

SOMERSET TOWNHOMES & VILLAS INVESTMENT

3115 CARROLL RD, FORT WAYNE, IN 46818



PROPERTY DESCRIPTION

Invest in luxury living redefined at Somerset Townhomes & Villas, located in one of the fastest growing areas of Fort Wayne. Built in 2023 by Fort Wayne's premier luxury home builder, this park-like property offers lush landscaping, manicured green spaces, private patios, large sidewalks, ponds, and a dog park. Designed to enhance community bonds and create a sense of tranquility, Somerset is a desirable neighborhood with a synergetic mix of single-family homes, villas, and townhomes.

This premier investment is available to acquire just the villa portfolio or the townhome portfolio, however, the entire property is available for serious investors. The 19 acre parcel is expertly developed where the 20 villa homes are located on the west portion and the 9 townhome buildings located on the east portion of the property. Diversify your portfolio with the ability to accommodate the full spectrum of renters from single-family home to two story townhome.

PROPERTY HIGHLIGHTS

SOMERSET VILLAS

- 20 single-family homes with attached 2-car garage
- 3-bedroom, 2-bathroom units
- 6 different floor plans range 1,244 SF to 1,280 SF
- Luxury designed with cathedral ceilings, breakfast nooks, laundry room, and back patios
- Cul-de-sac site plan with large front yards and sidewalks
- Features include granite countertops, plank flooring, Samsung appliances, wood cabinets, and custom doors!

SOMERSET TOWNHOMES

- 9 buildings with 56 units in both garden and 2-story construction
- 2 and 3 bedroom, 2.5 bathroom units
- 4 different floor plans range 862 to 1,600 SF
- Luxury designed with high ceilings, breakfast nooks, open concept, and back patios
- Features include granite countertops, plank flooring, Samsung appliances, wood cabinets, and custom doors!

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SOMERSET VILLAS

SALE PRICE	INQUIRE WITH BROKER
Gross Leasable Area	25,560 SF
# of Units	20 Villas
Lot Size	~5.76 Acres
Unit Types	Single Family Homes
Unit Areas	1,244 SF - 1,280 SF
Floorplans	6 Different Designs
Unit Layout	3 bedroom, 2 bathroom
Occupancy	80% Occupied

SOMERSET TOWNHOMES

SALE PRICE	INQUIRE WITH BROKER
Gross Leasable Area	
# of Units	10 Buildings - 56 Units
Lot Size	~7.16 Acres
Unit Types	1 & 2 Story Townhomes
Unit Areas	928 - 1,424 SF
Floorplans	3 Different Designs
Unit Layout	2 bedroom, 1 bathroom 2 bedroom, 2.5 bathroom 3 bedroom, 2.5 bathroom
Occupancy	82% Occupied



STRONG LONG TERM STABLE INVESTMENT

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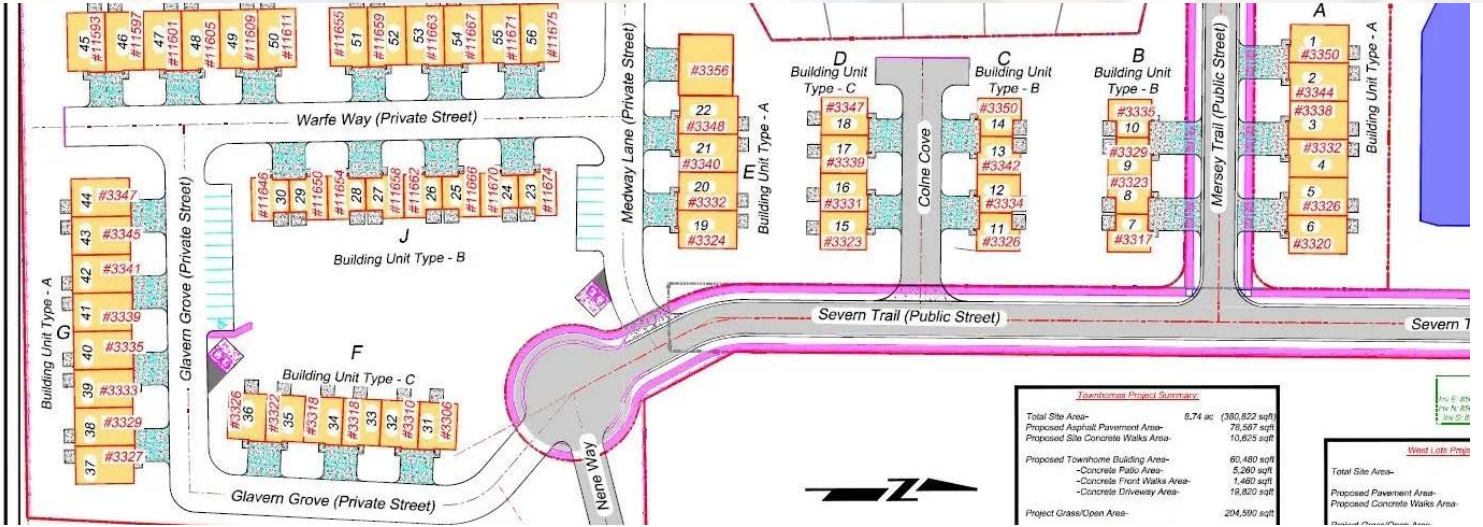
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**VISIBLE TO SCHOOLS OF HIGHLY RATED AND GROWING
NORTHWEST ALLEN COUNTY SCHOOL SYSTEM**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,026	27,829	68,531
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,986	10,341	26,388
# of Persons per HH	3	2.7	2.6
Average HH Income	\$121,426	\$119,322	\$110,561
Average House Value	\$265,812	\$289,482	\$273,550

2020 American Community Survey (ACS)

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