

FOR SALE

THE EPIPHANY

at Blue Ridge
Commons

240 Apartment Units



Discover an exclusive enclave of 240 meticulously designed luxury apartment units that blend sophistication with comfort.

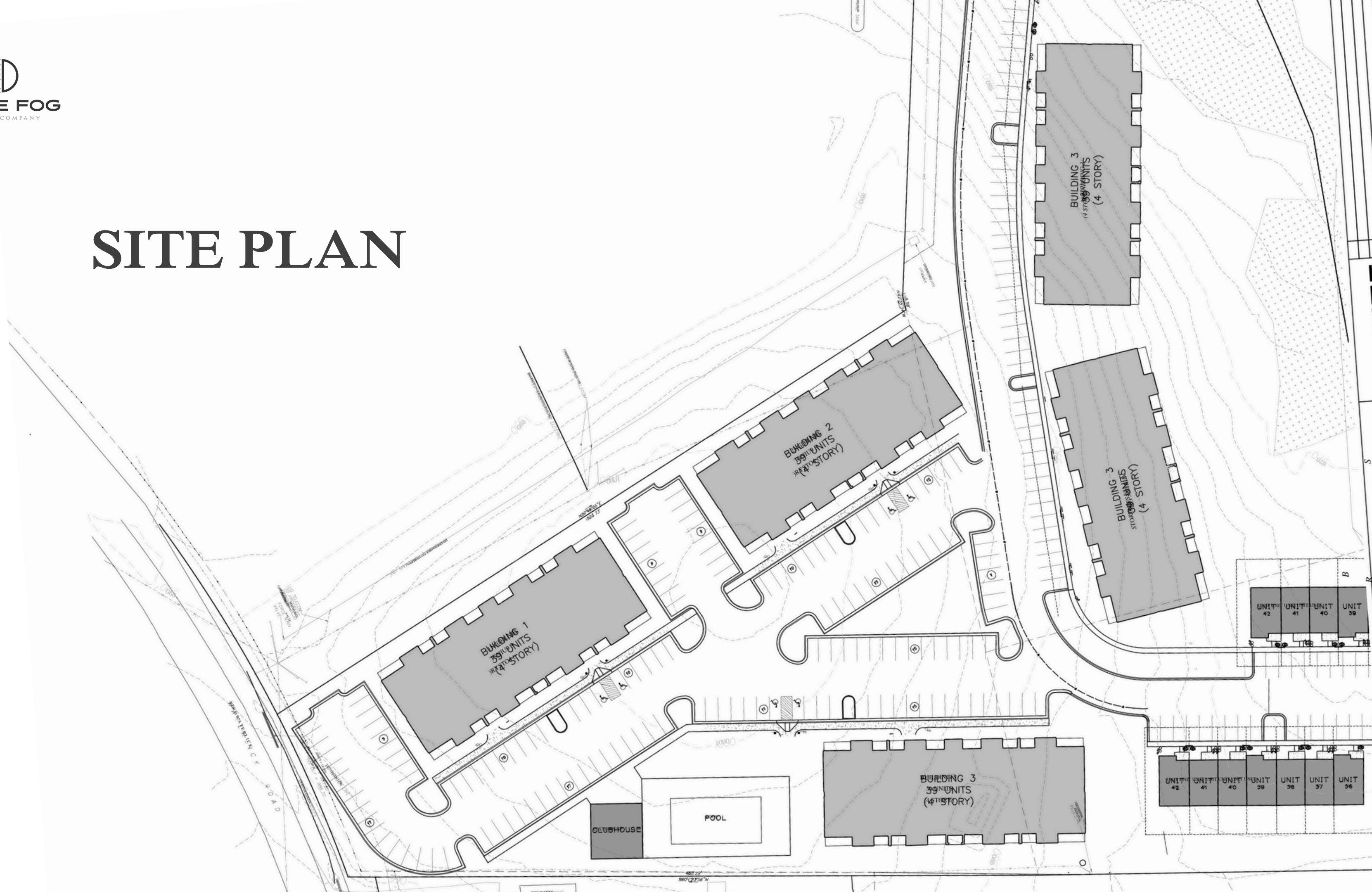
Choose from 2 or 3-bedroom residences adorned with high-end finishes.



Enjoy resort-style amenities including a sparkling pool, fitness center, and a stylish clubhouse.

Conveniently located near major highways and public transportation, this is upscale living at its finest.

