

WEST FARGO PLUS

273-Unit MF Portfolio



Westbrook Apartments
West Fargo, North Dakota
119 Units - 8 Buildings



Greenfield + Kindred Apartments
Southeast North Dakota
154 Units - 12 Buildings

Owned by:
 **Edgewood**
REAL ESTATE INVESTMENT TRUST

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WEST FARGO PLUS MULTIFAMILY PORTFOLIO

Duemelands Commercial Real Estate is pleased to present this Offering Memorandum for the **West Fargo Plus Multifamily Portfolio**. This portfolio is comprised of **273 units** in West Fargo and 7 surrounding communities in the rich Red River Valley of SE North Dakota.

- ◆ North Dakota named 'Best State to Start a Business' for second straight year by Forbes: *"The state not only offers financial incentives but also provides a solid foundation for workforce development, ensuring businesses have access to a skilled and able workforce."*
- ◆ Steady income stream
- ◆ Historically high occupancy near 100%
- ◆ Established property management company in place for 5+ years. Will continue management if new Buyer so desires
- ◆ Optionality for retail exit

TOTAL NUMBER OF UNITS	273
NET OPERATING INCOME	\$845,966
CURRENT OCCUPANCY	99.6%

PORTFOLIO SUMMARY

Name	Location		# of Units	Occupancy As of July 2024
Westbrook Apartments	West Fargo	ND	119	100%
Greenfield Apartments	Forman	ND	140	99.2%
	Gwinner	ND		
	Lisbon	ND		
	Oakes	ND		
	Enderlin	ND		
	Milnor	ND		
Kindred Apartments	Kindred	ND	14	100%
Totals:			273	99.6%



Westbrook Apartments - 119 Units - 8 Buildings



Greenfield Apartments - 140 Units - 10 Buildings



Kindred Apartments - 14 Units - 2 Buildings

MARKET OVERVIEW

Major Area Employers

