APG CAPITAL

FOR SALE



12-UNIT APARTMENT COMPLEX INVESTMENT OPPORTUNITY

4311 MAPLE AVENUE

Wilmington, NC 28403

4311 Maple Avenue

PROPERTY SUMMARY

APG Capital is pleased to present for sale the Eagle's Drift apartment complex located in Wilmington, NC. Nestled in a quiet pocket, Eagle's Drift is conveniently located close to UNC Wilmington, with easy access to retail, food, shopping and Novant Health Hospital. All 12 units were recently renovated to include new flooring, appliances, cabinets and hardware, vanities and much more.



NAME	Eagle's Drift
ADDRESS	4311 Maple Avenue Wilmington, North Carolina 28403
SALE PRICE	$2,250,000
PIN NUMBER	R05519-009-003-000
COUNTY	New Hanover
NUMBER OF BUILDINGS	3 (4 units per building)
BUILDINGS COMBINED SF	±11,520 SF
YEAR BUILT	1996
TOTAL ACREAGE	±1.10 acres
CURRENT ZONING	MF-M, Multiple-Family Residential District
AMENITIES	Community gazebo with firepit, patio, custom built-in grill, and fenced dog park

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BUILDING INFORMATION

BUILDING CLASS	Class B+ Apartments
AVERAGE BUILDING SF	±3,840 SF
UNITS TOTAL	12
AVERAGE UNITS SIZE	±975 SF
UNIT MIX	2 bedrooms / 2 full baths (12 units)
UNITS RENOVATION DETAILS	New LVP flooring, stainless steel appliances, designer painted cabinets and hardware, stackable washer and dryer, new bathroom vanities, mirror, and toilet fixture, exterior doors with new hardware and monument signage
CURRENT INCOME STREAM	9 units rented long term (12 months) 3 units (fully furnished) rented mid term (~3 months average), mainly to traveling nurses





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PROPERTY DETAILS

The units are well-located next to UNC Wilmington with close proximity to retail, food and shopping. While most of the tenants are working professionals, there are a few university students.

All the units have been renovated to include new flooring, stainless steel appliances and painted cabinents with new hardware. Each unit also features a washer and dryer. All units are on their own water meter of which the Tenant pays. The Landlord is responsible for paying the storm water runoff, and the Owner pays the water bill for the mid-term units. Additionally, the Landlord pays for landscaping, dumpster, HVAC filter changes, repairs as needed and a 3rd party property manager (MoveZen) who manages the long-term tenants on the Owner's behalf. The Owner manages the short term tenants in-house.





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2026 PRO-FORMA INCOME REPORT

	Jan. 2026	Feb. 2026	Mar. 2026	Apr. 2026	May 2026	June 2026	July 2026	Aug. 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026	2026 Total
INCOME													
Long Term Rental	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$162,000
Short Term Rental	$5,550	$5,550	$6,750	$6,750	$6,750	$6,750	$6,750	$6,750	$5,550	$5,550	$5,550	$5,550	**$73,800**
Gross Potential Income	$19,050	$19,050	$20,050	$20,050	$20,050	$20,050	$20,050	$20,050	$19,050	$19,050	$19,050	$19,050	$235,800
Vacancy	-$953	-$953	-$1,013	-$1,013	-$1,013	-$1,013	-$1,013	-$1,013	-$953	-$953	-$953	-$953	-$11,790
Bad Debt	-$191	-$191	-$203	-$203	-$203	-$203	-$203	-$203	-$191	-$191	-$191	-$191	-$2,358
Effective Rental Income	$17,907	$17,907	$19,035	$19,035	$19,035	$19,035	$19,035	$19,035	$17,907	$17,907	$17,907	$17,907	$221,652
Other Income													
GROSS INCOME	**$17,907**	**$17,907**	**$19,035**	**$19,035**	**$19,035**	**$19,035**	**$19,035**	**$19,035**	**$17,907**	**$17,907**	**$17,907**	**$17,907**	**$221,652**
EXPENSES													
Controllable Expenses													
General & Administrative	$6	$6	$6	$6	$6	$6	$6	$6	$6	$6	$6	$6	$72
Turnover	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$5,400
Repairs & Maintenance	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$9,000
Contract Services	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400
Utilities	$1,147	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$1,167	$13,981
Controllable Expenses Total	$2,747	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$2,767	$33,181
Fixed Expenses													
Management Fee	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$1,117	$13,400
Real Estate Taxes	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$1,009	$12,111
Insurance	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$1,354	$16,244
Capital Reserves	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
Fixed Expenses Total	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$3,730	$44,755
TOTAL EXPENSES	**$6,477**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$6,496**	**$77,936**
Net Operating Income	$11,430	$11,411	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$11,411	$11,411	$11,411	$11,411	$143,716

