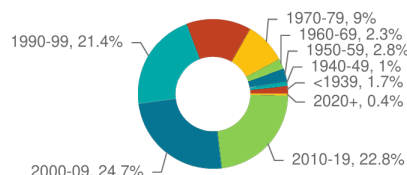
HOUSEHOLD INCOME



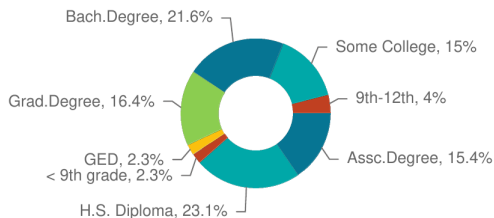
HOME OWNERSHIP



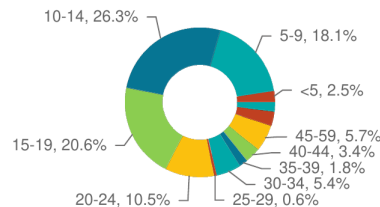
HOUSING: YEAR BUILT



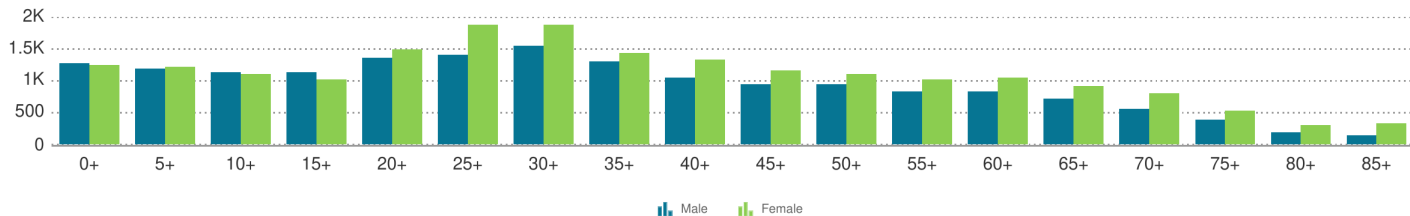
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

37,193 Population	16,380 Households	34.3 Median Age
2.24 Avg Size Household	\$57,130 Median Household Income	\$224,368 Median Home Value
58 Wealth Index	100 Housing Affordability	65 Diversity Index

POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION

3.16% Greatest Gen: Born 1945/Earlier	15.41% Baby Boomer: Born 1946 to 1964	17.55% Generation X: Born 1965 to 1980
29.05% Millennial: Born 1981 to 1998	24.02% Generation Z: Born 1999 to 2016	10.81% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic Growth Rate

0.37%

2024-2029
Forecasted Growth Rate

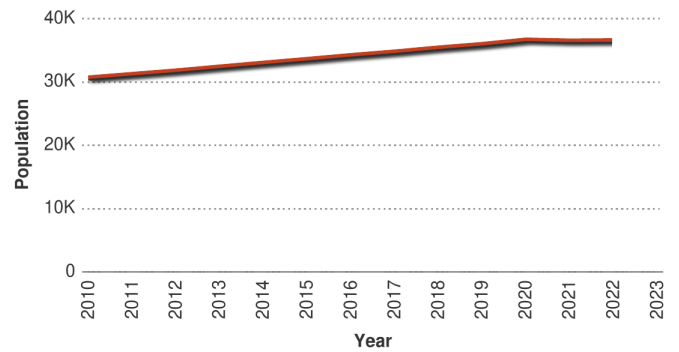
0.03%

Household Population

36,921

Population Density

476



DAYTIME POPULATION

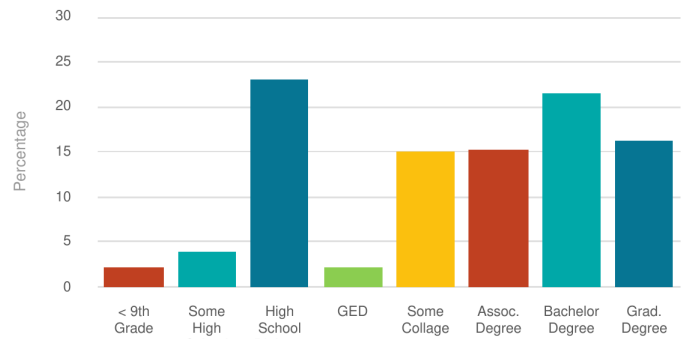
39,291
2024 Total Daytime Population

18,308
2024 Daytime Pop: Residents

20,983
2024 Daytime Pop: Workers

500
2024 Daytime Pop Density

POPULATION BY EDUCATION



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STANTONSBURG WEST APARTMENTS

