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CLAREMONT HILLS

FAYETTEVILLE, NC
19 UNITS

PROPERTY OVERVIEW



ADDRESS	7569-7572 Faraday Place Fayetteville, NC 28303	
CUMBERLAND COUNTY PIN	9498-49-1743	
YEAR BUILT	7569	1971
	7570	1972
	7571	1972
	7572	1971
RENOVATED	2023	
NUMBER OF UNITS	19	
UNIT MIX	All 1-bedroom	
ACREAGE	2.12 acres	
AVERAGE OCCUPANCY RATE	93%	
SIZE	650 SF	
RENT	\$875	
OTHER MONTHLY CHARGES	\$114	
TOTAL MONTHLY CHARGES	\$989	



CLAREMONT HILLS

Claremont Hills is a 19-unit community featuring five, single-story, brick buildings situated around a quiet cul-de-sac in a neighborhood with mostly single-family homes. Located just two miles from the entrance to Ft. Liberty in the West Cumberland County submarket of Fayetteville, N.C., the property offers convenient access to major employment and retail centers.

Current ownership has invested more than \$500,000 in capital improvements since 2022. These improvements include new roofs, resurfacing the parking lot, installing water submeters, interior renovations, and more. At an average cost of \$16,000 per unit, the interior renovations include; LVP flooring, stainless steel appliances, updated electrical fixtures, refinished bathrooms and bathtubs, new countertops, and more.

This offering represents a rare opportunity to acquire a stabilized and renovated asset of this size. The property consists of four tax parcels located at 7569, 7572, 7571, and 7570 Faraday Place. The same owner is also offering 32 units nearby for sell.

