

Willowgreen Townhomes

134-141 WILLOW CREEK CIRCLE, VILAS, NC 28692

8-UNIT INVESTMENT PROPERTY

FOR SALE



Linville Team Partners is proud to represent the 8-unit Willowgreen Townhome complex located in Vilas, NC, minutes away from Appalachian State University. Built in 2001, these units are located on the Willow Valley golf course just outside of Boone, NC. These units are well maintained and have a 100% occupancy history over the last 15 years. Currently leased as student housing, each unit is well appointed with wooden cabinets, washer and dryer in-unit, central heating and air and a fireplace. Property also comes with a website, electronic rental payment program. Handyman relationships in place as well as landscaping and snow removal services.

LEARN MORE ABOUT THIS PROPERTY



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PROPERTY DETAILS

Property Type	Multifamily	# Buildings	4	# Units	8	Year Built	2001
Average Unit SF	2,864	Acres	1.10	# Floors	2	Year Roof Installed	2001
Unit Mix	3BR/2BA	Average Rent/Unit	\$489.00	Flooring	Mixed	Washer/Dryer	In unit

TAX INFORMATION

Zoning	R07	Tax PINs	1990266908000; 1990265997000; 1990363213000; 1990363216000; 1990362270000; 1990362274000; 1990363279000; 1990364208000				
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PRICING & TERMS

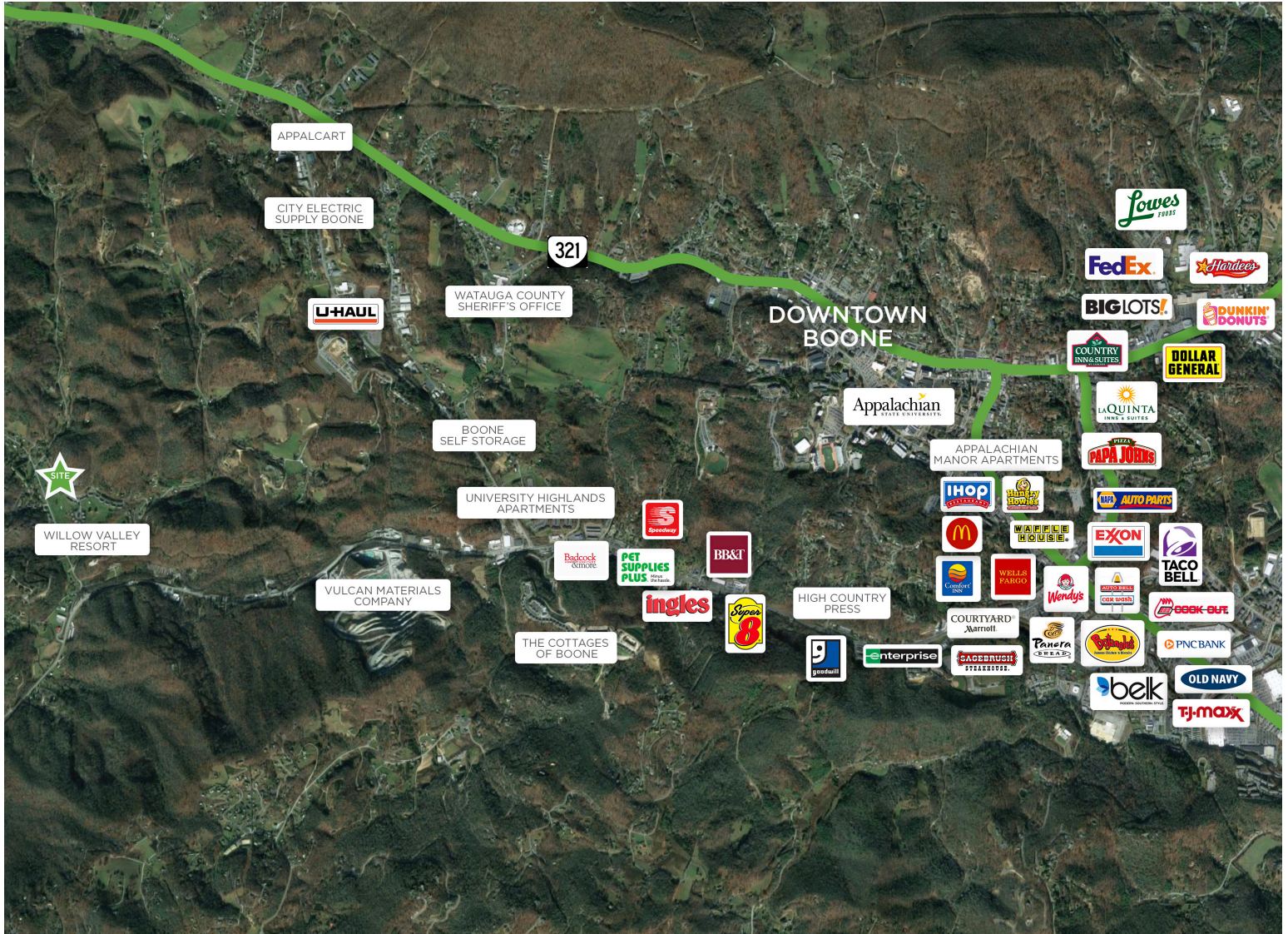
Sales Price	\$1,625,000	NOI	\$108,113	Cap Rate	6.7%
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KEY FACTS

31,190

Population



2.18

Average Household Size

24.3

Median Age

\$26,991

Median Household Income

EDUCATION

10%

No High School Diploma



18%

High School Graduate



24%

Some College



48%

Bachelor's/Grad/Prof Degree

BUSINESS



1,755

Total Businesses



20,707

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

12%



Services

29%

7.1%

Unemployment Rate

INCOME



\$26,991

Median Household Income



\$18,094

Per Capita Income



\$13,183

Median Net Worth

Households By Income

The largest group: <\$15,000 (35.7)

The smallest group: \$200,000+ (2.3)

Indicator ▲	Value	Difference	
<\$15,000	35.7	+11.4	<div style="width: 35.7%;"></div>
\$15,000 - \$24,999	12.0	+1.4	<div style="width: 12.0%;"></div>
\$25,000 - \$34,999	9.7	-0.3	<div style="width: 9.7%;"></div>
\$35,000 - \$49,999	11.5	-2.0	<div style="width: 11.5%;"></div>
\$50,000 - \$74,999	12.0	-3.2	<div style="width: 12.0%;"></div>
\$75,000 - \$99,999	7.3	-3.4	<div style="width: 7.3%;"></div>
\$100,000 - \$149,999	6.8	-2.2	<div style="width: 6.8%;"></div>
\$150,000 - \$199,999	2.7	-0.6	<div style="width: 2.7%;"></div>
\$200,000+	2.3	-1.0	<div style="width: 2.3%;"></div>

5 MILE DEMOGRAPHICS

- 8-Unit Townhome complex investment
- Located minutes from Appalachian State University
- Positioned on the Willow Valley golf course
- 100% occupancy history over the last 15 years
- **Cap Rate: 6.7%**
- **Sales Price: \$1,625,000**