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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	30,495
2020 Population	36,620
2024 Population	37,193
2029 Population	37,408
2010-2020 Annual Rate	1.85%
2020-2024 Annual Rate	0.37%
2024-2029 Annual Rate	0.12%
2020 Male Population	45.4%
2020 Female Population	54.6%
2020 Median Age	33.8
2024 Male Population	46.1%
2024 Female Population	53.9%
2024 Median Age	34.3

In the identified area, the current year population is 37,193. In 2020, the Census count in the area was 36,620. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 37,408 representing a change of 0.12% annually from 2024 to 2029. Currently, the population is 46.1% male and 53.9% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	38.7%
2024 Black Alone	49.1%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	2.6%
2024 Pacific Islander Alone	0.0%
2024 Other Race	3.5%
2024 Two or More Races	5.6%
2024 Hispanic Origin (Any Race)	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	58
2010 Households	13,129
2020 Households	15,871
2024 Households	16,380
2029 Households	16,789
2010-2020 Annual Rate	1.91%
2020-2024 Annual Rate	0.75%
2024-2029 Annual Rate	0.49%
2024 Average Household Size	2.24

The household count in this area has changed from 15,871 in 2020 to 16,380 in the current year, a change of 0.75% annually. The five-year projection of households is 16,789, a change of 0.49% annually from the current year total. Average household size is currently 2.24, compared to 2.27 in the year 2020. The number of families in the current year is 9,120 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income

2024 Percent of Income for Mortgage 24.6%

Median Household Income

2024 Median Household Income \$57,130

2029 Median Household Income \$64,672

2024-2029 Annual Rate 2.51%

Average Household Income

2024 Average Household Income \$79,275

2029 Average Household Income \$93,527

2024-2029 Annual Rate 3.36%

Per Capita Income

2024 Per Capita Income \$35,081

2029 Per Capita Income \$42,187

2024-2029 Annual Rate 3.76%

GINI Index

2024 Gini Index 42.8

Households by Income

Current median household income is \$57,130 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,672 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,275 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$93,527 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,081 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,187 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index 100

2010 Total Housing Units 14,753

2010 Owner Occupied Housing Units 5,847

2010 Renter Occupied Housing Units 7,282

2010 Vacant Housing Units 1,624

2020 Total Housing Units 17,464

2020 Owner Occupied Housing Units 6,478

2020 Renter Occupied Housing Units 9,393

2020 Vacant Housing Units 1,626

2024 Total Housing Units 18,205

2024 Owner Occupied Housing Units 6,771

2024 Renter Occupied Housing Units 9,609

2024 Vacant Housing Units 1,825

2029 Total Housing Units 18,623

2029 Owner Occupied Housing Units 7,272

2029 Renter Occupied Housing Units 9,517

2029 Vacant Housing Units 1,834

Socioeconomic Status Index

2024 Socioeconomic Status Index 49.1

Currently, 37.2% of the 18,205 housing units in the area are owner occupied; 52.8%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 17,464 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.98%. Median home value in the area is \$224,368, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.92% annually to \$299,118.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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STANTONSBURG WEST APARTMENTS

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	30,495	36,620	37,193	37,408
Households	13,129	15,871	16,380	16,789
Families	7,543	8,990	9,120	9,292
Average Household Size	2.28	2.27	2.24	2.20
Owner Occupied Housing Units	5,847	6,478	6,771	7,272
Renter Occupied Housing Units	7,282	9,393	9,609	9,517
Median Age	31.3	33.8	34.3	36.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.12%	0.75%	0.38%
Households	0.49%	0.98%	0.64%
Families	0.37%	0.91%	0.56%
Owner HHs	1.44%	1.22%	0.97%
Median Household Income	2.51%	3.26%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,188	13.4%	1,794	10.7%
\$15,000 - \$24,999	1,267	7.7%	929	5.5%
\$25,000 - \$34,999	1,280	7.8%	1,057	6.3%
\$35,000 - \$49,999	1,951	11.9%	1,860	11.1%
\$50,000 - \$74,999	3,888	23.7%	4,020	23.9%
\$75,000 - \$99,999	2,126	13.0%	2,384	14.2%
\$100,000 - \$149,999	2,052	12.5%	2,597	15.5%
\$150,000 - \$199,999	620	3.8%	846	5.0%
\$200,000+	1,007	6.1%	1,302	7.8%


Median Household Income	\$57,130	\$64,672
Average Household Income	\$79,275	\$93,527
Per Capita Income	\$35,081	\$42,187

