

INVESTMENT OPPORTUNITY

100 & 102 Twin Acres Drive | Fayetteville, NC

5-Unit Income Property — Quadplex + Single-Family Residence on One Parcel

KEY INVESTMENT METRICS

ASKING PRICE	GROSS MONTHLY RENT	NET OPERATING INCOME	CAP RATE
\$585,000	\$5,552	\$38,542 / yr	6.59%

PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a fully occupied, cash-flowing 5-unit income property in Fayetteville, North Carolina. The portfolio consists of a four-unit apartment building (built 1962) at 100 Twin Acres Drive and a standalone one-bedroom, one-bathroom single-family cottage (built 1950) at 102 Twin Acres Drive, both conveying together in a single transaction. All five units are currently leased with signed leases in place, providing immediate, day-one income for the incoming owner. The owner has made substantial capital improvements across both properties in recent years, including full interior renovations, new roofs, updated windows, and major drainage infrastructure. Fayetteville's rental market benefits from stable, year-round demand supported by Fort Bragg, one of the largest military installations in the United States.

Property	100 Twin Acres Dr (Quadplex)	Property	102 Twin Acres Dr (Cottage)
Year Built	1962	Year Built	1950
Units	4 apartments (Apts A, B, C, E)	Units	1 cottage
Total Sq Ft	4,624 sf (all 4 units)	Total Sq Ft	706 sf

RENT ROLL

Unit	Bed / Bath	Address	Sq Ft	Status	Lease Exp.	Monthly Rent
Apt A	1 BR / 1 BA	100 Twin Acres Dr — Quadplex	1,094	Leased	6/30/2027	\$1,250
Apt B	2 BR / 1 BA	100 Twin Acres Dr — Quadplex	1,191	Leased	6/30/2027	\$1,250
Apt C	2 BR / 2½ BA	100 Twin Acres Dr — Quadplex	1,288	Leased	6/30/2027	\$1,277
Apt E	1 BR / 1 BA	100 Twin Acres Dr — Quadplex	1,051	Leased	3/31/2027	\$975
Cottage	1 BR / 1 BA	102 Twin Acres Dr — SFR	706	Leased	4/30/2027	\$800
TOTAL		5 units — 100% occupied	5,330 sf			\$5,552 / mo

		Annual gross rental income					\$66,624 / yr
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ANNUAL INCOME & EXPENSE SUMMARY

Line Item	Monthly	Annual
Gross Rental Income	\$5,552	\$66,624
Property Management	(\$500)	(\$6,000)
Property Taxes — 100 Twin Acres Dr	(\$636)	(\$7,637)
Property Taxes — 102 Twin Acres Dr	(\$90)	(\$1,077)
Insurance — 100 Twin Acres Dr	(\$312)	(\$3,742)
Insurance — 102 Twin Acres Dr	(\$48)	(\$570)
Lawn Care & Leaf Removal	(\$583)	(\$7,000)
Water — 100 Twin Acres Dr	(\$101)	(\$1,206)
Pest Treatment	(\$71)	(\$850)
Total Operating Expenses	(\$2,340)	(\$28,082)
Net Operating Income (NOI)	\$3,212	\$38,542
Cap Rate at Asking Price		6.59%

CAPITAL IMPROVEMENTS & RECENT UPGRADES

100 Twin Acres Dr — Quadplex (Shared / Site)

- May 2026 — Foundation washed, inspected, repaired, and sealed with Sherwin Williams Loxon XP Waterproofing Masonry Sealer; two coats of concrete paint applied to entire foundation, exterior staircases, and planters.
- April 2026 — Wrought iron railings and stair handrails cleaned, stripped, repaired, and repainted.
- July 2023 — Major grading, excavation, swale installation, and gravel placement for drainage and erosion control (\$26,000).
- On order — Additional new shutters from Window World for 2 windows on chimney side.

Apartment A | 1 BR / 1 BA | 1,094 sf

- May 2025 — New windows and shutters installed in front and on side (additional shutters on order).
- April 2020 — New carpet and vinyl flooring.
- Roofs for Apts A & B replaced approx. 2012.

Apartment B | 2 BR / 1 BA | 1,191 sf

- May 2026 — New windows in both bedrooms with new exterior shutters (Window World).
- July 2025 — New hot water heater; new LVT flooring in kitchen and dining room; tile re-grouted and sealed; full repaint; new lighting; new ceiling fan; new blinds; new bathroom faucet; new bi-fold closet doors; carpet cleaned.
- September 2021 — New kitchen appliances (refrigerator, stove, dishwasher, above-range microwave).
- Roofs for Apts A & B replaced approx. 2012.

Apartment C | 2 BR / 2½ BA | 1,288 sf

- May 2026 — Soffit and fascia inspected, repaired, and painted with two coats Sherwin Williams Duration Exterior.
- April 2026 — New exterior stair treads installed.
- March 2026 — New washing machine.
- March–June 2021 — Complete renovation: entry closet and pantry added; new kitchen cabinets, countertops, and appliances; new LVT flooring; new windows and blinds; new toilets, sinks, and vanities; new interior doors.
- September 2019 — New roof shingles; new sewer line and cleanout.

Apartment E | 1 BR / 1 BA | 1,051 sf

- May 2025 — New bedroom windows.
- June 2021 — New kitchen cabinets and countertops; vintage tile and cast iron bathtub restored and reglazed; new LVT flooring; new refrigerator; new window blinds.
- August 2019 — New roof; new living room windows; laundry room addition with washer/dryer stack unit.

Cottage — 102 Twin Acres Dr | 1 BR / 1 BA | 706 sf

- June 2025 — Complete interior gut renovation: new mini-split A/C, new LVT flooring, new oak kitchen cabinets, new refrigerator, new lighting and ceiling fans, new bathroom fixtures, new plumbing drains and supply lines.
- June 2025 — Full exterior repaint with two coats Sherwin Williams Duration after cleaning and soffit/fascia repairs.
- July 2021 — New roof and new Pella windows installed.

NOTES & HIGHLIGHTS

- All five units are currently leased with signed leases in place — immediate cash flow from day one.
- Tenant-paid utilities: electric, gas, and internet are tenant responsibilities. Water at 102 Twin Acres Dr (cottage) is also tenant-paid. Only water at 100 Twin Acres Dr (quadplex) is owner-paid.
- Value-add potential: Apt E (\$975/mo) and the Cottage (\$800/mo) are priced below current market rents; opportunity to increase at lease renewal.
- Fayetteville rental market benefits from stable year-round demand anchored by Fort Bragg, one of the largest U.S. military installations.
- Figures above do not include debt service, depreciation, or capital expenditure reserves. Buyers should conduct their own due diligence.

DISCLAIMER: All financial figures are based on current in-place rents and seller-provided expense data. Cap rate is calculated on asking price using stated NOI. Buyers are encouraged to independently verify all information and conduct their own due diligence prior to making any offer or investment decision.



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