

Summerlin East Apartment Homes

A 24-Unit Value-Add Multifamily Opportunity

Fayetteville, NC MSA · Cumberland County · 9 Miles from Fort Bragg

24

UNITS

\$2.40M

OFFERING PRICE

\$100K

PRICE / UNIT

70.8%

OCCUPIED

2.11 AC

SITE AREA

INVESTMENT HIGHLIGHTS

MultiFamily USA is pleased to present Summerlin East Apartment Homes, a 24-unit value-add community across six buildings in Fayetteville's Fort Bragg-anchored submarket. The asset offers a disciplined, light-lift renovation program with clear upside to market rents.

- **Rent upside:** average in-place rent of \$797/mo (\$1.14/SF) sits roughly 11% below the \$897/mo (\$1.19/SF) submarket average — with post-turn rents projected near \$850/mo.
- **Defined value-add scope:** an estimated \$84,700 in unit-turn capital completes the renovation program across the property's occupied units.
- **Additional near-term upside:** 4 of the 7 vacant units are awaiting certificate of occupancy following seller-funded fire-repair work, targeted for completion in October 2026 — each adds immediate income once placed in service.
- **Demand driver:** located 9 miles from Fort Bragg, anchoring a deep and durable renter base in the surrounding submarket.
- **Tax advantage:** the property sits within a federally designated Qualified Opportunity Zone.
- **Site fundamentals:** 2.11-acre lot, MR5 zoning, master-metered water, and 30 on-site parking spaces (1.3 per unit).
- **Investment sale support:** comparable submarket transactions have traded at an average of \$94,698/unit.

RENT & MARKET SNAPSHOT

METRIC	\$/MO · \$/SF
Avg. In-Place Rent	\$797 \$1.14 / SF
Submarket Avg. Rent	\$897 \$1.19 / SF
Post-Turn Market Rent (proj.)	\$850 \$1.21 / SF

SUBMARKET INVESTMENT SALES

\$94,698

AVG. PRICE / UNIT

Reflects recent comparable multifamily trades within the Fayetteville submarket.

Address, rent roll, and full underwriting are available to qualified buyers upon execution of a Confidentiality Agreement.

OFFERED EXCLUSIVELY BY

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