

ASHBURY SQUARE APARTMENTS IN MEBANE, NC



FOR SALE

ASHBURY SQUARE

192-unit "Class A" Multifamily in Mebane, North Carolina

PRICE

\$14,500,000 (Only \$75k/unit)

HIGHLIGHTS

- ONLY \$75k PER UNIT for "Class A" Multifamily with full amenity package
- Beautiful amenities and outstanding construction throughout entire property
- Very stable operations with 96% Occupancy
- Great central location off I-40/I-85 in the emerging market of Mebane, NC

**CONFIDENTIAL
OFFERING MEMORANDUM**



ASHBURY SQUARE APARTMENTS IN MEBANE, NC

EXECUTIVE SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY

Subject Property	Ashbury Square 202 Ashbury Boulevard Mebane, NC 27302
List Price	\$14,500,000
Finance Terms	Assumable Loan in place
Price Per Unit	\$75,521
Price Per SF	\$77
CAP Rate	5.7% on 12 Mos Trailing 6.6% on Proforma
Occupancy	96%
Total Units	192
Total Acres	19.2
Total Buildings	8 + Clubhouse & Garages
Total SF	187,760
Average Unit SF	978
Year Built	2006
Year Renovated	N/A
Building Class	A
Location Class	B
Zoning	APARTMENT
Market	I-40/I-85 Corridor of Triad
Sub-Market	Mebane
Tax Parcel ID	9825-63-9655

Investment Highlights

- » **ONLY \$75k PER UNIT for "Class A" Multifamily with full amenity package**
- » Beautiful amenities and outstanding construction throughout entire property
- » Very stable operations with 96% Occupancy
- » Great central location off I-40/I-85 in Mebane, North Carolina
- » Emerging market with lots of new retail development including Tanger Premiere Outlets, Walmart Supercenter, Lowes Home Improvement, Sheetz and more



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