

5606 CAMPUS RIDGE DR • WISE, VIRGINIA 24293

PURPOSE-BUILT STUDENT HOUSING • BUILT 2014

## OFFERING TEASER

# CampusWalk

*The only purpose-built off-campus community serving UVA Wise  
100% leased with two entitled phases included*

**164**

BEDS / 56 UNITS

**100%**

LEASED, AY '26-'27

**2**ENTITLED PHASES  
INCLUDED**2,235**UVA WISE ENROLLMENT,  
FALL 2025

## INVESTMENT HIGHLIGHTS

- **No competing purpose-built supply.** The sole purpose-built off campus student community serving UVA Wise, where on-campus capacity falls well short of enrollment.
- **Fully leased with parental guaranties.** All 164 beds leased for AY '26-'27, with parental guaranties on substantially all leases and a by-the-bed structure limiting single-tenant exposure.
- **Embedded development upside.** Phases 2 and 3 are entitled and convey with the sale — an expansion path on land already controlled and permitted.
- **Built in 2014 with dedicated walk path to campus.** Two buildings, ±62,044 net rentable SF, 199 parking spaces and a full amenity package, with minimal deferred capital.
- **Mark-to-market rent runway.** Same-store growth and expense recovery headroom support a '27-'28 pro forma NOI of \$1,096,335.

## PROPERTY SUMMARY

|                     |                     |
|---------------------|---------------------|
| Units / Beds        | 56 / 164            |
| Year Built          | 2014                |
| Buildings / Stories | 2 / 3               |
| Net Rentable Area   | ±62,044 SF          |
| Avg. Unit Size      | ±1,108 SF           |
| Parking             | 199 spaces          |
| Occupancy           | 100% leased         |
| Financing           | Assumable — inquire |

## PRICING

Guidance available upon request. Offers reviewed as received.

## EXCLUSIVE ADVISOR

**Ryan Rilee**

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**UVA WISE**