

FOR SALE

SOUTHWEST VILLAS APARTMENTS

17-Unit Multifamily Investment
Greensboro, NC



\$1,750,000

Property Highlights

- 17 Apartment Units
- Approximately 1.62 Acres
- Well-Maintained Community
- Recent Interior Renovations
- Tenant-Paid Water & Electric
- Strong Rental History
- Convenient Greensboro Location

Investment Highlights

- Value-add multifamily investment opportunity
- Recent capital improvements
- Opportunity for continued rental growth
- Attractive price per unit
- Excellent long-term investment potential

Future Upside

- Opportunity to increase rental income toward market rates
- Continued rental growth potential
- Long-term appreciation potential



Essa Commercial Real Estate, Inc.
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410



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EXECUTIVE INVESTMENT SUMMARY

PROPERTY SUMMARY

Property Southwest Villas Apartments	Address 2602-2634 Fore Street, Greensboro, NC	Property Type Multifamily
Number of Units 17	Site Size Approximately 1.62 Acres	Price \$1,750,000
Occupancy Contact Broker	Utilities Tenants pay Water & Electric	Zoning RM-12

PROPERTY DESCRIPTION

Southwest Villas Apartments is a well-maintained 17-unit apartment community located in Greensboro, North Carolina. Ownership has made significant investments in renovating units and maintaining the property, creating an attractive investment opportunity with both stable current income and future upside potential. This property is being sold in As-Is, Where-Is condition.



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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS

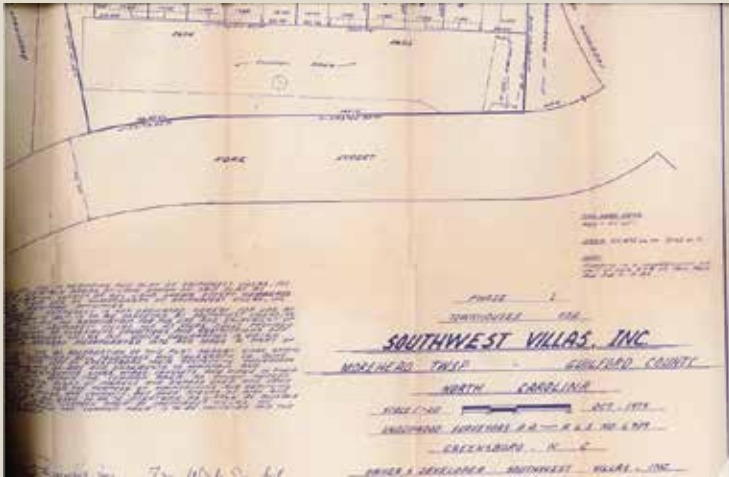
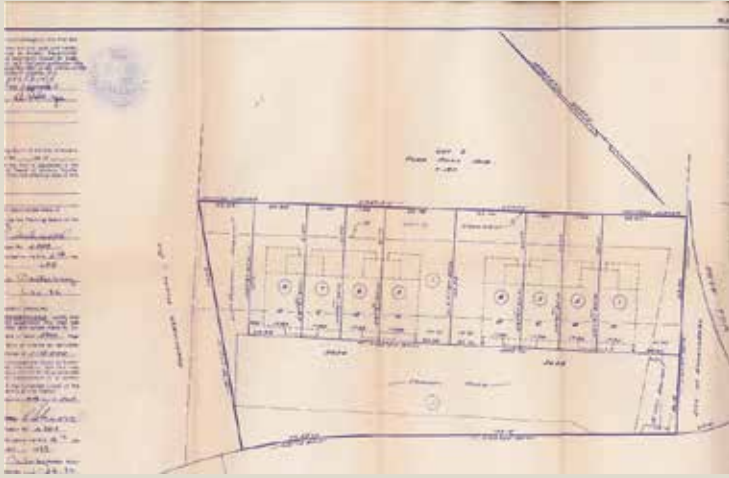


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SITE DATA



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SOLID LOCATION

This property presents a compelling multifamily investment opportunity, supported by a stable market, strong rental demand, and continued potential for rental growth. Recent improvements, an attractive unit mix, and convenient access to major highways and employment centers position the property for sustained resident appeal and long-term performance.



Nearby Employers

- Cone Health
- Moses Cone Hospital
- Guilford County Schools
- City of Greensboro
- Honda Aircraft
- FedEx
- Qorvo
- Volvo Group
- Guilford Technical Community College
- UNC Greensboro

Nearby Retail & Services

- Walmart
- Food Lion
- Harris Teeter
- Lowe's Home Improvement
- Walgreens
- CVS
- Restaurants
- Banking
- Shopping Centers



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DEMOGRAPHICS

2026 Demographics	3-Mile Radius	5-Mile Radius
Population	65,014	156,745
Households	27,397	65,566
Median Age	35.4	34.3
Median Household Income	\$54,688	\$63,337
Average Household Income	\$71,543	\$88,058

