



Cliffs at Laurel Townhome Portfolio
Investment Opportunity

4 Newly Constructed Townhomes | Fayetteville, NC

Investor Pricing: \$1,120,000 Portfolio Purchase

Investment Metric	Value
Units	4
Monthly Rent (Per Unit)	\$2,000
Gross Monthly Income	\$8,000
Gross Annual Income	\$96,000
Annual HOA Expense	\$4,800
Projected NOI	\$91,200
Projected Cap Rate	8.14%
Investor Discount	\$74,000 Below Retail Pricing

Investment Highlights:

Brand-new construction completed January 2026

Gated executive townhome community

3 Bedrooms | 2.5 Bathrooms | Attached Garage

Luxury vinyl plank flooring, granite counters, stainless appliances

Potential Gross Rental Income of \$96,000 annually

Four identical floorplans for operational efficiency

Strong rental demand in the Fayetteville/Fort Bragg market

Presented By Leslie Dysinger, Broker/Owner, RE/MAX Choice