SITE PLAN



WHITE
ENGINEERING & DESIGN
P.O. BOX 1884, FOREST VIRGINIA 24551
PHONE: 434-860-3007

PROJECT:
Blue/Ridge Commons - Section 3
CAMPBELL COUNTY, VIRGINIA

TITLE:
APARTMENT CONCEPT PLAN

DRAWN BY: JLW
DESIGNED BY: JLW
REVIEWED BY: JLW
PROJECT NO. 22019.00
SCALE: GRAPHIC

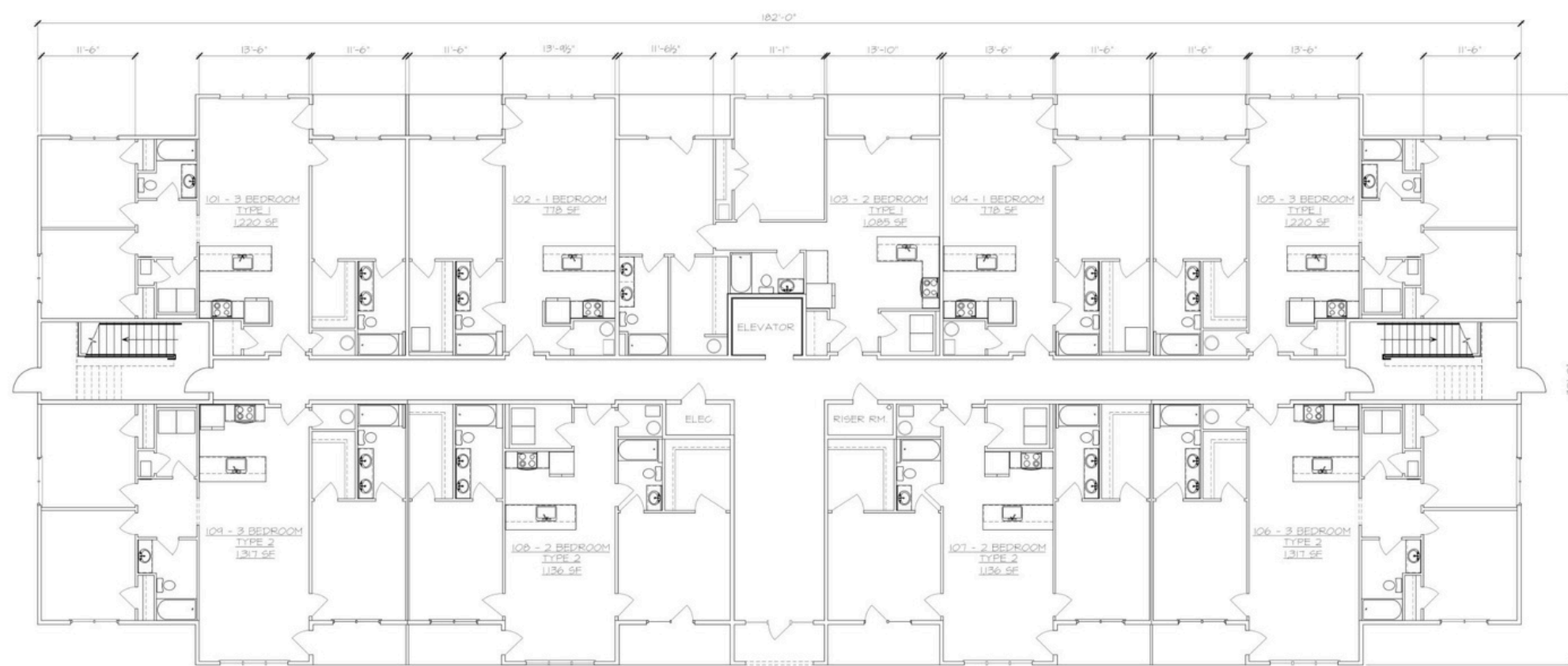
ORIG. SUBMITTAL DATE: 4-30-20
REV. SUBMITTAL DATE:
DRAWING NUMBER:
SHEET NUMBER: 1 OF 1

UNIT TYPE	AREA	QTY.
ONE BEDROOM	778 SF	14
TWO BEDROOM - TYPE 1	1,085 SF	4
TWO BEDROOM - TYPE 2	1,136 SF	2
TWO BEDROOM - TYPE 3	1,118 SF	3
THREE BEDROOM - TYPE 1	1,220 SF	8
THREE BEDROOM - TYPE 2	1,317 SF	8