Source: ESRI

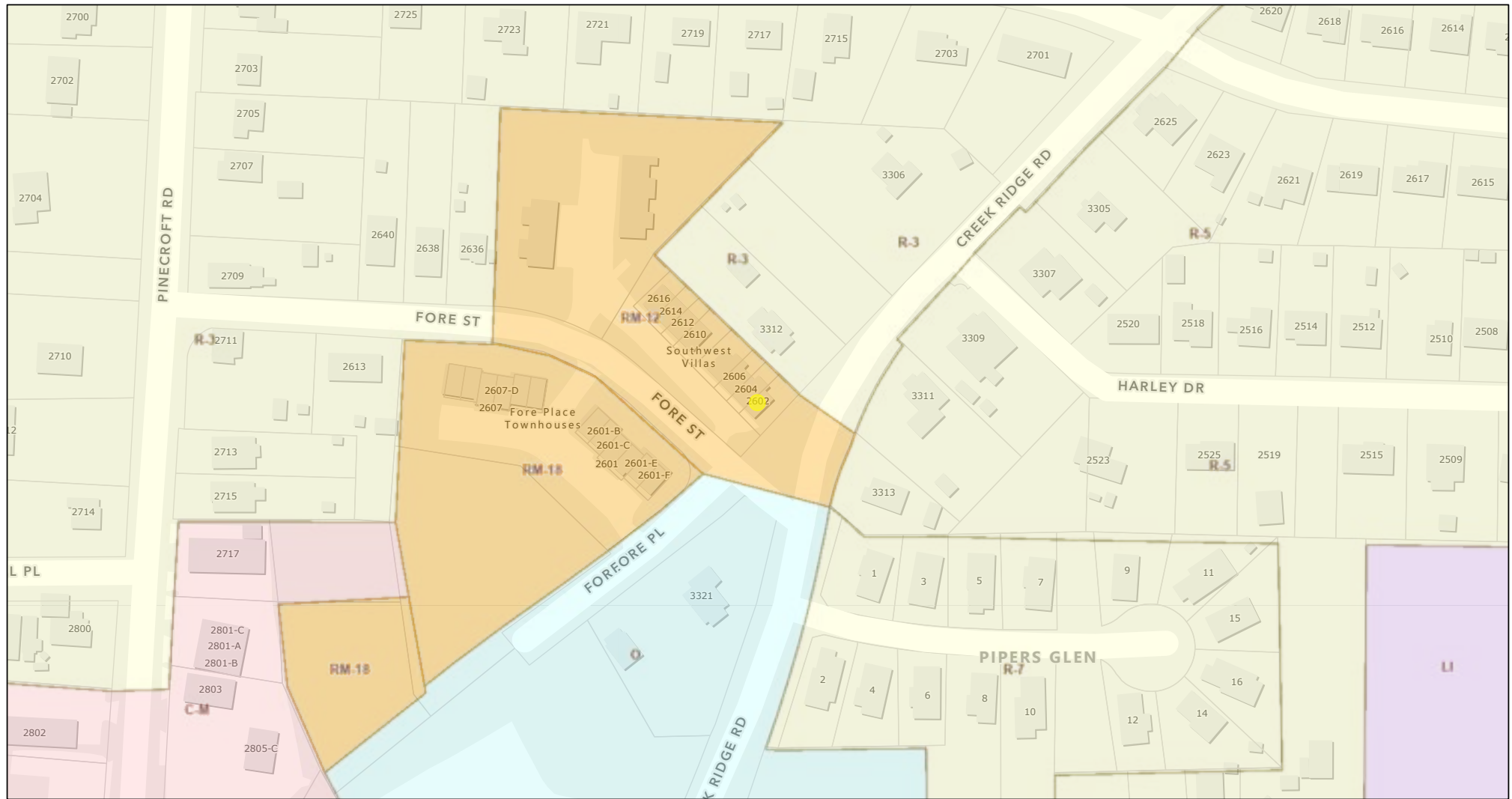


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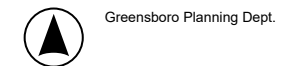
ArcGIS Web Map



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Zoning Districts Outline
 Office
 Multi-family Residential
 Light Industrial
 Single-family Residential
 Commercial

1:1,591
 0 0.01 0.03 0.06 mi
 0 0.03 0.05 0.1 km



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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

☒ **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature	Buyer's Signature	Date
 Carl D. Essa	 152973	 Essa Commercial Real Estate Inc.
Agent's Name	Agent's License No.	Firm Name

REC. 4.27 • 1/1/2022

Essa Commercial Real Estate, 1931 New Garden Road, Suite 200 Greensboro NC 27410
Carl Essa

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Fore Street



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Additional Financial Information

To protect the confidentiality of the property's financial information and the privacy of its tenants, detailed information will be provided only to qualified prospective purchasers.

Upon execution of a Confidentiality Agreement (CA), qualified purchasers will receive available due diligence information, including:

Current Rent Roll

Historical Income & Expense Statements

Property Photographs

Additional Information as Available

Please contact us for additional information or to request a Confidentiality Agreement.



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