

RETAIL PROPERTY FOR SALE

541 Bonanza Dr

Fayetteville, NC 28303



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

541 Bonanza Dr
FAYETTEVILLE, NC 28303

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	9,600 SF
Lot Size:	0.82 Acres
Number of Units:	8
Price / SF:	\$119.79
Cap Rate:	5.03%
NOI:	\$57,818
Year Built:	2005
Zoning:	LC

PROPERTY OVERVIEW

Grant-Murray Real Estate is pleased to present for sale the value-add opportunity 541 Bonanza Dr. located on 0.82 acres in the Southwest Submarket of Fayetteville. Zoned Limited Commercial (LC), the property can accommodate a diverse range of moderate-intensity general retail, business and service uses that serve groups of neighborhoods. The building, constructed in 2005, measures 9,600 SF and consists of eight (8) units (1,200 SF units). Six (6) of the building units are currently occupied by five (5) tenants, leaving two (2) vacancies. Monthly rent is \$1,350 per unit with one tenant, K&J Day Care, occupying two of the units. The T-12 (July 2025-July 2026) net operating income (NOI) amounts to \$57,818. T-12 gross income is \$81,000 with \$23,182 in expenses. Except structural (roof and exterior walls) and lawn maintenance, Tenants are responsible for building maintenance, including HVAC repair and replacement, thereby reducing owner expense. Per Costar analytics, the market average rent per square foot is \$19.85, providing an exceptional value-add opportunity to the current \$13.50 rent per square foot at the property. Proforma NOI based only on current rents (\$1,350 per unit) is \$90,218 (7.84% cap rate).

541 Bonanza Dr. is located in the Southwest Fayetteville Submarket 1.50 miles from the nearest entrance to Fort Bragg. In addition to the surrounding subdivisions, Fort Bragg provides an excellent retail customer pool. Specifically, as the world's largest military installation in terms of population, Fort Bragg houses a staggering 53,700 active-duty troops and serves nearly 70,000 active-duty family members, 14,000+ civilian employees, and 6,000+ contractors. The property is also located approximately one (1) mile from the All-American Freeway and two (2) miles from I-295, also known as the Fayetteville Outer Loop, providing the property convenient access to the major roads in and around Fayetteville.

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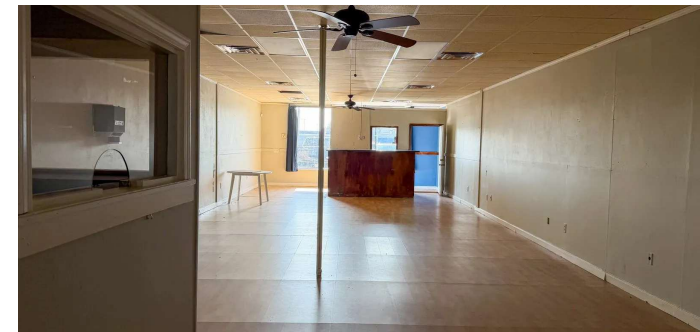


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ADDITIONAL PHOTOS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
101-102	K&J Day Care	2,400 SF	25%	\$1.13	\$20	\$0.01	\$2,700
103	Dominican Beauty Salon	1,200 SF	12.50%	\$1.13	-	-	\$1,350
104	Nash Smoke Shop	1,200 SF	12.50%	\$1.13	-	-	\$1,350
105	Profiles Barber Shop	1,200 SF	12.50%	\$1.13	-	-	\$1,350
108	Well Spa Massage	1,200 SF	12.50%	\$1.13	-	-	\$1,350
TOTALS		7,200 SF	75%	\$5.65	\$20	\$0.01	\$8,100
AVERAGES		1,440 SF	15%	\$1.13	\$20	\$0.01	\$1,620

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INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

Property Tax	\$9,818
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Insurance	\$7,364
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Grounds Maintenance	\$6,000
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OPERATING EXPENSES	\$23,182
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NET OPERATING INCOME	\$57,818
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,150,000
Price per SF	\$120
Price per Unit	\$143,750
CAP Rate	5.03%
Cash-on-Cash Return (yr 1)	5.03%
Total Return (yr 1)	\$57,818

OPERATING DATA

Gross Income	\$81,000
Operating Expenses	\$23,182
Net Operating Income	\$57,818
Pre-Tax Cash Flow	\$57,818

FINANCING DATA

Down Payment	\$1,150,000
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	361	1,526	9,053
Average Age	36.9	37.5	33.1
Average Age (Male)	37.2	38.7	32.1
Average Age (Female)	39.8	40.0	34.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	661	3,782
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$52,966	\$58,557	\$74,612
Average House Value	\$121,530	\$125,151	\$148,126
2023 American Community Survey (ACS)			



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