

DEATON | GREA

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4420

MAGNOLIA CROSSINGS

FAYETTEVILLE, NC

32 UNITS

PROPERTY OVERVIEW



ADDRESS	4418 Blanton Road Fayetteville, NC 28303
CUMBERLAND COUNTY PIN	0812-18-31-8938
YEAR BUILT	1975
RENOVATED	2023 - 2024
NUMBER OF UNITS	32
UNIT MIX	All 2-bedroom
ACREAGE	1.98 acres
AVERAGE OCCUPANCY RATE	93%
SIZE	990 SF
RENT	\$1,025
OTHER MONTHLY FEES	<u>\$114</u>
TOTAL MONTHLY CHARGES	\$1,139



MAGNOLIA CROSSINGS

Magnolia Crossings is a 32-unit, garden-style community, featuring 100% renovated two-bedroom units. Located in the West Cumberland submarket of Fayetteville, N.C. the property offers convenient access to major employment and retail centers.

Current ownership has invested more than \$750,000 in capital improvements since 2022. These improvements include new roofs, interior renovations to every unit, landscaping, signage and more. At an average cost of \$20,000 per unit, the interior renovations include; LVP flooring, appliances, granite countertops, updated electrical fixtures, refinished bathrooms and bathtubs, and more.

Additionally, a prior owner replaced all the windows in 2003 and in 2013 the central air HVAC units were upgraded to R410A systems. This offering represents a rare opportunity to acquire a stabilized and 100% renovated asset of this size. The same owner is also offering 19 units nearby for sell.

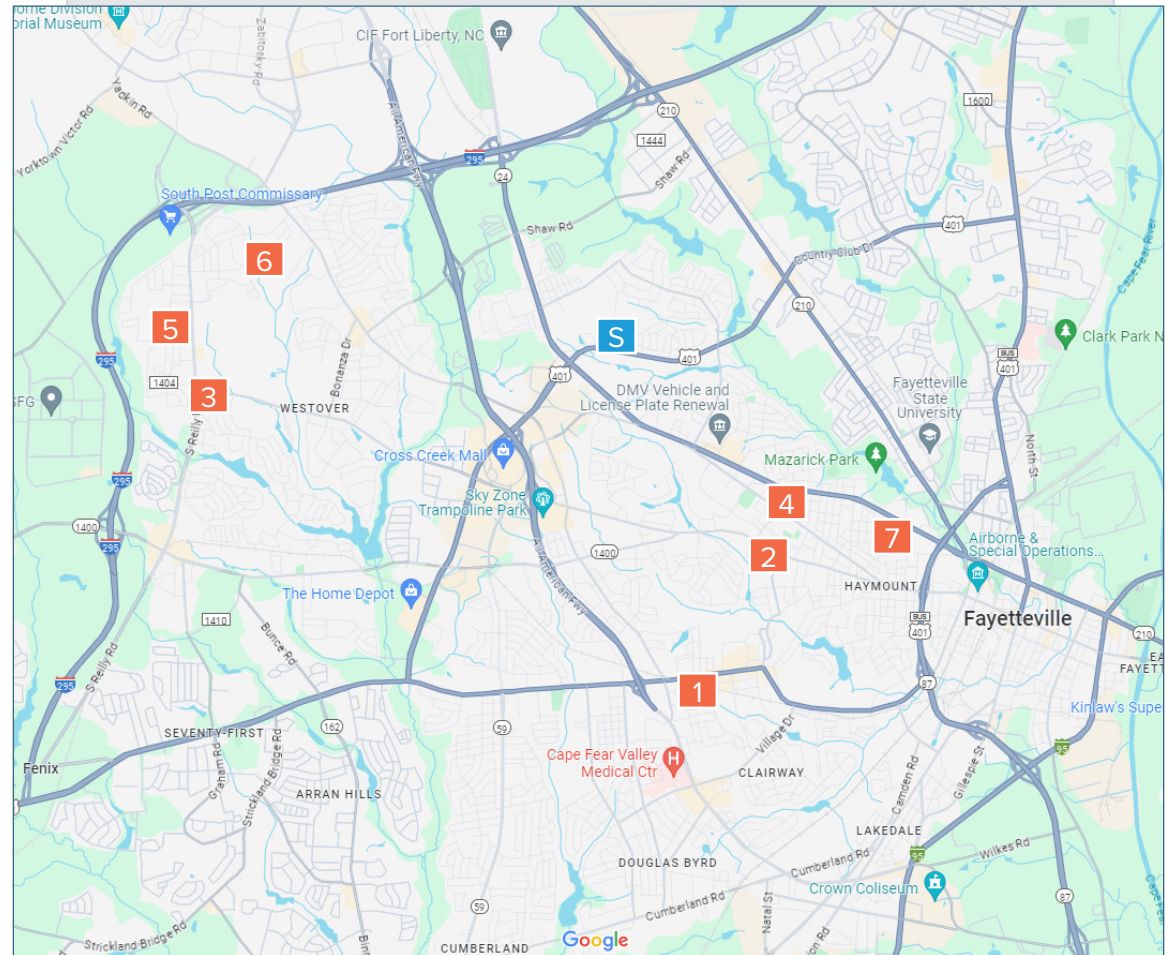


RENTAL MARKET

RENT COMPARABLE SUMMARY

MAP #	PROPERTY	YEAR BUILT	# OF UNITS	AVG SF	1 BED	2 BED	3 BED	RENT PER SF
1	Berkshire Road 1133-1144 Berkshire Road	1972	33	800	0	\$1,103		\$1.38
2	Morganton Arms 2209 Morganton Road	1966	68	1,169	\$1,148	\$1,334	1,483	\$1.14
3	Devonwood 6501 Pinedale Court	1980	22	988	0	\$1,111		\$1.12
4	Carolina Pines 2109 Elvira Street	1963	71	995	\$1,227	\$1,117		\$1.12
5	North Ingleside Townhomes 7520 E Netherland	1983	90	999	0	\$1,078		\$1.08
S	Magnolia Crossings 4418 Blanton Road	1975	32	990	0	\$1,050		\$1.06
6	Cedar Heights Townhomes 704 Windy Hill Circle	1984	64	1,100	0	\$1,099		\$1.00
7	Hunter's Ridge 522-584 Lambert Street	1990	60	1,200	0	\$1,061		\$0.88

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



**DEATON IS PROUD TO
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.



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