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Floor Plans



First Floor Plan



Second Floor Plan

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Property Photos



Entrance and Living Room



Living Room



Dining Room



Dining Room and Kitchen



Kitchen

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Property Photos



Bedroom #1



Bedroom #2



Bathroom #1



Bathroom #2



Washer/Dryer

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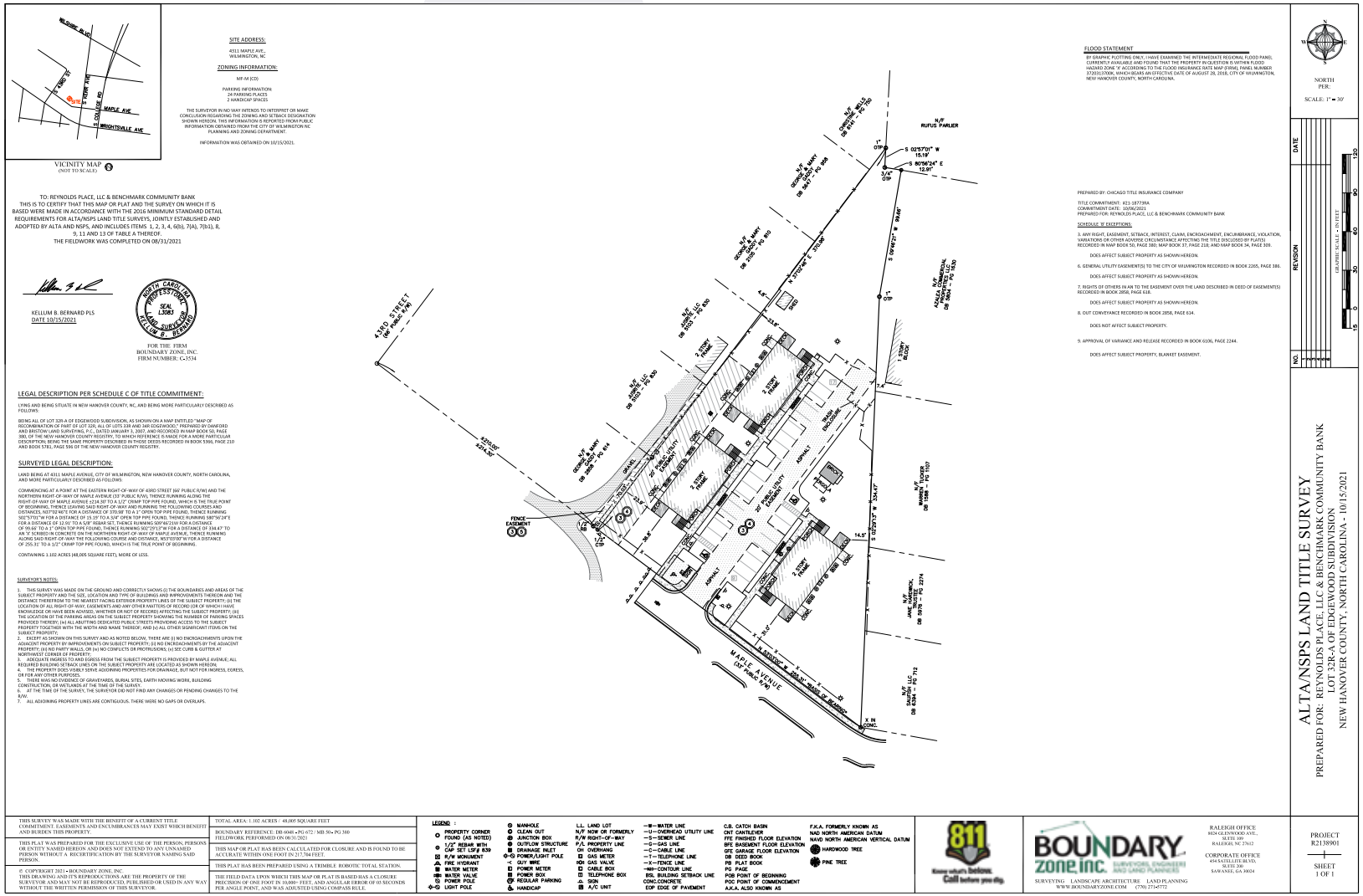
Site Survey