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,525	8.3%	2,571	7.0%	2,555	6.9%	2,484	6.6%
5 - 9	2,074	6.8%	2,411	6.6%	2,428	6.5%	2,295	6.1%
10 - 14	1,892	6.2%	2,401	6.6%	2,275	6.1%	2,318	6.2%
15 - 19	1,768	5.8%	2,086	5.7%	2,167	5.8%	2,159	5.8%
20 - 24	2,852	9.4%	2,759	7.5%	2,858	7.7%	2,837	7.6%
25 - 34	6,096	20.0%	6,863	18.7%	6,765	18.2%	6,019	16.1%
35 - 44	4,042	13.3%	4,838	13.2%	5,166	13.9%	5,738	15.3%
45 - 54	3,672	12.0%	4,102	11.2%	4,209	11.3%	4,273	11.4%
55 - 64	2,854	9.4%	3,891	10.6%	3,758	10.1%	3,623	9.7%
65 - 74	1,473	4.8%	3,011	8.2%	3,040	8.2%	3,194	8.5%
75 - 84	827	2.7%	1,251	3.4%	1,497	4.0%	1,904	5.1%
85+	420	1.4%	438	1.2%	475	1.3%	564	1.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,881	45.5%	14,666	40.0%	14,405	38.7%	13,929	37.2%
Black Alone	14,648	48.0%	17,693	48.3%	18,246	49.1%	18,658	49.9%
American Indian Alone	107	0.4%	124	0.3%	139	0.4%	144	0.4%
Asian Alone	643	2.1%	904	2.5%	973	2.6%	1,047	2.8%
Pacific Islander Alone	14	0.0%	16	0.0%	17	0.0%	18	0.0%
Some Other Race Alone	520	1.7%	1,216	3.3%	1,318	3.5%	1,396	3.7%
Two or More Races	683	2.2%	2,001	5.5%	2,097	5.6%	2,218	5.9%
Hispanic Origin (Any Race)	1,207	4.0%	2,127	5.8%	2,305	6.2%	2,458	6.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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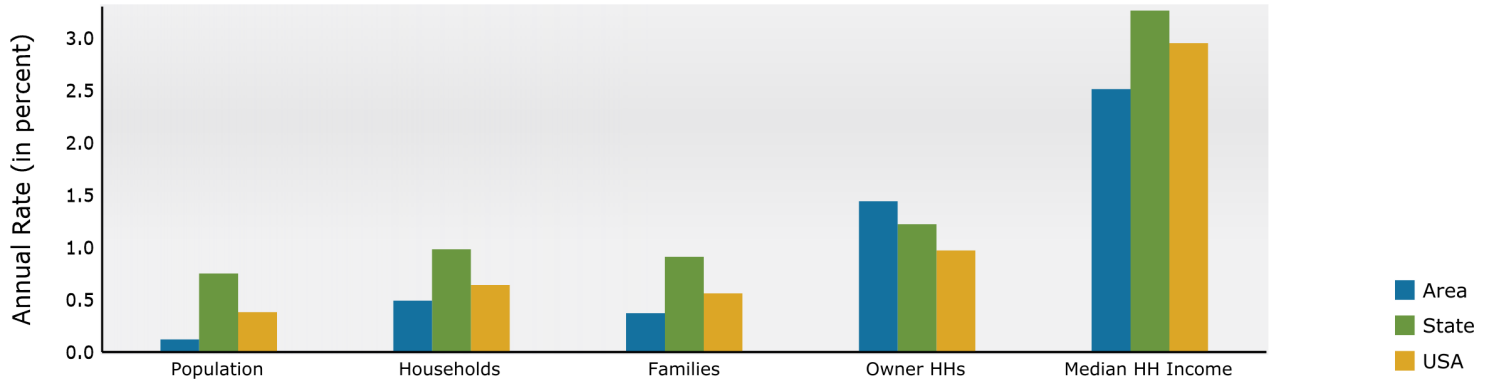


STANTONSBURG WEST APARTMENTS

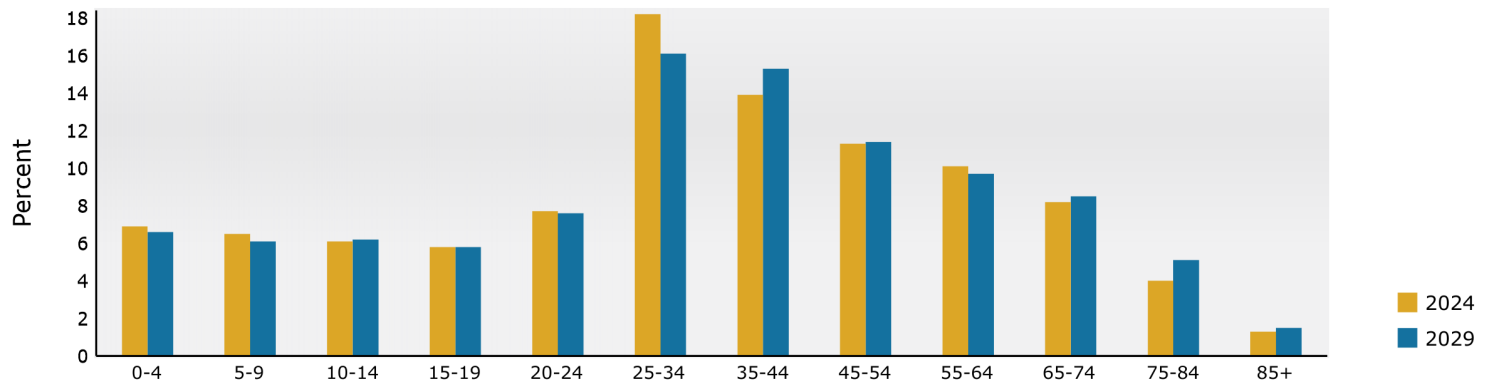
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