FLOOR PLAN (TYPICAL SECOND THRU FOURTH)

SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

APARTMENT BLUEPRINT

APARTMENTS

- Modern, open floor plans
- Private patios and balconies
- Custom granite countertops with matching backsplash
- High efficiency appliances
- Elegant cabinetry
- Luxury vinyl plank flooring with carpet in the bedrooms
- Full size washer and dryer in each unit

AMENITIES

- Unique pool with built in lounge pads and two hot tubs
- Fitness center
- On-site management
- Assigned parking passes

PET POLICY

- Pet friendly community
- Pets up to 75 lbs. Welcome

COMMUNITY FEATURES

BUILDING 1

24 2BD/2BA \$1,600
900Sqft

24 3BD/2BA \$1,750
1000 Sqft

48 UNITS

monthly
\$80,400

BUILDING 2

24 2BD/2BA \$1,600
900Sqft

24 3BD/2BA \$1,750
1000 Sqft

48 UNITS

monthly
\$80,400

BUILDING 3

24 2BD/2BA \$1,600
900Sqft

24 3BD/2BA \$1,750
1000 Sqft

48 UNITS

monthly
\$80,400

RENTAL INCOME

(Continue)

BUILDING 4

24 2BD/2BA \$1,600
900Sqft

24 3BD/2BA \$1,750
1000 Sqft

48 UNITS

monthly
\$80,400

BUILDING 5

24 2BD/2BA \$1,600
900Sqft

24 3BD/2BA \$1,750
1000 Sqft

48 UNITS

monthly
\$80,400

MONTHLY TOTAL

\$402,000

OVERLOOK AT STONEMILL

Sale Date - 4/13/2022

\$33,210,000

216 Units

Price Per Unit \$153,750

WEST EDGE

Sale Date - 10/19/2022

\$68,850,000

270 Units

Price Per Unit \$255,000

COTTONTOWN MANOR

Sale Date - 5/11/2022

\$66,500,000

240 Units

Price Per Unit \$277,000

RECENT SALES

The Epiphany @ Blue Ridge Commons

240 LUXURY APARTMENTS

Summary.

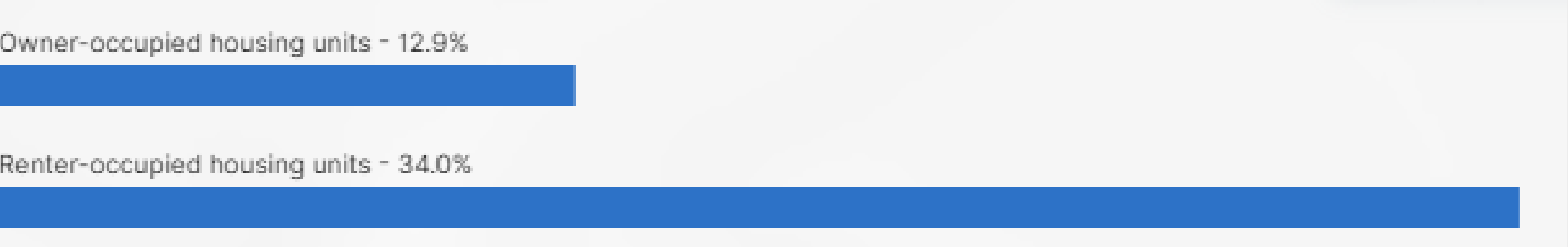
Estimated Value

PRICE:	\$60,000,000	ADDRESS:	2595 Waterlick Rd
Price Per Unit	\$250,000	# of Units:	240
Actual Gross Income	\$4,824,000	Year Built:	2024
Total Expenses:	\$1,206,000 (25%)	Acreage:	5
NOI:	\$3,618,000	CAP Rate:	6.0%

Occupied Units Paying Rent



Rent Vs Own



Lynchburg Market Overview

- 264,590 Population [2023] – Estimate
- 5,492 km² Area
- 0.35% Annual Population Change [2020 → 2023]
- The median income for a household in the MSA was \$35,890 and the median income for a family was \$42,085.
- 90% of Lynchburg has a highschool diploma or higher.
- 36.7% of Lynchburg has a Bachelor's Degree or Higher
- Avg person per household is 2.37

Lynchburg Market Overview



Lynchburg, Virginia's largest employer is *Liberty University*, and the Lynchburg MSA's economy is dominated by education, health care, and manufacturing. Other major employers in the Lynchburg MSA include:

Centra Hospitals

General medical and surgical hospital
3,096 employees

BWX Technologies, Inc.