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Comparable Sales



	Property	Address	Year Built	Units	Sale Date	Sale Price	$/Unit	$/Sq Ft
	SUBJECT PROPERTY - EAGLE'S DRIFT	4311 Maple Avenue, Wilmington, NC	1996	12	-	$2,250,000	$187,500	$195.31
1	BONHAM BAY TOWNHOUSES	942-944 Bonham Avenue Wilmington, NC	1991	11	11/10/2025	$2,400,000	$218,182	$208.08
2	NIXON STREET APARTMENTS	605-609 Nixon Street Wilmington, NC	1988	12	11/25/2024	$2,350,000	$195,833	$195.83
3	LULLWATER LANDING	107 Lullwater Drive, Wilmington, NC	1988	8	8/8/2024	$1,350,000	$168,750	$157.31
4	29 VIRGIL LANE APARTMENTS	20 Virgil Lane Wilmington, NC	2008	4	3/7/2023	$1,249,000	$312,250	$270.35
5	BONHAM BAY TOWNHOUSES	942-944 Bonham Avenue Wilmington, NC	1991	11	8/12/2022	$2,100,000	$190,909	$182.07
6	218 N 4TH STREET APARTMENTS	218 N 4th Street Wilmington, NC	1993	6	4/24/2022	$1,200,000	$200,000	$205.48

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Neighborhood Map



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Area Map



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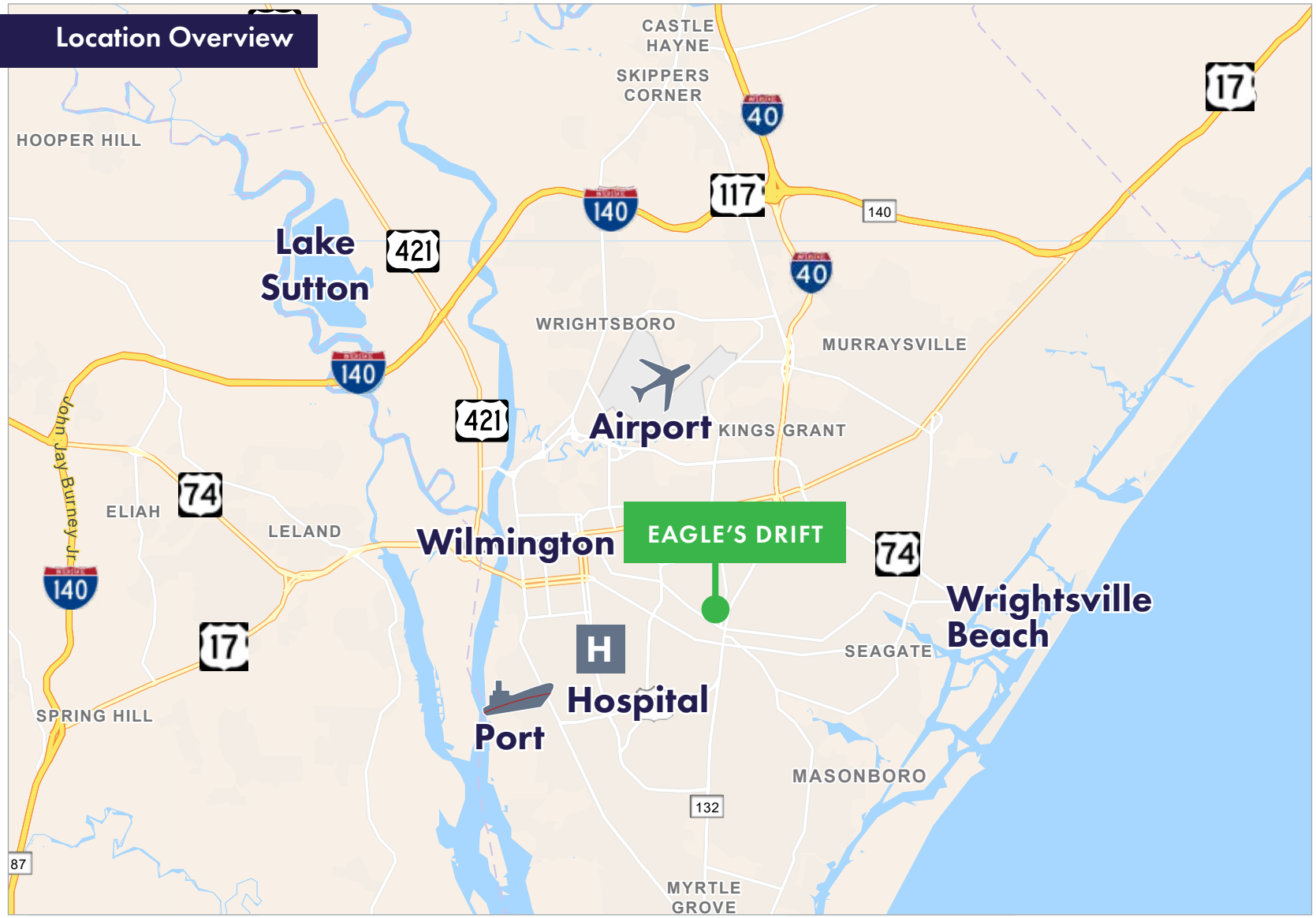
Location Overview



