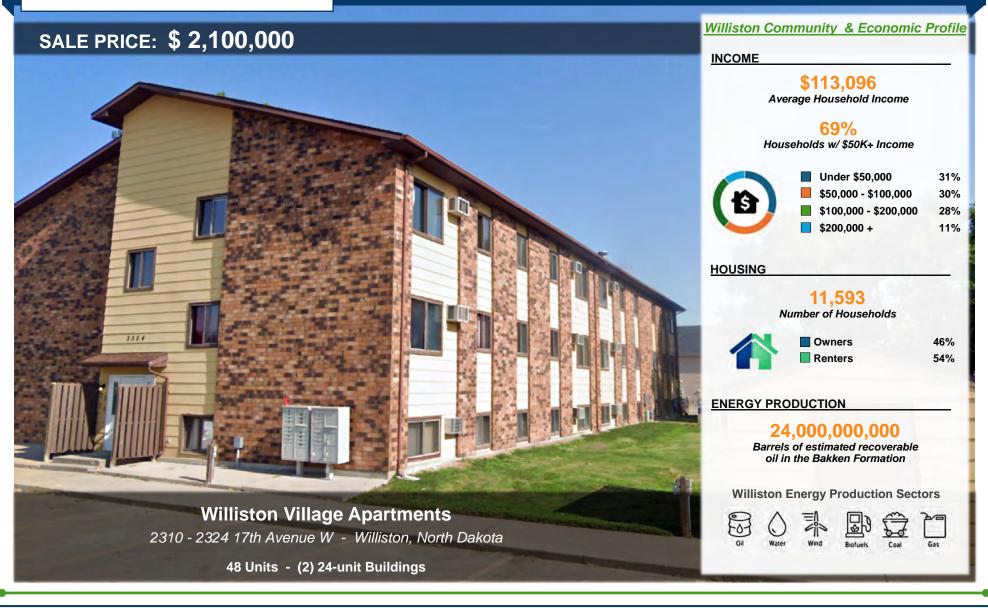
INVESTMENT TEASER

WILLISTON VILLAGE APARTMENTS



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Investment Summary

WILLISTON VILLAGE APARTMENTS

Duemelands Commercial Real Estate is pleased to present this Offering Memorandum for the **Williston Village Apartments** in Williston, North Dakota. Williston Village is a two-building, 48-unit apartment community featuring one- and two-bedroom units.

Located in a quiet residential area on 16th Avenue W - one of Williston's main north-south roads - residents enjoy easy access to grocery stores, dining, and entertainment.

LIST PRICE	\$ 2,100,000
PRO FORMA NOI	\$ 189,463
PRO FORMA CAP RATE	9.02%
NUMBER OF UNITS	48 - (2) 24-unit Buildings

INVESTMENT HIGHLIGHTS

- ♦ Stabilized Cash Flow Current occupancy at 94%*
- Value-Add Potential Property is currently in the process of transitioning out of USDA Low Income Housing Program, with the majority of units currently leased at market rates.
- ◆ Located near Amenities Across the street from Dakota Park featuring playground, three baseball fields, and batting cages. Blocks away from the newly-opened Williston Water World.
- ◆ True Renter's Market 54% of Williston residents rent their home, reinforcing a strong, long term demand for rental housing.
- ♦ **Growing Demand** Williston's population has grown at an average annual rate of 5.82% over the past 14 years, significantly outpacing the annual national average of 0.7% growth.







* Occupancy as of August 2025



Williston, North Dakota Aerial



Property Information

Williston Village Apartments - 2310-2324 17th Avenue W, Williston, North Dakota









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