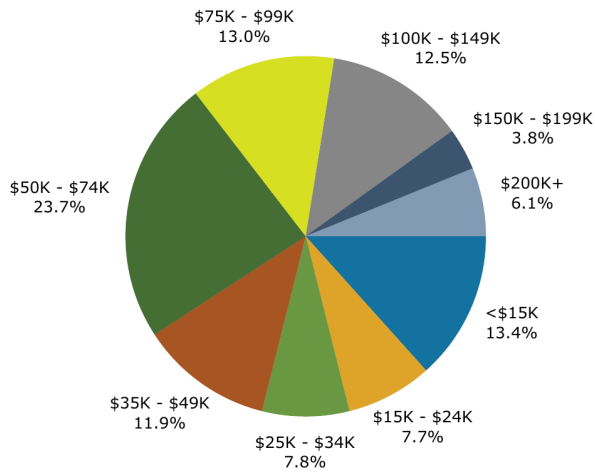
Trends 2024-2029



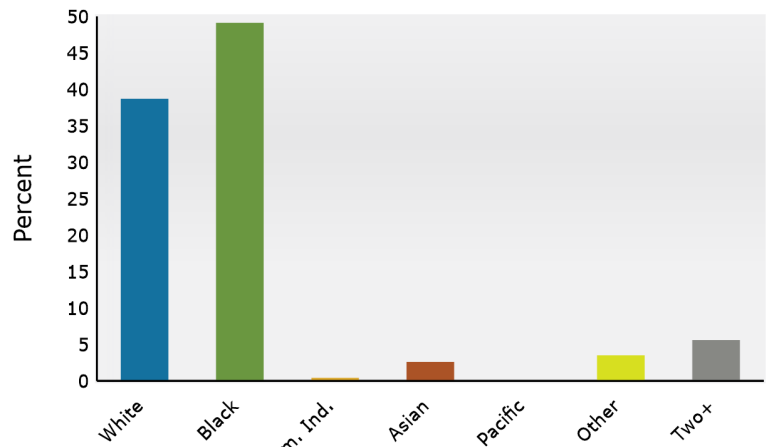
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	36,620	2024 Median Household Income	\$57,130
2024 Total Population	37,193	2029 Median Household Income	\$64,672
2029 Total Population	37,408	2024-2029 Annual Rate	2.51%
2024-2029 Annual Rate	0.12%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	17,464	100.0%	18,205	100.0%	18,623	100.0%
Occupied	15,871	90.9%	16,380	90.0%	16,789	90.2%
Owner	6,478	37.1%	6,771	37.2%	7,272	39.0%
Renter	9,393	53.8%	9,609	52.8%	9,517	51.1%
Vacant	1,626	9.3%	1,825	10.0%	1,834	9.8%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	6,761	100.0%	7,260	100.0%
<\$50,000	321	4.7%	232	3.2%
\$50,000-\$99,999	392	5.8%	211	2.9%
\$100,000-\$149,999	718	10.6%	357	4.9%
\$150,000-\$199,999	1,275	18.9%	807	11.1%
\$200,000-\$249,999	1,384	20.5%	1,132	15.6%
\$250,000-\$299,999	700	10.4%	907	12.5%
\$300,000-\$399,999	1,127	16.7%	1,643	22.6%
\$400,000-\$499,999	361	5.3%	778	10.7%
\$500,000-\$749,999	328	4.9%	819	11.3%
\$750,000-\$999,999	149	2.2%	342	4.7%
\$1,000,000-\$1,499,999	2	0.0%	24	0.3%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	4	0.1%	8	0.1%

Median Value	\$224,368	\$299,118
Average Value	\$260,017	\$343,784

Census 2020 Housing Units	Number	Percent
Total	17,464	100.0%
Housing Units In Urbanized Areas	14,735	84.4%
Rural Housing Units	2,729	15.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,478	100.0%
Owned with a Mortgage/Loan	4,985	77.0%
Owned Free and Clear	1,493	23.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