Nuclear manufacturer
2,500 employees

Framatome

Nuclear products and services company
1,875 employees

Lynchburg City Schools

Elementary and secondary school district
1,605 employees

Shentel

Telecommunications services company
1,500 employees

City of Lynchburg

Government
1,076 employees

Barton Malow

Construction management company
1,000 employees

Genworth Financial

Insurance agency
960 employees

Southern Air, Inc.

Mechanical and HVAC contractor
830 employees

Horizon Behavioral Health

Human services organization
705 employees

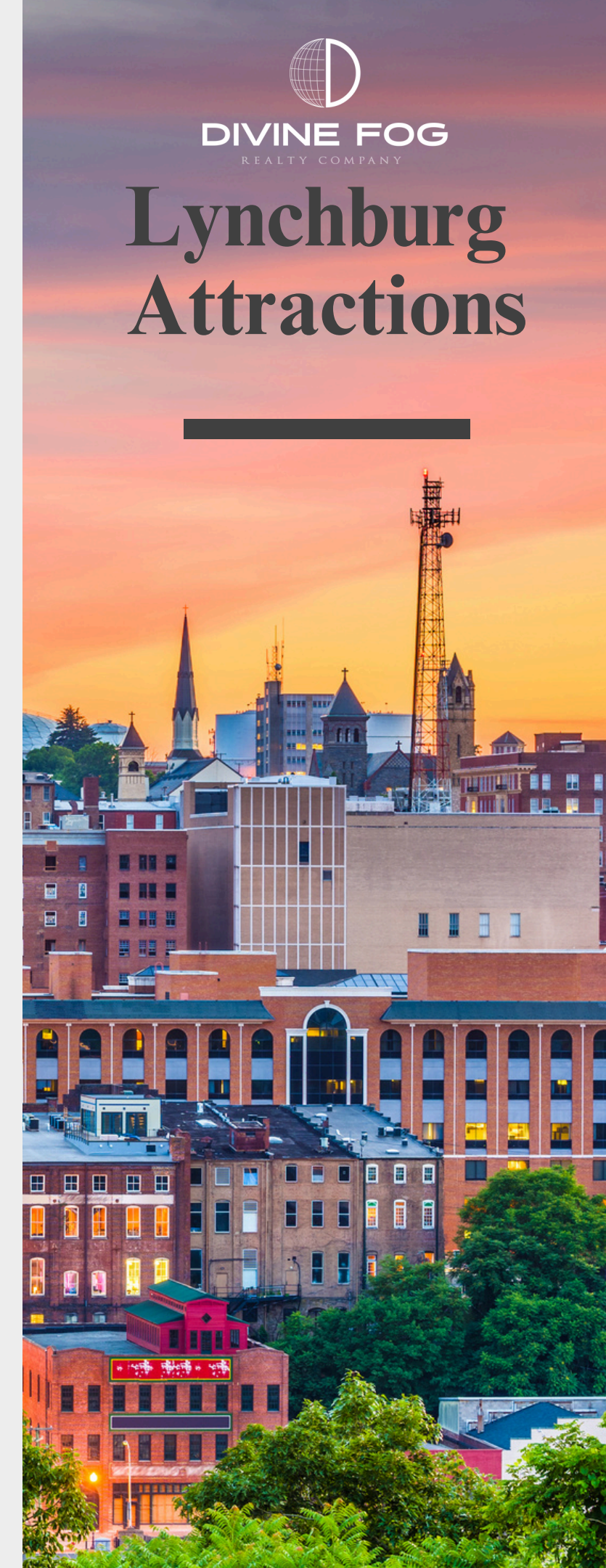
J. Crew

Catalog mail order company
640 employees

Employment

- Appalachian Trail
- Golf Disc Courses
- Academy Center of the Arts
- Putt-putt fun Center
- Hillcats Baseball Games
- Liberty University Sports Games
- Downtown Shopping
- Regal River Ridge
- River Ridge Mall
- Old City Cemetery Guided Tours
- Lynchburg Symphony Orchestra
- Wolfbane Performing Arts
- LaHaye Ice Center

- Hollins Mill Park
- Miller Park Pool
- Miller Center
- Art Alley
- Liberty Mountain
- Riverwalk Trail
- Lynchburg Dog Park
- SeaQuest
- National D-Day Memorial
- Thomas Jefferson's Poplar Forest
- Rise -Up Climbing
- Smith Mountain Lake



