

Executive Summary



SALE OVERVIEW

SALE PRICE:	Price Determined By Auction
NUMBER OF UNITS:	32
LOT SIZE:	2.99 Acres
BUILDING SIZE:	28,041 SF
YEAR BUILT:	1981
RENOVATED:	
ZONING:	R-2
MARKET:	Grand Rapids, MI
SUB MARKET:	White Cloud, MI
CROSS STREETS:	N Lester Ave & Pine Hill St.

PROPERTY DESCRIPTION

Woodridge Apartments is a USDA-owned, 32-unit apartment complex in White Cloud, MI. The apartments will be auctioned with online only bidding starting at 9:00 am EST, Monday, November 13th. Bidding ends Wednesday, November 15th at 3:00 pm unless automatically extended by late bidding activity. The apartment complex consists of 2 buildings with 32 units. Bidding will be online only at www.SVNauctions.com. The property will be sold subject to approval by the USDA. THE SALE MUST BE CLOSED ON NOVEMBER 30, 2017. Inspections: Saturday October 21st and Friday, November 3rd from 11:00 am to 1:00 pm.

Contact James VanderVeen (616) 262-4354 jimvanderveen45@gmail.com

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LOCATION OVERVIEW

Property is located on the east side of N. Lester Street, 1 block north of Pine Hill Street in White Cloud, Michigan. White Cloud is 46 miles north of Grand Rapids, Michigan.



