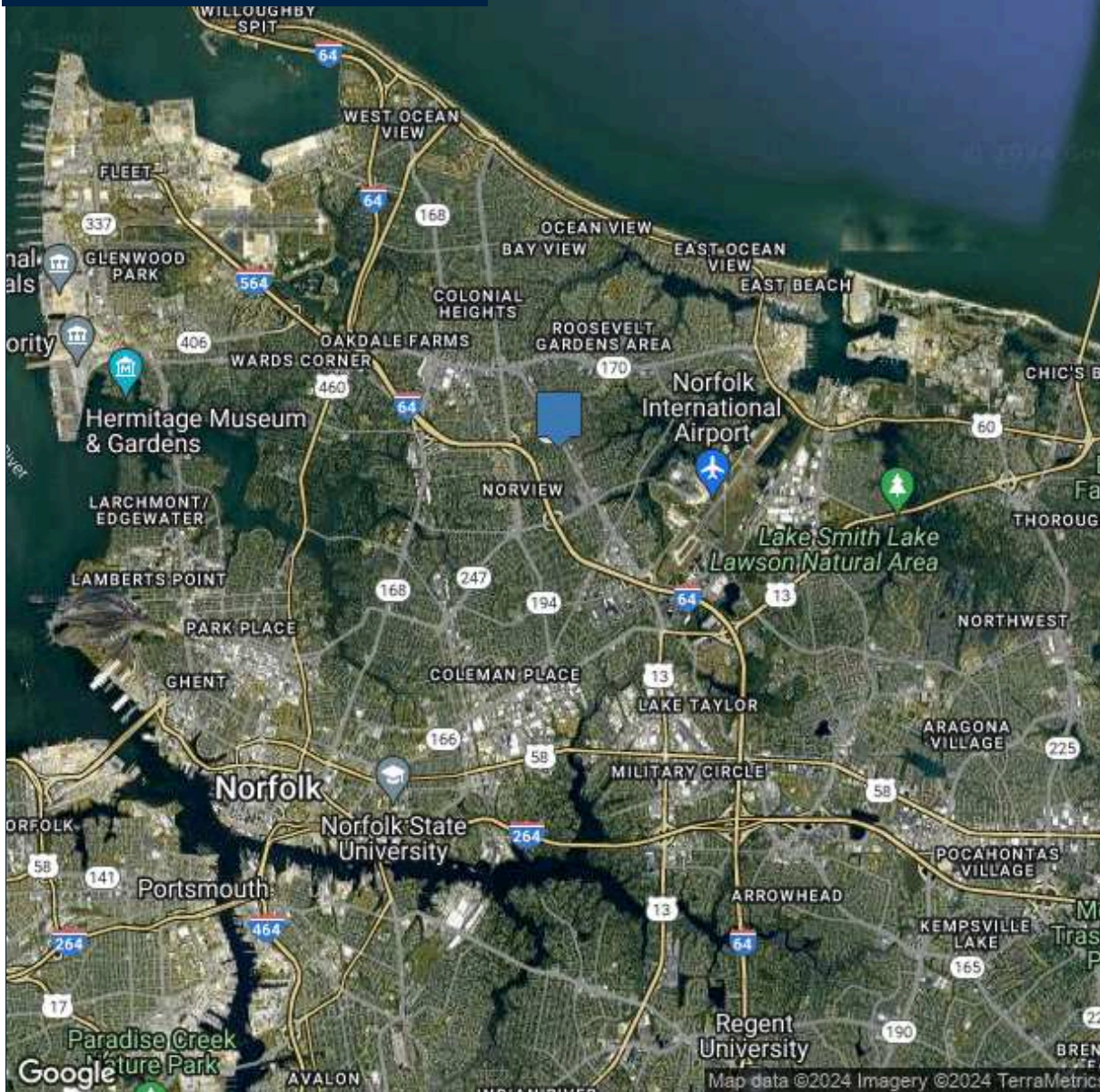


WOODMERE TRACE

6741 E Tanners Creek Dr
Norfolk | VA | 23513



WOODMERE TRACE LOCATION



Property Information:

Woodmere Trace is a 300-unit apartment project situated on 19 acres in Norfolk, Virginia. The commuter-friendly location is within a fifteen-minute drive of downtown Norfolk and caters to a growing demographic of individuals who desire affordable housing options while maintaining a reasonable commute to the region's largest employers. Our investment strategy is to improve net operating income through value-add (property and unit) upgrades, institutional-quality property management, and rent maximization.

Norfolk, VA's economic and housing demand drivers include:

- U.S. Navy (including the world's largest naval station, four Navy SEAL teams, and 91,000 personnel)
- Port of Virginia (6th largest port in America)
- Norfolk International Airport (4.1 million passengers per year)
- Sentara Healthcare System (3,500 hospital beds throughout Virginia)
- Norfolk State & Old Dominion Universities (30,000 students)
- Various medical service providers

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,454	104,266	253,236
Household	7,795	48,156	100,951

WOODMERE TRACE TRADE AREA