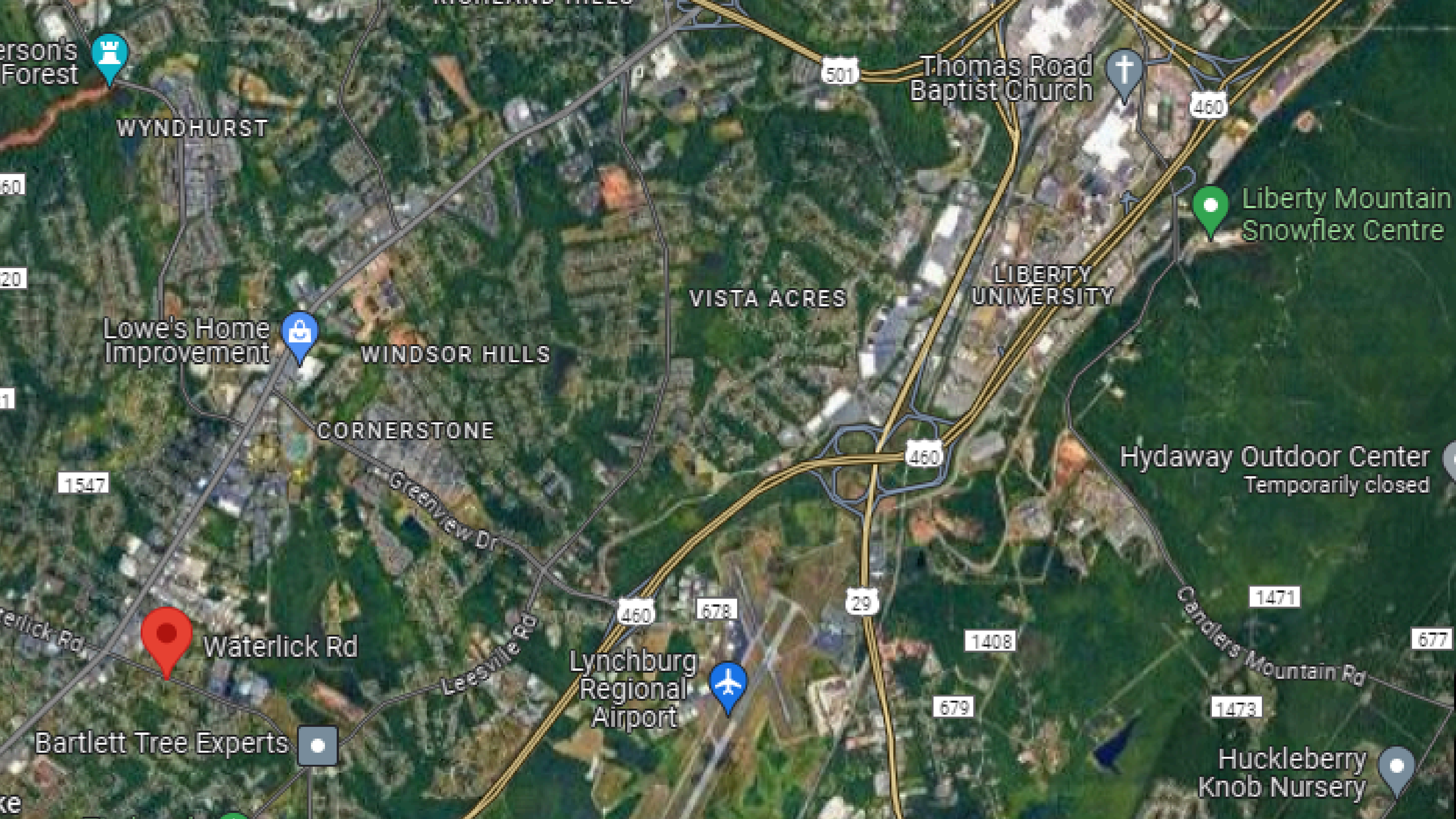




WATKINS RD

Melissa Ln

Garage



erson's Forest



WYNDHURST

501

Thomas Road Baptist Church



460

Liberty Mountain Snowflex Centre

60

20

VISTA ACRES

LIBERTY UNIVERSITY

Lowe's Home Improvement



WINDSOR HILLS

CORNERSTONE

460

Hydaway Outdoor Center
Temporarily closed

1547

Greenview Dr

Waterlick Rd



Waterlick Rd

460

678

29

1408

Lynchburg Regional Airport



679

