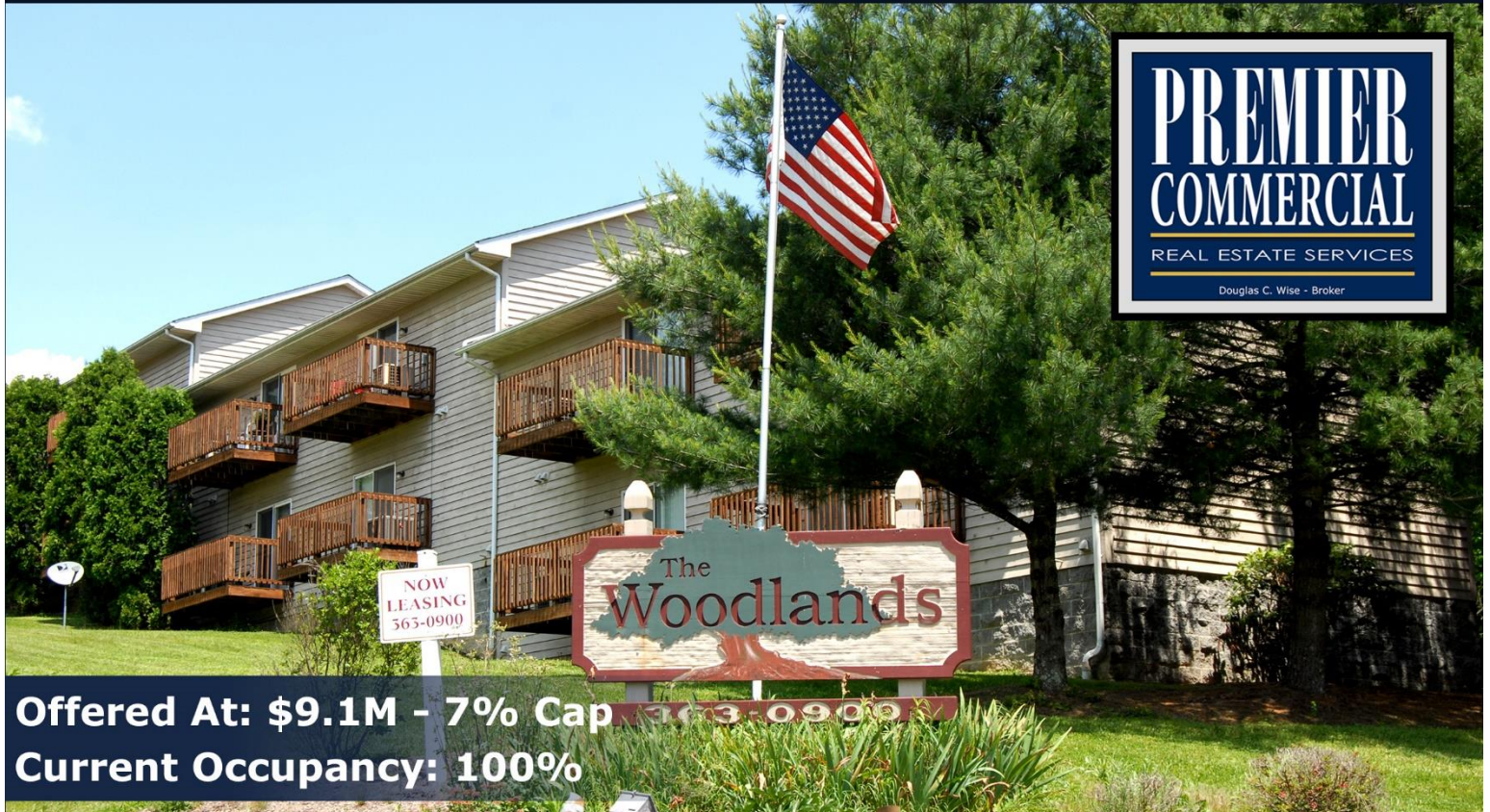


Multifamily Investment Opportunity



Offered At: \$9.1M - 7% Cap
Current Occupancy: 100%

The Woodlands Apartments



The Woodlands Apartments - 1000 Airport Road | Fairmont, WV

- 1 Bedroom - 1 Bath | 16 Units | 600SF | \$625 per Month
- 2 Bedroom - 1 Bath | 71 Units | 850SF | \$735 per Month
- 2 Bedroom - 2 Bath | 8 Units | 930SF | \$785 per Month
- 3 Bedroom - 1 Bath | 4 Units | 950SF | \$850 per Month
- Multifamily - Investment Property | 99 Total Units
- Year Built: 1997 | Number of Stories: 2 | In-Unit Washer & Dryer
- Easy Access to Interstate 79 - Less than .75 Miles | I-79 Visibility

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Multifamily Investment Opportunity



Offered At: \$4.3M - 7% Cap
Current Occupancy: 100%

Crosswinds Apartments



Crosswinds Apartments - 1300 Airport Road | Fairmont, WV

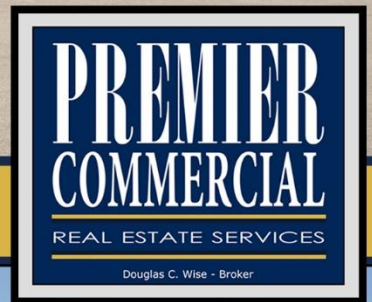
- 2 Bedroom - 2 Bath | 930SF | \$795 per Month
- Multifamily - Investment Property | 40 Total Units
- Year Built: 2006
- Number of Stories: 2
- In-Unit Washer & Dryer | Dishwasher
- Covered Parking Available - Rent Upcharge Opportunity
- Easy Access to Interstate 79 - Less than .75 Mile

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Multifamily - Student Investment



Offered At: \$5.3M - 7% Cap
Current Occupancy: 100%



Falcon Crest Apartments



Falcon Crest Apartments - 817 Locust Avenue | Fairmont, WV

- 1 Bedroom - 1 Bath | 18 Units | 600SF | \$775 per Month
- 2 Bedroom - 2 Bath | 36 Units | 795SF | \$990 per Month
- Multifamily-Student - Investment Property | 54 Total Units
- Year Built: 2007 | Number of Stories: 3
- In-Unit Washer & Dryer | Dishwasher
- Located in the Middle of Fairmont State University's Campus
- Great Location with Tremendous Visibility on Locust Avenue

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Apartments for Sale in Fairmont, WV



Multifamily Investment Opportunity

The Woodlands

- 1-2-3 Bedroom Units
- 99 Total Units
- 100% Occupancy
- Offered At: \$9.1M

Crosswinds Apts

- 2 Bedroom Units
- 40 Total Units
- 100% Occupancy
- Offered At: \$4.3M

Falcon Crest

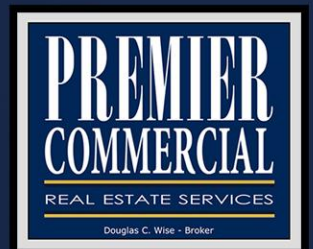
- 1-2 Bedroom Units
- 54 Total Units
- 100% Occupancy
- Offered At: \$5.3M

**Owner Prefers to sell them Bundled Together but
will Consider Offers for Individual Properties**

More Details and Information Available Upon Request
with a Signed Non-Disclosure Agreement

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