STANTONSBURG WEST APARTMENTS

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,626	100.0%
For Rent	678	41.7%
Rented- Not Occupied	60	3.7%
For Sale Only	83	5.1%
Sold - Not Occupied	49	3.0%
Seasonal/Recreational/Occasional Use	45	2.8%
For Migrant Workers	6	0.4%
Other Vacant	706	43.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,871	6,478	40.8%
15-24	1,199	98	8.2%
25-34	3,867	911	23.6%
35-44	2,842	1,161	40.9%
45-54	2,540	1,229	48.4%
55-59	1,319	681	51.6%
60-64	1,201	646	53.8%
65-74	1,894	1,107	58.4%
75-84	796	517	64.9%
85+	214	128	59.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,871	6,478	40.8%
White Alone	6,903	3,835	55.6%
Black/African American Alone	7,440	2,066	27.8%
American Indian/Alaska Native	55	13	23.6%
Asian Alone	394	155	39.3%
Pacific Islander Alone	7	3	42.9%
Other Race Alone	380	145	38.2%
Two or More Races	692	261	37.7%
Hispanic Origin	743	275	37.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,871	6,478	40.8%
1-Person	5,668	1,693	29.9%
2-Person	4,945	2,317	46.9%
3-Person	2,434	1,077	44.2%
4-Person	1,722	901	52.3%
5-Person	726	330	45.5%
6-Person	229	102	44.5%
7+ Person	145	57	39.3%

2024 Housing Affordability

Housing Affordability Index	100
Percent of Income for Mortgage	24.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.



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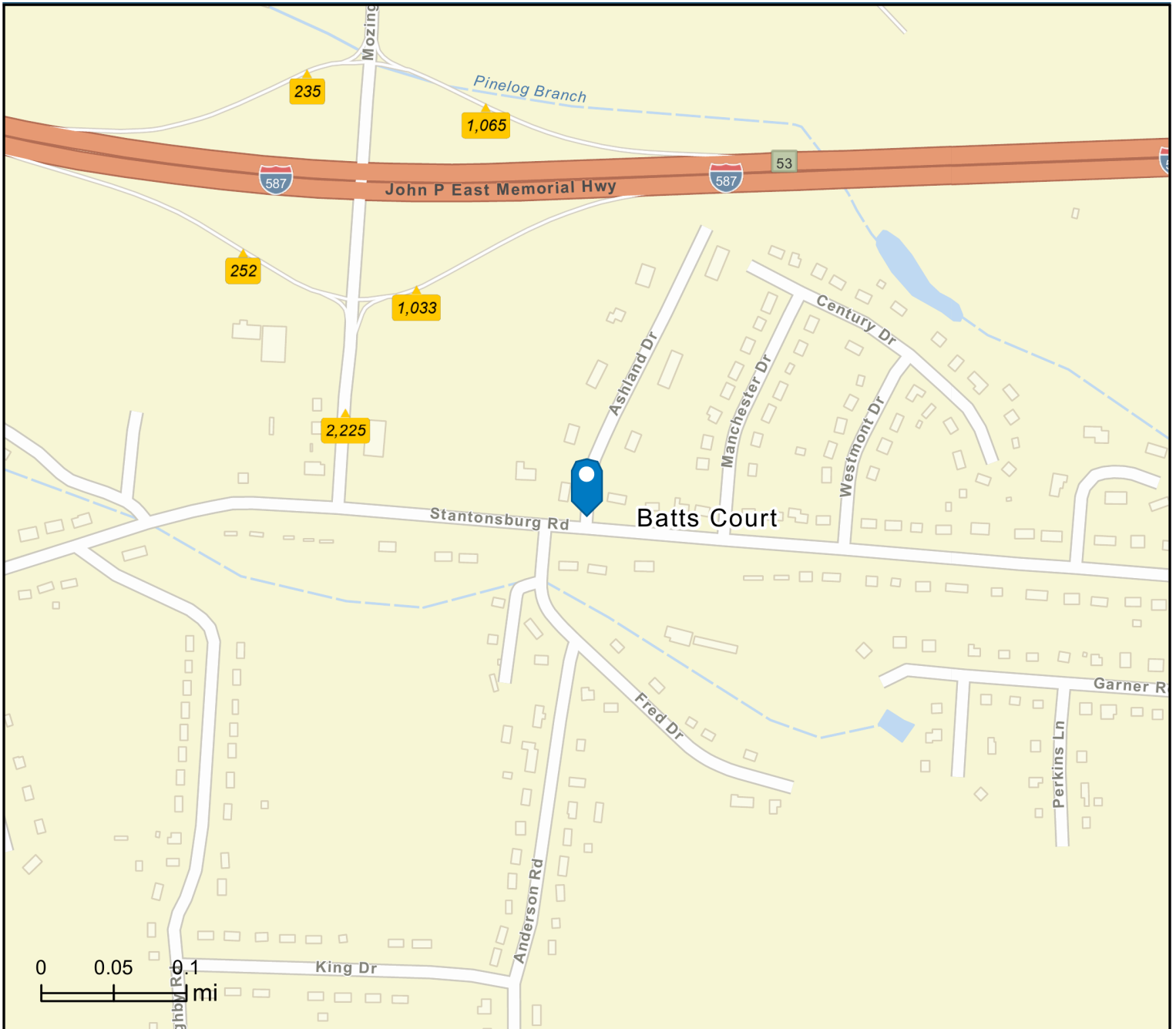
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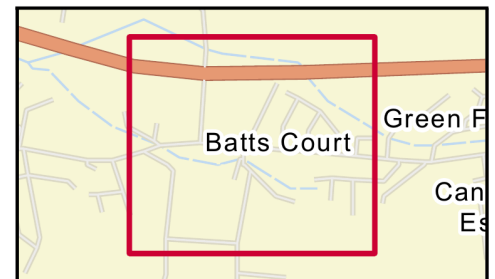
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TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