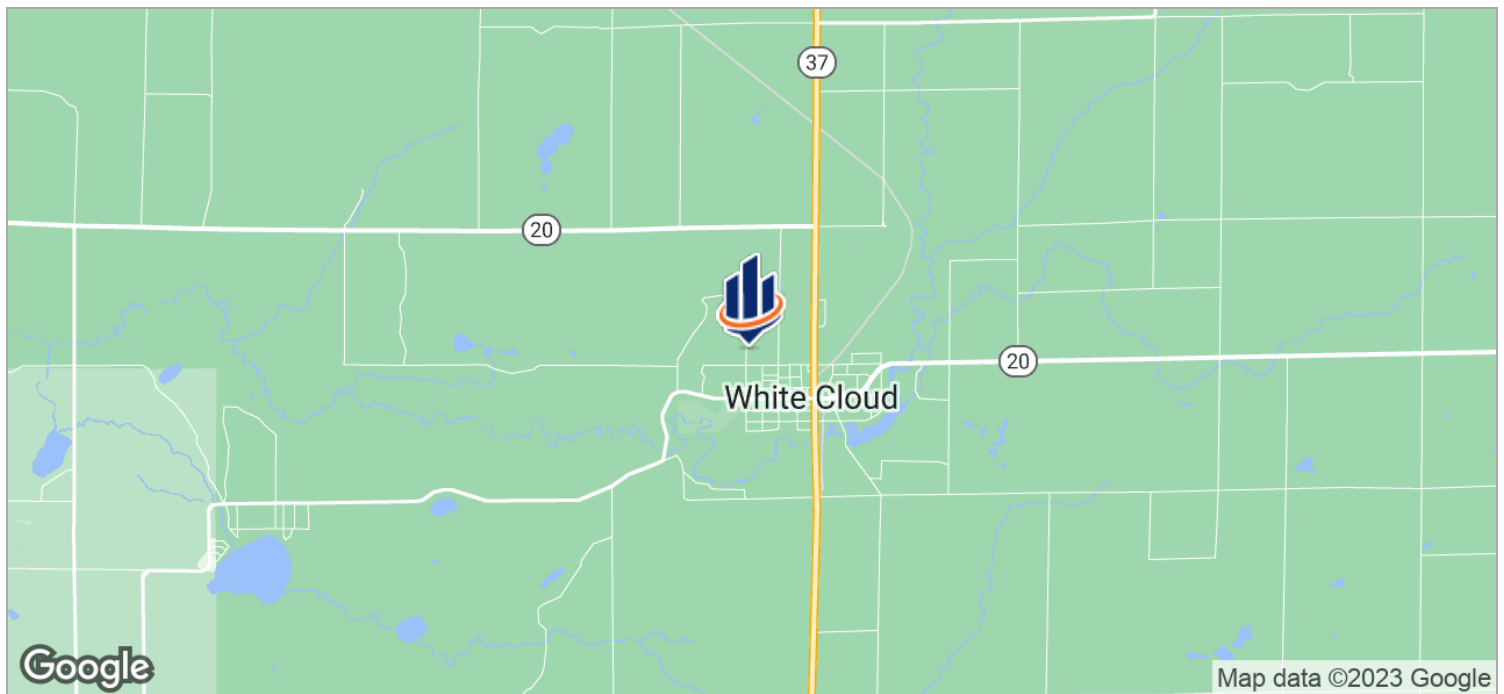
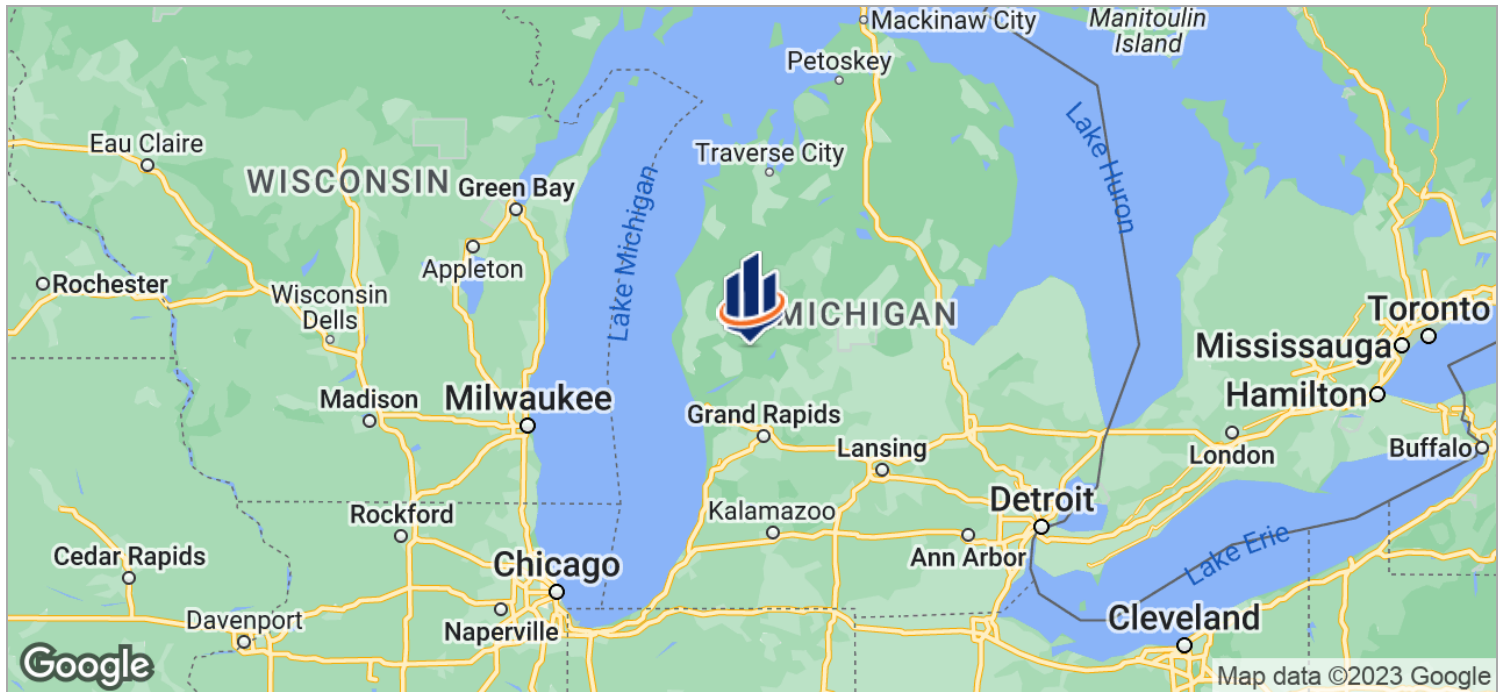
Complete Highlights

PROPERTY HIGHLIGHTS

- Auction: Government-Owned Apartment Complex
- Garden Style Apartments
- 2 Buildings, 32 units
- Gross building size: 28,041 sf
- 8 1BR-1BA; 20 2BR-1BA; 2 3BR-1BA; 2 4BR 1BA
- Bidding Website: SVNauctions.com
- High bid subject to approval by USDA
- Bidding start/end Monday, November 13th at 9:00 am to Wednesday, November 15th at 3:00 pm
- SALE MUST CLOSE ON NOVEMBER 30, 2017
- \$5,000 bid deposit charged to high bidder, refunded upon receipt of down payment
- 10% down, close on November 30, 2017
- 10% buyers premium, 2% fee based on high bid for registered buyer's agent
- Sold "As Is" with no inspection or financing contingencies
- Buyer pays all closing costs. Taxes, utilities and rent prorated at closing
- See Auction Website SVNauctions.com for diligence info
- Inspections: Oct 21 and Nov 3 from 11 am to 1 pm
- James Todd VanderVeen MI Broker #6504379214 (616) 262-4354 jimvanderveen45@gmail.com



