



EXCLUSIVE NEW OFFERING



BRIDGEWATER PLACE

Performance Real Estate Advisors is pleased to present Bridgewater Place, a 47-unit affordable housing community located in Montgomery, West Virginia. The property operates under a long-term Option 2 Project-Based Section 8 HAP Contract, ensuring stable revenue and consistent occupancy through guaranteed rental subsidies.

Bridgewater Place is a well-maintained, garden-style community offering a mix of one-, two-, and three-bedroom floorplans designed to accommodate a variety of resident needs. The property's affordable rents and federal subsidy program provide security for both ownership and residents, while its location in a Qualified Census Tract (QCT) offers strong redevelopment and financing incentives for investors.

Strategically positioned in Montgomery, Bridgewater Place benefits from convenient access to neighborhood services, local employers, and regional amenities. The community presents investors with an opportunity to acquire a stabilized affordable housing asset with reliable cash flow and meaningful upside potential through long-term program participation.

QUICK FACTS

- Located in a QCT in Montgomery, WV
- 47 Units
- 100% PBS8
- Pro Forma GPR: \$520K
- Pro Forma NOI: \$175K

