

7-Property Residential Investment Portfolio

Fayetteville & Raeford, NC

Asking Price: \$1,495,000

Investment Snapshot

Metric	Value
Properties	7
Units	8
Occupancy	100% (8 of 8 occupied)
Total Heated SF	9,383 SF
Price per SF	\$159.33
Price per Unit	\$186,875
Gross Scheduled Income	\$131,736/year
Strategy	Value-Add Residential Portfolio

Executive Summary

Acquire a diversified 7-property, 8-unit residential investment portfolio with immediate cash flow and long-term upside. The portfolio includes six single-family homes, one condominium, and one duplex. Investors benefit from staggered lease expirations, multiple newer HVAC systems, full occupancy, and several value-add opportunities through cosmetic improvements and deferred maintenance.

Property Summary

Property	Current Rent	Lease Status	Highlights
2212 Emily Duplex	\$799 + \$799	A: MTM B: Ends 8/2027	2 occupied units; newer HVACs
137 Spring Valley	\$1,895	Ends 11/30/2026	New HVAC
9330 Castle Falls	\$1,600	Ends 8/2027	Occupied; stabilized income
4309 Forest View	\$1,325	Ends 6/30/2027	Bathroom update opportunity
1874 Tryon Unit 1	\$1,250	Ends 9/30/2026	Updated condo
5104 Double Oaks	\$1,525	Month-to-Month	
6765 Weeping Water	\$1,785	Ends 12/31/2026	New HVAC

Investment Highlights

- Immediate income from all 8 occupied units
- 100% occupied portfolio with in-place rental income
- Multiple recently replaced HVAC systems
- Staggered lease expirations
- Opportunity to increase rents and NOI
- Strong rental demand supported by Fort Bragg and regional employers