Candler's Mountain Rd

1471

677

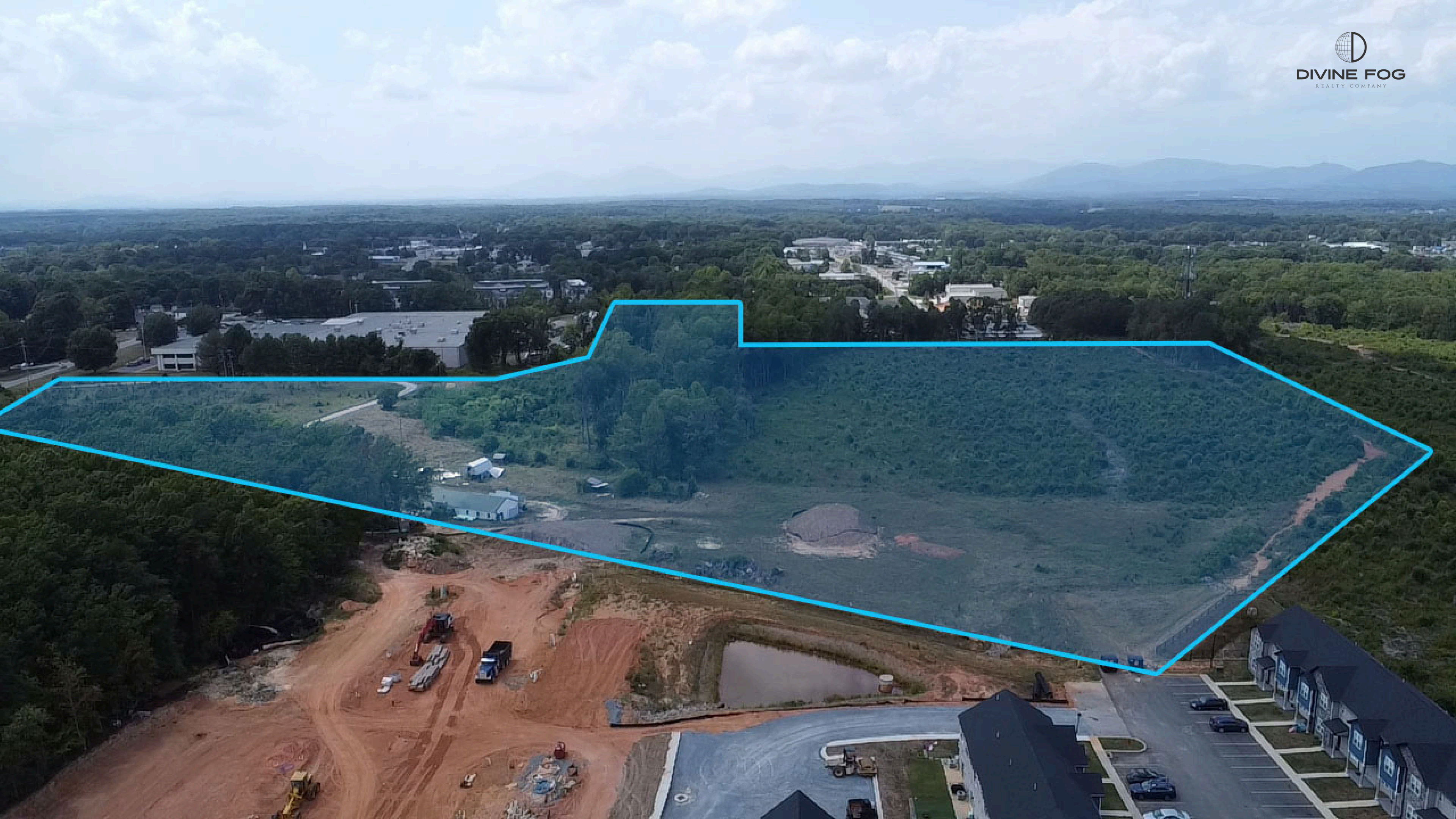
Bartlett Tree Experts



Huckleberry Knob Nursery



ke







Scottie Booker

FOUNDER / CHIEF EXECUTIVE OFFICER

Principal Broker - Lynchburg, Virginia

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DIVINE FOG

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NATIONAL OFFICES

Lynchburg, VA ● Roanoke, VA ● Mannassas, VA ● Raleigh, NC ● San Diego, CA