

Starwood Real Estate Income Trust

Exchange on Erwin

Durham, NC

Snapshot

Acquisition Date

Ownership %

Properties

Units

NOV 2019

100%

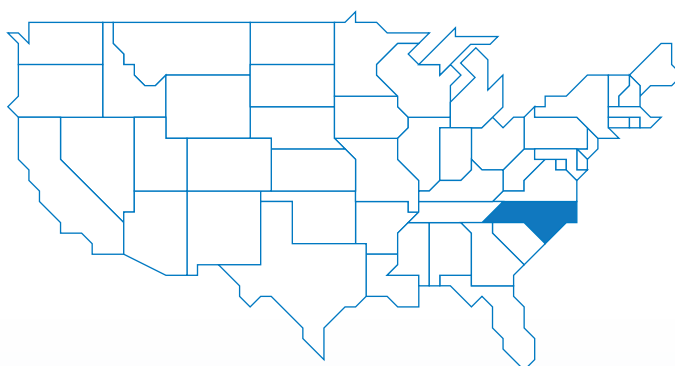
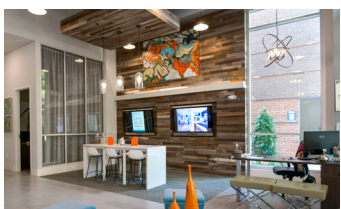
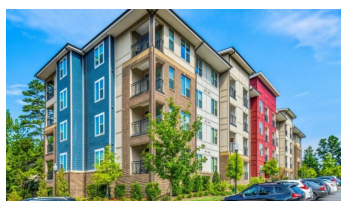
1

265



Investment Highlights

- Class A mixed-use property totaling 265 multifamily units and 97K SF of commercial space. The multifamily property was recently completed in 2018 and the commercial property, consisting of medical office space and service-oriented retail, was completed in 2007.
- The property benefits from its prime location directly across the street from Duke University. This provides our tenants with exceptional access to the University Health System buildings, including its world-renowned Hospital. A substantial portion of the multifamily is leased to Duke graduate students and the medical office space is leased to various Duke medical tenants.
- Downtown Durham, the property's surrounding submarket, is home to Duke University and its related health system, which is the #1 employer in the area.



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