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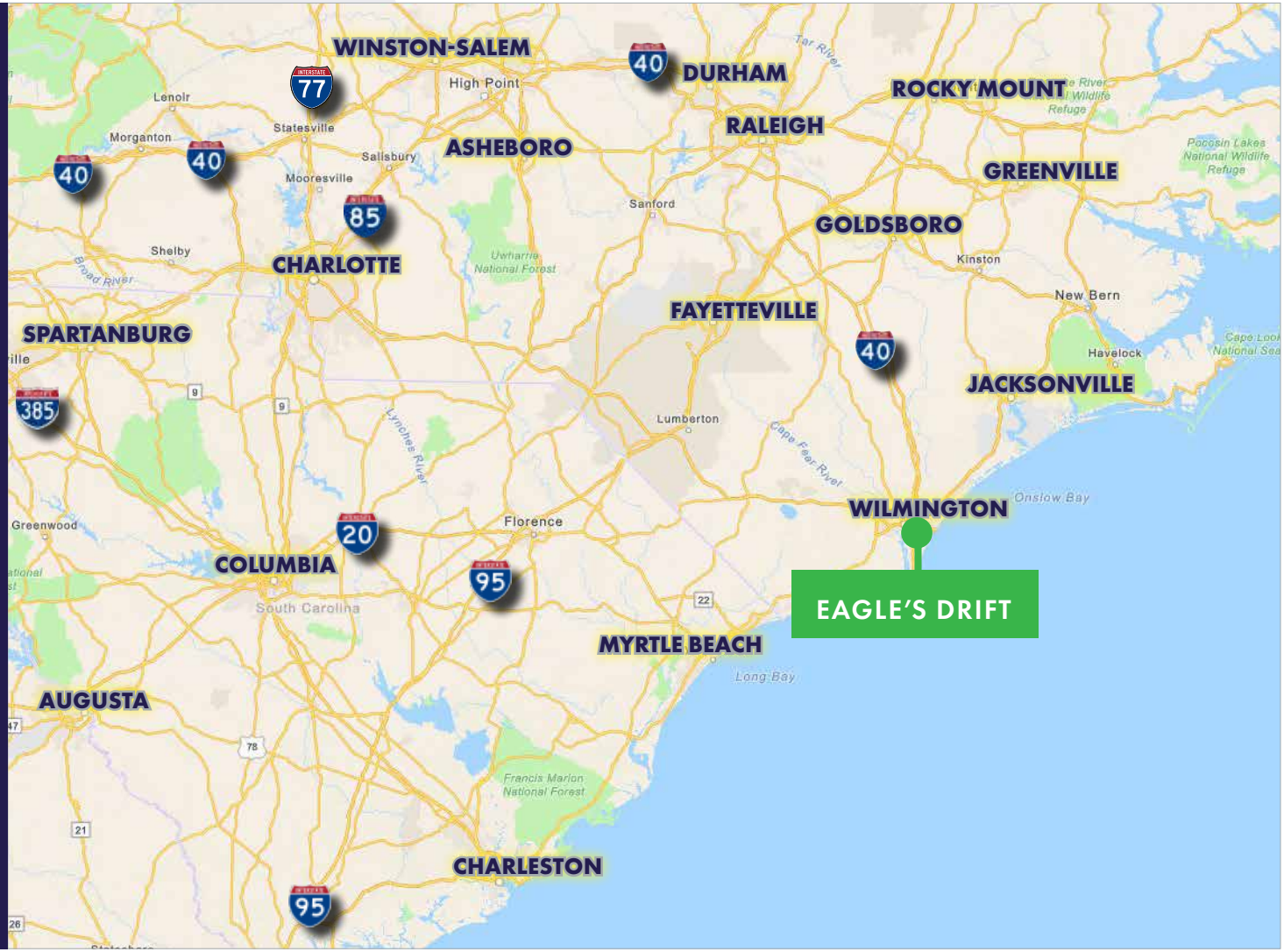
Proximity Map