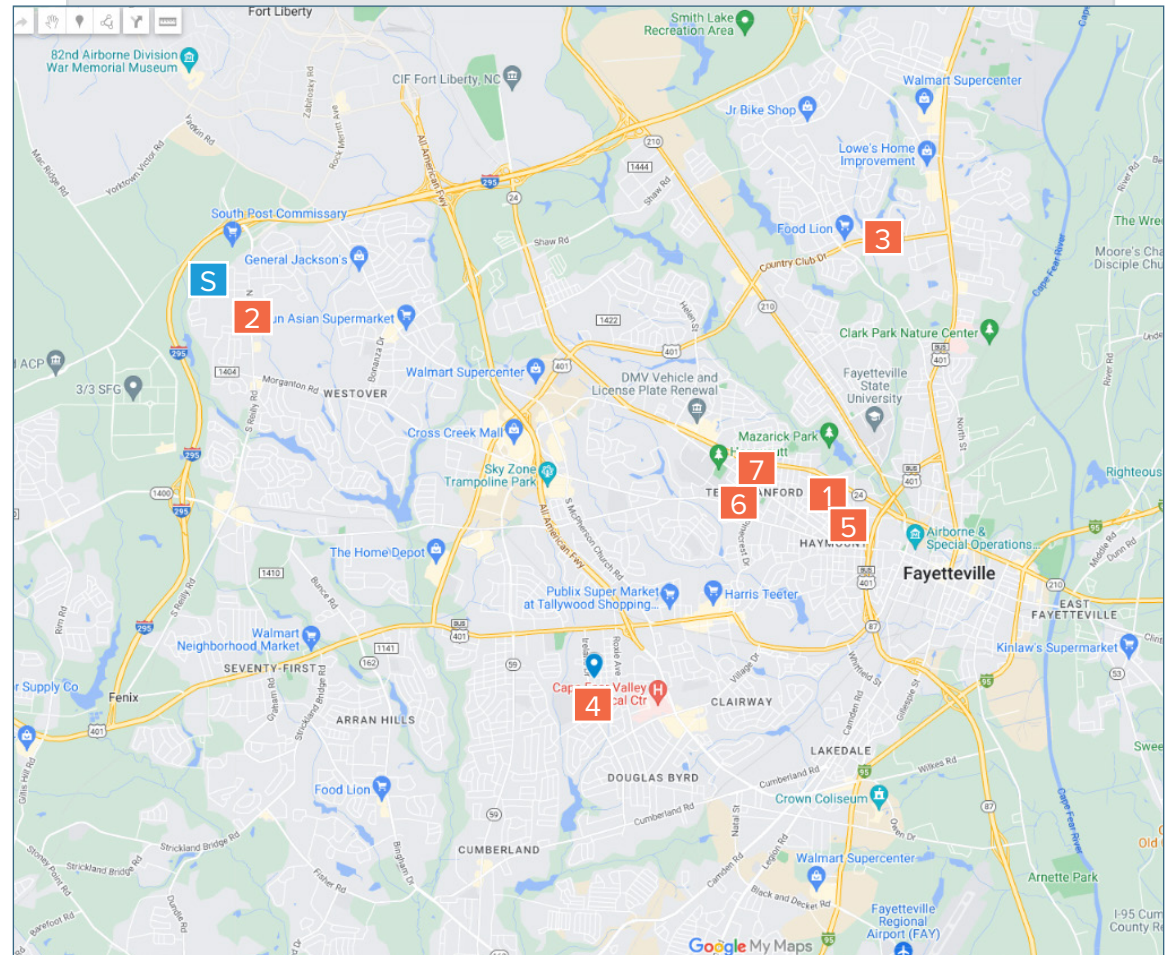


RENTAL MARKET

RENT COMPARABLE SUMMARY

MAP #	PROPERTY	YEAR BUILT	# OF UNITS	AVG SF	1 BED	2 BED	3 BED	RENT PER SF
1	Oakridge Apartments 412 Oakridge Avenue	1972	45	616	878	\$971	---	\$1.43
2	Family Lodge Apartments 309 N Reilly Road	1970	70	668	\$911	\$1,064	---	\$1.42
S	Claremont Hills 7571 Faraday Place	1972	19	650	\$911	---	---	\$1.40
3	Green Valley Apartments 633 Elk Court	1970	40	900	\$1,184	---	---	\$1.32
4	Miller Avenue Apartments 712-906 Miller Avenue	1970	24	675	\$818	---	---	\$1.21
5	Highland at Haymount 1107-1117 W. Rowan Street	1945	24	715	\$855	---	---	\$1.20
6	Morganton Arms 2209 Morganton Road	1966	68	1169	\$1,148	\$1,334	\$1,483	\$1.14
7	Carolina Pines 2109 Elvira Street	1963	71	995	\$1,227	\$1,117	---	\$1.12

Rents represented are a snapshot based on asking rents reported by each property when data was last collected.



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DO BUSINESS WITH A
HANDSHAKE AS EASILY AS
WE DO OVER THE INTERNET,
BECAUSE THE GOAL IS
ALWAYS THE SAME:**

*earn, keep and respect the
customer's business.*

Located in the Triangle region of North Carolina, encompassing Raleigh, Durham, and Chapel Hill, Deaton Investment Real Estate, Inc. specializes in brokering income-producing properties. Throughout all of North Carolina, we maximize opportunities for buyers and sellers of apartments. We work with individual investors to private capital, family offices, and institutional firms. Deaton's transaction sales volume exceeds \$3.7 billion in multifamily sales.

The company was founded in 1981 by Steve Deaton, who still operates it today. In December of 2023, Deaton joined Global Real Estate Advisors (GREAA), a leading player in the multifamily brokerage, lending, and investment advisory sector. This strategic partnership allows Deaton to maintain its presence as an independently owned and operated, boutique brokerage firm, with access to a national platform of advisory resources, tools, and clients.



MICHAEL DEATON
(919) 740-0490
michael.deaton@grea.com



THOMAS "T" FURLOW
(919) 412-3913
thomas.furlow@grea.com



STEVE DEATON
(919) 349-6793
steve.deaton@grea.com



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