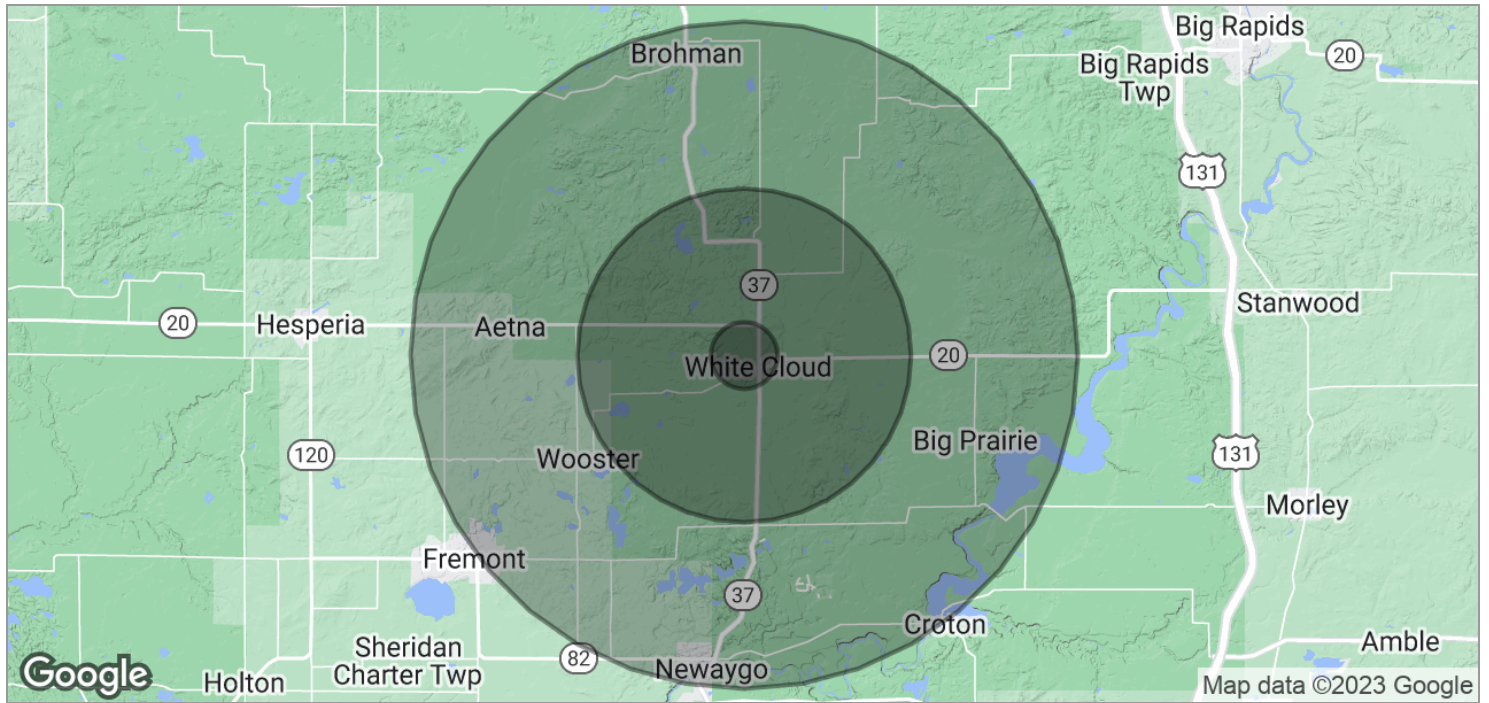
Location Maps



Additional Photos



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	227	5,007	17,940
MEDIAN AGE	38.4	41.3	41.0
MEDIAN AGE (MALE)	37.1	40.4	40.2
MEDIAN AGE (FEMALE)	39.3	41.9	41.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	79	1,823	6,733
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$42,702	\$50,012	\$52,636
AVERAGE HOUSE VALUE	\$119,503	\$123,374	\$128,250



DISCLAIMER

AUCTION: WOODRIDGE APARTMENTS, WHITE CLOUD, MI | 32 UNITS | WHITE CLOUD, MI

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