Location	Driving Distance
US-117	±1 minute ±0.58 miles
UNC - Wilmington	±3 minutes ±0.7 miles
US-17	±8 minutes ±2.23 miles
Novant Health Hospital	±12 minutes ±4.1 miles
Downtown Wilmington	±14 minutes ±4.9 miles
Wilmington Int'l Airport	±14 minutes ±6.0 miles
I-140	±15 minutes ±10.2 miles
Port of Wilmington	±15 minutes ±5.0 miles
Wrightsville Beach	±15 minutes ±6.1 miles
North Myrtle Beach, SC	±1 hour 23 minutes ±60.7 miles
I-95	±1 hour 32 minutes ±104.1 miles
Downtown Raleigh	±1 hour 52 minutes ±127 miles



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WILMINGTON QUICK FACTS

The Greater Wilmington area brings together everything even the most enterprising businesses need to succeed. Across New Hanover County and its adjacent counties — one of the faster-growing regions in the Southeastern US — you'll find strong and expanding infrastructure, an eager and diverse workforce, excellent education and workforce development programs and top-notch healthcare. The business ecosystem is supported by access to resources and capital that can help turn promising opportunities for expansion or relocation into successful outcomes.

The city offers residents vibrant options for arts and culture, great neighborhoods, safe and healthy communities, access to the outdoors, quality schools and a welcoming culture for all. Wilmington continues to rank as one of the faster-growing population centers in the Southeastern United States, with an average annual growth rate of approximately 1.5%. It makes sense to those who already live here — a desirable place to live, work and play attracts ambitious people motivated to pursue a high quality of life with opportunities for both residents and businesses.

Becoming a top regional destination for business on the East Coast requires investments in education and creative talent pipeline development. The community champions investments in higher education, whether students pursue highly technical education through apprenticeship and internship opportunities at a highly regarded community college or progress to a four-year public university that has served as an anchor for the community since 1947.

Source: wilmingtonchamber.org







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NEW HANOVER COUNTY QUICK FACTS

New Hanover County has, and continues to experience, exceptional economic growth.

The county is making key public investments that are spurring private investment and growing jobs in our advanced manufacturing, knowledge sector, and skilled trades industry as well as increasing the number of higher wage jobs. This progress towards New Hanover County's economic wellbeing is the result of many factors including an incentive package to Vantaca for 104 new jobs and 106 business grants to local companies totaling over $2.3 million to protect existing jobs and provide opportunities for new jobs.

North Carolina's international trade is accomplished by a combination of transportation assets. Most commodities are generally brought in through ocean ports and international airports. New Hanover County is the only county in NC that has both of these assets. New Hanover is also the only county that has both interstate and rail connecting to its port and airport assets, as well as Intracoastal Waterway barge access.



Demographics	
Population	244,099
Labor Force	122,240
Unemployment Rate	2.8%
Bachelors Degree or Higher	46.4%
New Hanover Co. Land Area	328.9 Sq Miles
2025 Housing	
Owner-Occupied Housing Units	59.49%
Renter-Occupied Housing Units	40.51%
2025 Median Household Income	$75,636
Average Work Commute Time	20 minutes

Sources: nhcgov.com, zoomprospector.com

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DISCLAIMER

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Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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