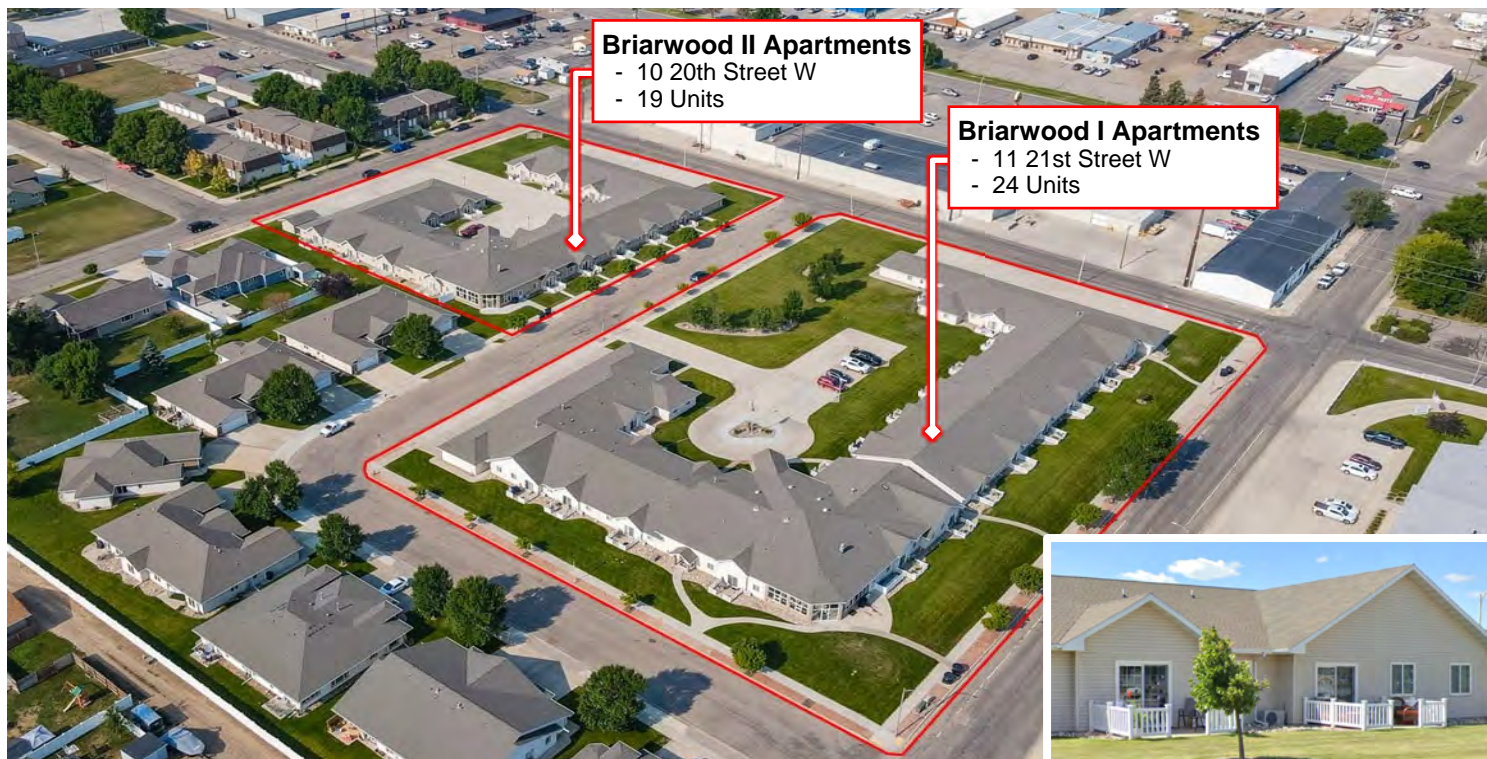


BRIARWOOD 55+ Community



10 20th Street W & 11 21st Street W - Williston, North Dakota



Properties

- ◆ **Briarwood I** - 11 21st Street W
- ◆ **Briarwood II** - 10 20th Street W

Property Information

- ◆ Units / Buildings: 43 Units / 2 Buildings
- ◆ Apartment Type: Garden / single story
- ◆ Year Built: 2001 & 2009

Highlights

- ◆ \$414,999 NOI (2024)
- ◆ All ground-floor units - no stairs
- ◆ Walk-out patios
- ◆ Attached garages for all units
- ◆ Current occupancy at 100%

Williston Highlights

- ◆ 54% of Williston residents rent their homes.
- ◆ The population of Williston has increased at an average annual rate of 5.82% over the last 14 years.
- ◆ Williston is the economic, educational, and healthcare regional hub of northwest North Dakota.

Williston Micropolitan Area Demographics

Population:	41,151
Number of Households:	16,210
Average Household Income:	\$117,024
Households with \$50K+ Income:	12,214
% of Pop. with Associates Degree +:	40.9%
Number of Businesses	2,092
Number of Employees:	21,671



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Investment Highlights

- ♦ **Steady Income Stream** – *Consistent strong, stable revenue*
- ♦ **High Occupancy Rates** – *Historically near 100% occupancy with low turnover and long term tenancy.*
- ♦ **Current Demand** – *Nationally, 54.9% of seniors rent, according to ESRI Tapestry.*
- ♦ **Future Demand** - *According to the US Census Bureau, based on current life-expectancy, the population 65+ will increase by nearly 50% over the next 25 years.*
- ♦ **Well-Maintained Property** – *Units are well kept, nurtured, and in excellent condition.*
- ♦ **Established management** - *Current management team is available to continue operations.*
- ♦ **Business-Friendly Environment** – *North Dakota has been ranked the "Best State to Start a Business" for two consecutive years 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."*



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Key Industries in Williston, ND

◆ Energy

- ◇ Williston sits in the heart of the **Bakken Formation**, one of the largest and most important oil producing regions in the world.
- ◇ **Cerilon GTL North Dakota** will be the first large-scale, natural-gas fed Gas-To-Liquids (GTL) facility to be built in North America.