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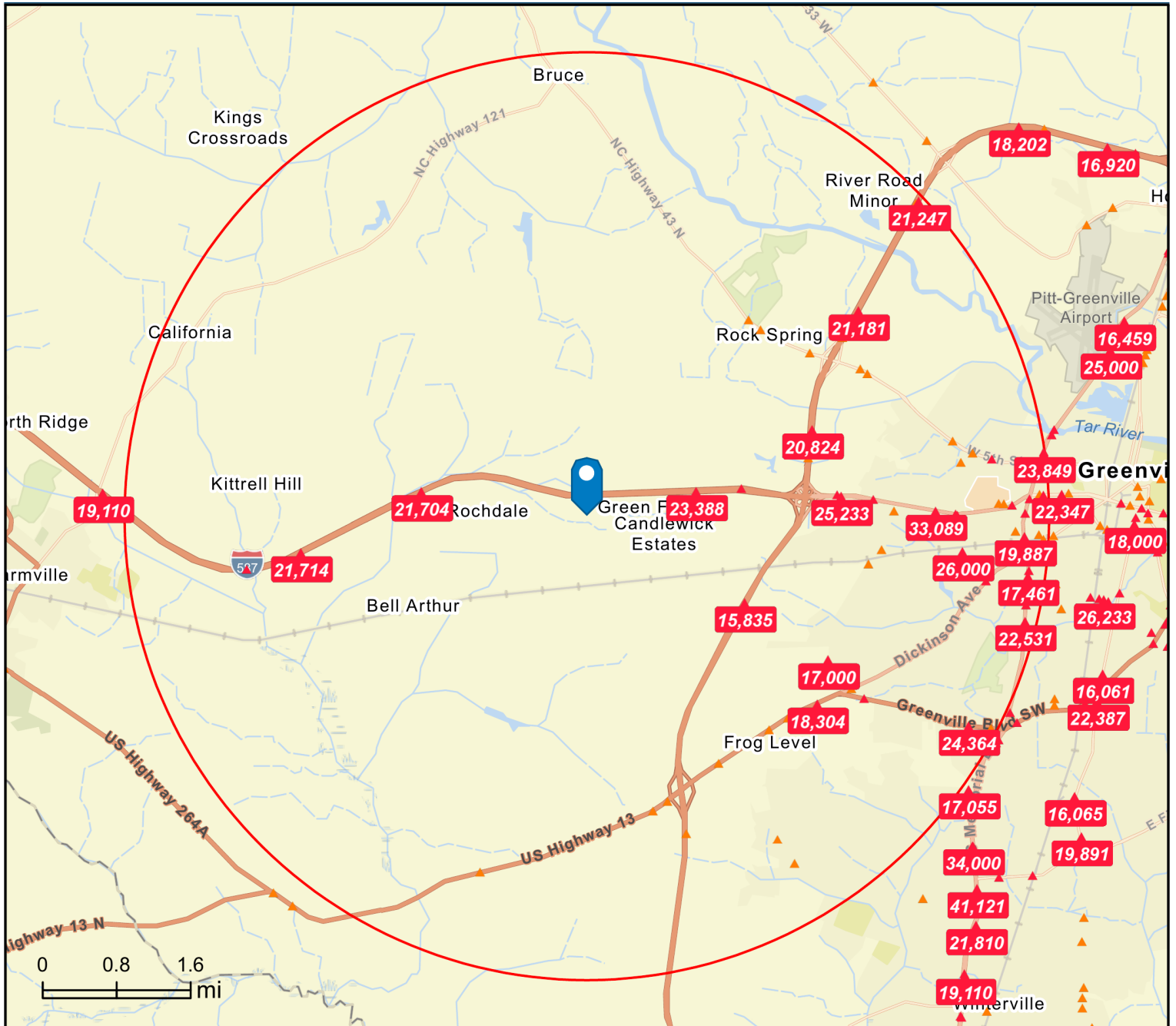
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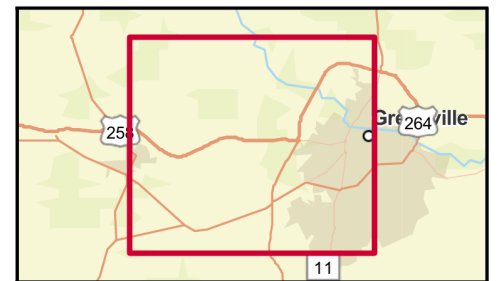
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TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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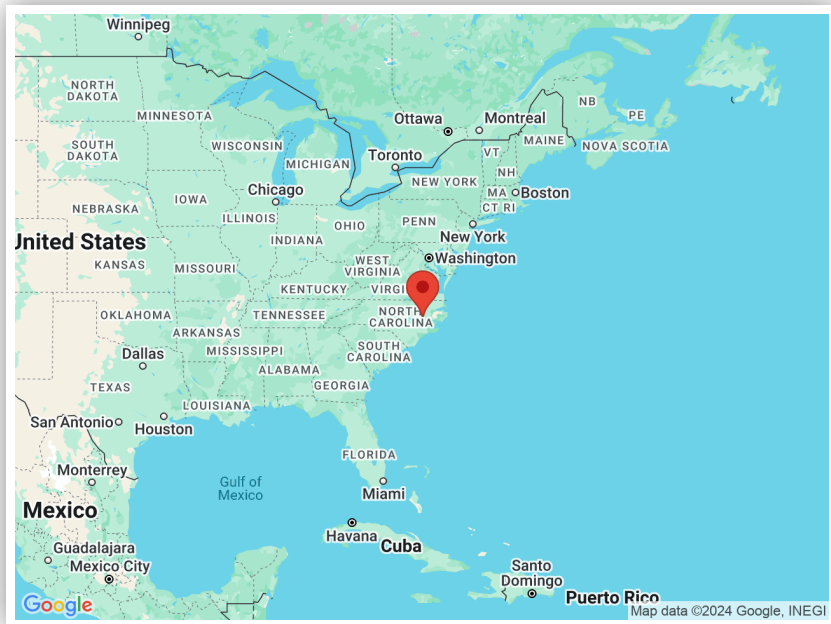
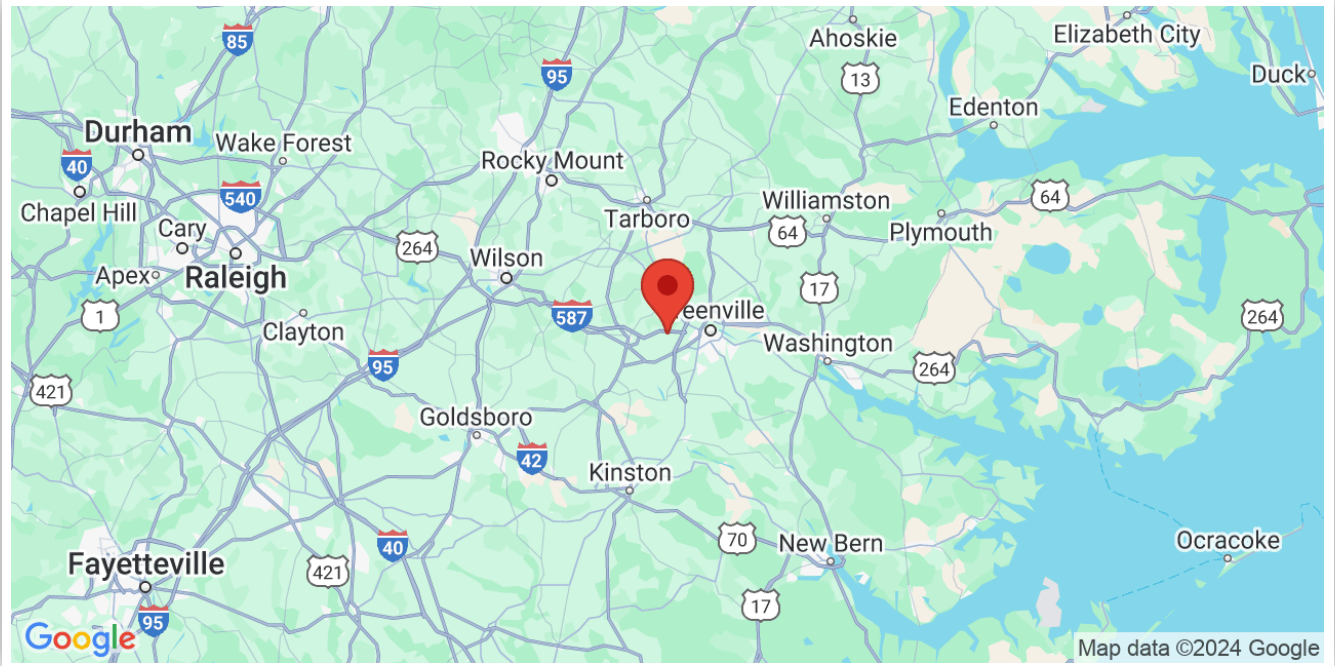
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AREA LOCATION MAP

