

809 Meadow Ridge Court

WINSTON-SALEM, NC 27107

MULTIFAMILY INVESTMENT PROPERTY

FOR SALE



PROPERTY HIGHLIGHTS

- 6 Unit income producing multifamily opportunity
- Each unit is approximately 550 SF 1 Bed/1 Bath
- Lots of upside with below market rents

PROPERTY OVERVIEW

Property Rents	\$399 - \$440/Month
Market Rents	\$495 - \$625/Month
Annual Recovery Potential	\$4,200

Six unit multifamily income producing investment opportunity in Winston-Salem, NC. Each unit is approximately 550 SF with 1 bed and 1 bath. Each unit is separately metered with washer/dryer hookups. Lots of upside, rents are below market and water expense can be passed onto tenant.

LEARN MORE ABOUT THIS PROPERTY



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KEY FACTS

35,837

Population



2.9

Average Household Size

32.8

Median Age

\$38,014

Median Household Income

EDUCATION

19%

No High School Diploma



30%

High School Graduate



30%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



703

Total Businesses



7,578

Total Employees

EMPLOYMENT



54%

White Collar



30%

Blue Collar



16%

Services

13.1%

Unemployment Rate

INCOME



\$38,014

Median Household Income



\$17,787

Per Capita Income



\$19,121

Median Net Worth

Households By Income

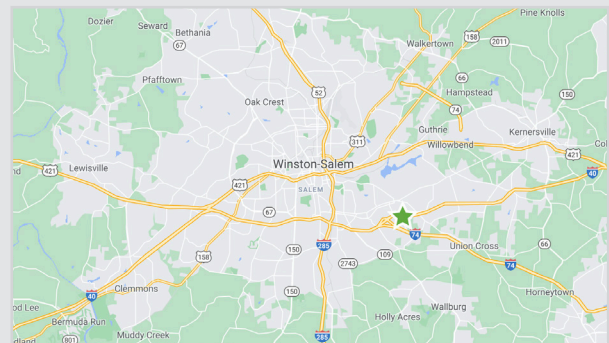
The largest group: \$35,000 - \$49,999 (19%)

The smallest group: \$200,000+ (1.2%)

Indicator ▲	Value	Diff
<\$15,000	18.6%	+5.9%
\$15,000 - \$24,999	14.9%	+3.4%
\$25,000 - \$34,999	11.4%	+1.5%
\$35,000 - \$49,999	19%	+3.6%
\$50,000 - \$74,999	14.9%	-2.2%
\$75,000 - \$99,999	10%	-2.2%
\$100,000 - \$149,999	8.2%	-3.4%
\$150,000 - \$199,999	1.8%	-2.6%
\$200,000+	1.2%	-4%

3 MILE DEMOGRAPHICS

- Six unit multifamily, income-producing investment opportunity in Winston-Salem
- Each unit is ±550 SF with 1 bed and 1 bath
- Each unit is separately metered with washer/dryer hookups
- **Sales Price: \$264,500**

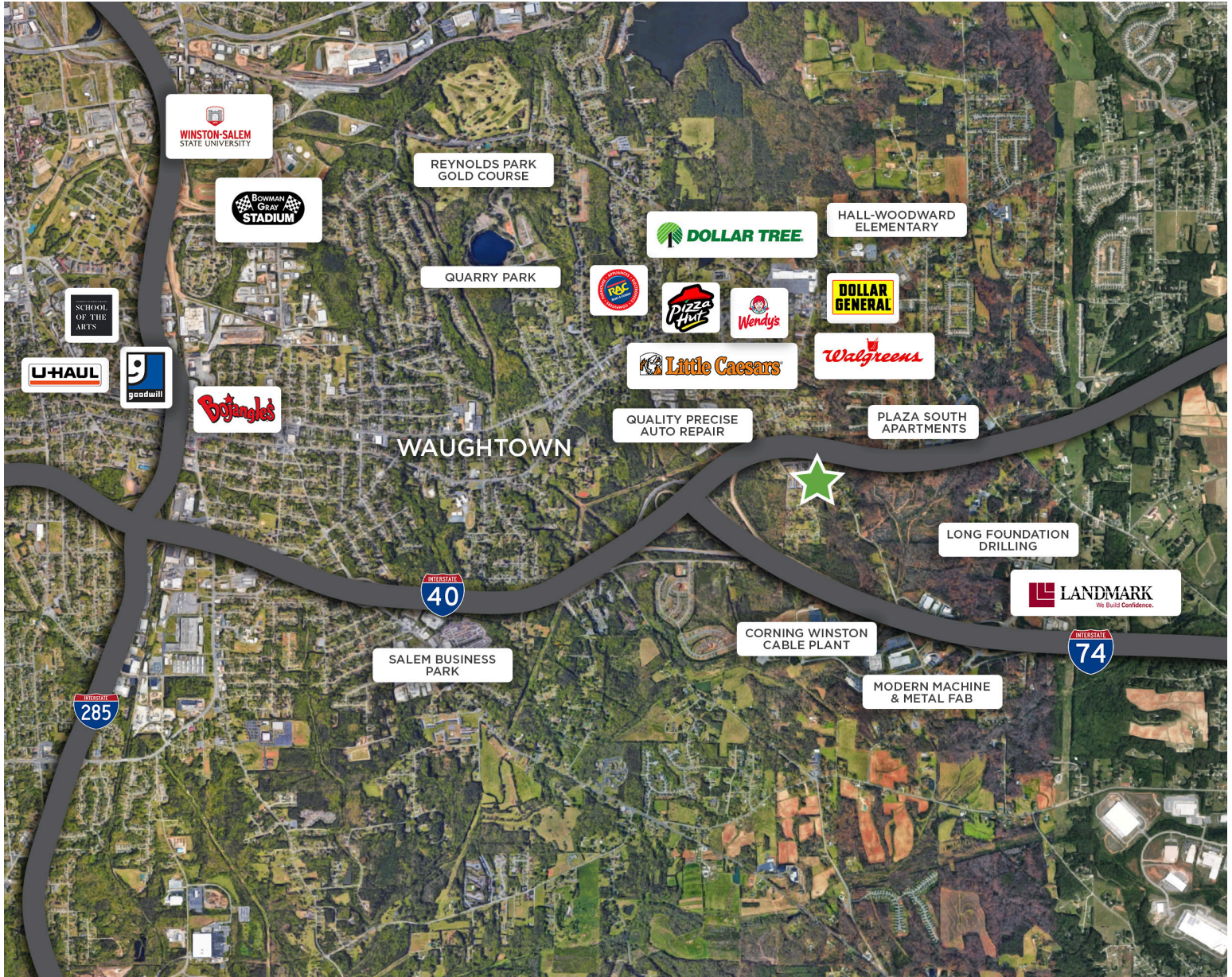


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LOCATION

Address 809 Meadow Ridge Court, Winston-Salem, NC 27107

PROPERTY DETAILS

Property Type	Multifamily	# Buildings	1	# Units	6	Unit Mix	1BR/1BA
Average Unit SF	550	Acres	0.02	# Floors	2	Washer/Dryer	Hook Up

UTILITIES

Water	City	Electric	Duke	Sewer	City	Heat	Baseboard
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TAX INFORMATION

Zoning	RMU	Tax PIN	6854-14-8789	Tax Value	
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PRICING & TERMS

Sales Price	\$264,500	Terms	
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Comments

Six unit multifamily income producing investment opportunity in Winston-Salem, NC. Each unit is approximately 550 SF with 1 bed and 1 bath. Each unit is separately metered with washer/dryer hookups. Lots of upside, rents are below market and water expense can be passed onto tenant.

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