◆ Healthcare

- ◇ **CHI St Alexis** is adding a new operating suite and expanding their emergency department.
- ◇ **Trinity Health**, a member of the **Mayo Clinic Care Network**, offers a full continuum of services at its state-of-the-art Healthcare Campus and Medical District.
- ◇ **Sanford Health** opened a new multi-specialty clinic in 2024.
- ◇ **McKenzie Health** opened a healthcare center in 2024, with additional investment expected.

◆ Agriculture

- ◇ The **MonDak region** (eastern Montana and western North Dakota) has a 30 million-acre land base. This region is the number one producing area in the US for durum wheat, peas and lentils for export and domestic markets.

◆ Education

- ◇ **Williston State College** has announced a **\$36 million Healthcare Training Facility**.
- ◇ The **University of Mary**, **Minot State University**, and **Dickinson State University** have partnered with WSC to offer university-level degree programs through a combination of online-learning and in-person instruction.

◆ Transportation

- ◇ **Williston Basin International Airport (XWA)** can accommodating large commercial and cargo aircraft, as well as private and corporate planes. It offers nonstop flights to major hubs such as Denver and Minneapolis.
- ◇ The **BNSF Railway** operates in the Williston area, transporting up to **1 million barrels of oil per day**, as well as agricultural products and other freight across the Western, Midwestern, and Southern United States.

Cerilon GTL ND - Facility Design



CHI St. Alexis Health - Williston



Trinity Health - Western Dakota



Williston State College



Williston Basin International Airport



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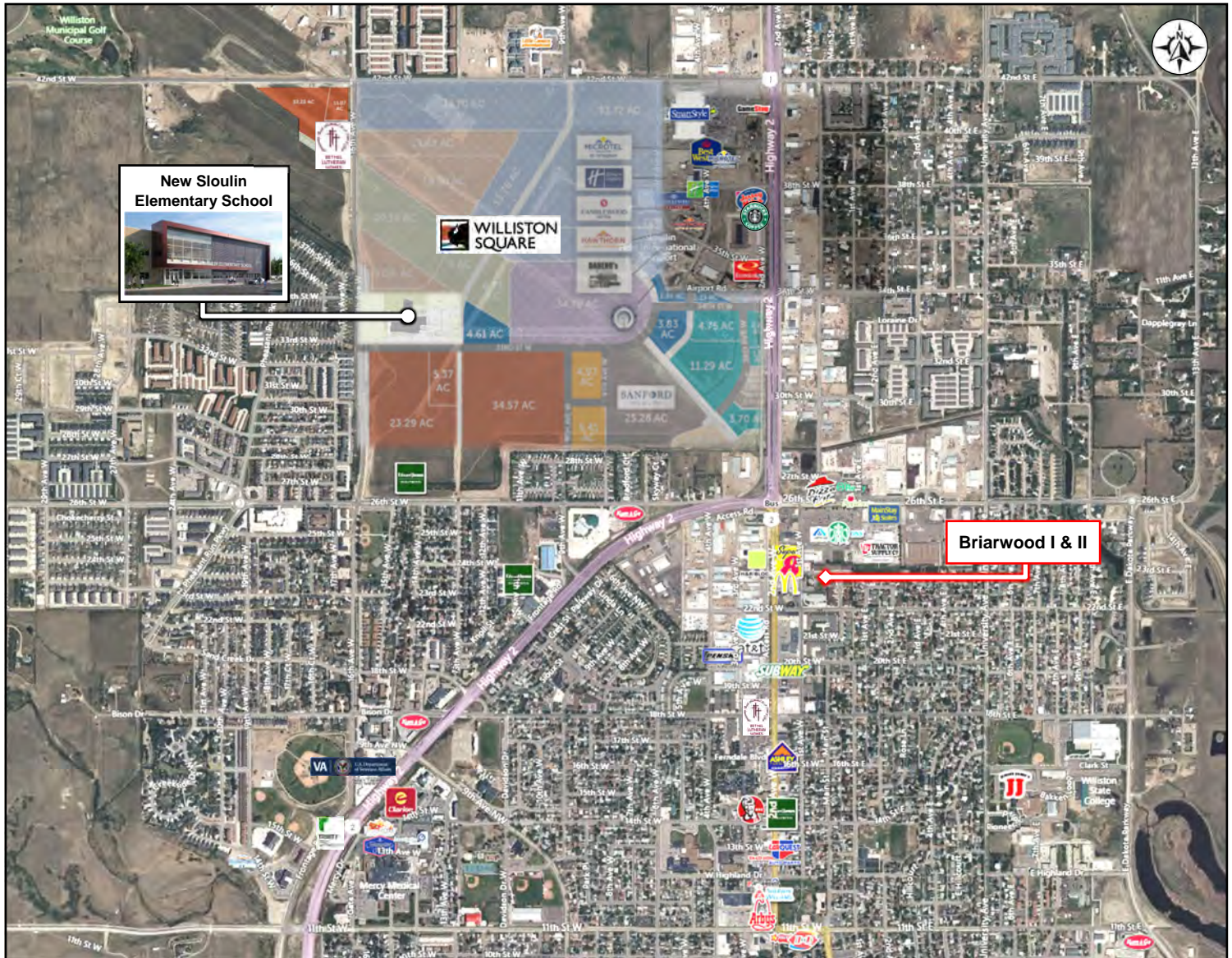
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DUEMELANDS
COMMERCIAL REAL ESTATE

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Williston Major Employers



Williston Healthcare Providers



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