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Stantonsburg West Apartments

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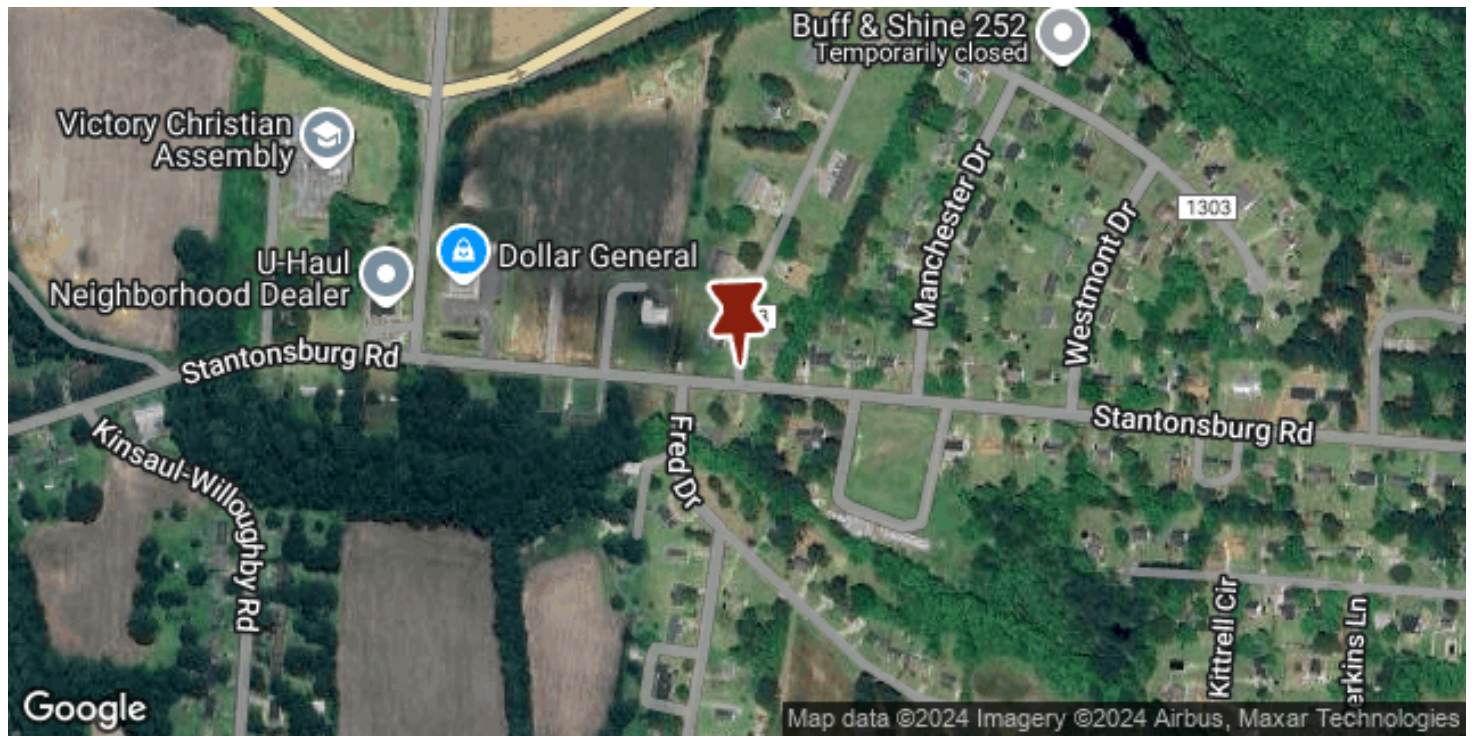
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AERIAL ANNOTATION MAP

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Stantonsburg West Apartments

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