



RAEFORD STRIP CENTER

951-973 STRICKLAND BRIDGE RD, FAYETTEVILLE, NC 28314

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

LEAD AGENT

BROKER OF RECORD

Kyle Matthews
License No. C38369 (NC)

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

Long Term Leases: No lease expirations before 2030.

Occupancy: 100% Tenant Occupancy, all with long terms leases in place.

Huge Drivers of Foot Traffic: The property is shadow anchored by Walmart Neighborhood Market and Starbucks (Top 75% Nationally Per Alpha Maps).

Newer Construction: Building was built in 2020 and has been kept in superb condition .

Diverse Tenant Mix: Anytime Fitness, Vape City, Luxe Nail Spa & Lashes, China 1 Restaurant, Exclusive Hair Designs

Nearby Major Retailers: McDonalds, Target, Home Depot, Aldi, Food Lion, Walgreens, CVS... etc.

Large Service Pool: The property is located directly next door to Seventy-First Highschool which has +1,360 students and Seventy-First Classical Middle School which has +430 students.

Dense Population Demos: +152,000 in a 5-mile radius.

PROPERTY DETAILS

Name: Raeford Center

Address: 951-973 Strickland Bridge Rd

City: Fayetteville

State: NC

Postal Code: 28314

Gross Leasable Area: ±14,164 SF

Total Tenants: 5

Current Occupancy: 100.00%





CROSS CREEK MALL



THE SUMMIT ON 401
291 UNITS

FAYETTEVILLE PAVILION



Pate's
FARM
MARKET

RAEFORD RD ± 40,000 VPD

SUBJECT PROPERTY





7.00%
CAP RATE



\$4,069,000
SALE PRICE



\$287.28
PRICE PSF

ACQUISITION LOAN DEBT SUMMARY

Loan Amount	\$2,644,850
LTV	65%
Interest Rate	6.50%
Term	10 Years
Amortization Period	30 Years
Annual Debt Service (Amortizing)	\$200,607

INVESTOR PROJECTED RETURNS

Year 1 Cash on Cash	5.66%
Unlevered IRR Over Hold	6.82%
Unlevered Equity Multiple	1.81x
Levered IRR Over Hold	7.01%
Levered Equity Multiple	2.16x

FINANCING METRICS

Holding Period	5 Years
Cap Rate	7.00%
Gross Terminal Value	\$4,467,413



RENT ROLL

Suite	Tenant	GLA (SF)	Lease Start	Lease End	% of GLA	"Annual Rent"	\$ PSF/Year	Rate Increases		Options
								Date	PSF/Year	
951	Anytime Fitness	6,000 SF	February-20	May-30	42.36%	\$96,000	\$16.00	5/6/2025	\$17.00	2 - 5 Years: (1) \$17.34 PSF (2) \$19.14 PSF
								Option 1	5/6/2030	
									5/6/2031	
									5/6/2032	
									5/6/2033	
									5/6/2034	
								Option 2	5/6/2035	
									5/6/2036	
									5/6/2037	
									5/6/2038	
957	China 1	1,200 SF	May-24	April-34	8.47%	\$26,700	\$22.25	5/1/2027	\$22.92	1 - 5 Years: (1) \$29 PSF
									5/1/2028	
									5/1/2029	
									5/1/2030	
									5/1/2031	
									5/1/2032	
									5/1/2033	
								Option 1	5/1/2034	
									5/1/2035	
									5/1/2036	
961	Vape City	1,800 SF	July-22	August-32	12.71%	\$46,800	\$26.00	5/1/2037	\$31.69	
								5/1/2038	\$32.64	
								9/1/2025	\$26.65	
								9/1/2026	\$27.32	
								9/1/2027	\$28.00	
								9/1/2028	\$28.70	
								9/1/2029	\$29.42	
								9/1/2030	\$30.15	
965	Luxe Nail Spa	3,000 SF	May-20	July-30	21.18%	\$60,000	\$20.00	9/1/2031	\$30.91	2 - 5 Years: (1) \$24.20 PSF (2) \$26.62 PSF
								6/1/2025	\$22.00	
								Option 1	7/8/2030	
								Option 2	7/8/2035	
973	Exclusive Hair Designs	2,164 SF	January-23	December-32	15.28%	\$43,272	\$20.00	1/1/2028	\$22.00	1 - 5 Years: (1) \$24.20 PSF
								Option 1	1/1/2033	
Occupied	5 Suites	14,164 SF			100.00%	\$272,772	\$19.26 PSF			
Vacant	0 Suites	0 SF			0.00%	\$0	\$0.00 PSF			
Total	5 Suites	14,164 SF			100.00%	\$272,772	\$19.26 PSF			

FINANCIAL OVERVIEW



AS-IS	YEAR 1	
<u>INCOME</u>	<u>Total</u>	<u>\$PSF</u>
Rental Income	\$285,950	\$20.19
Expense Reimbursements	\$60,283	\$4.26
Effective Gross Revenue	\$346,233	\$24.44
<u>EXPENSES</u>		
CAM	\$17,028	\$1.20
Insurance	\$9,437	\$0.67
Real Estate Taxes	\$24,536	\$1.73
Management Fees	\$10,123	\$0.71
Total Operating Expenses	\$61,388	\$4.33
Net Operating Income	\$284,845	\$20.11

LEASE EXPIRATION SCHEDULE

Year	Year End	Sq Ft	% of GLA	Cumulative %
1	2024	0	0%	0%
2	2025	0	0%	0%
3	2026	0	0%	0%
4	2027	0	0%	0%
5	2028	0	0%	0%
6	2029	0	0%	0%
7	2030	9,000	64%	64%
8	2031	0	0%	64%
9	2032	3,964	28%	92%
10	2033	0	0%	92%
11	2034	1,200	8%	100%
Totals		14,164	100%	



AREA OVERVIEW



FAYETTEVILLE, NC

Fayetteville, North Carolina, is a vibrant city known for its rich history and military heritage. Home to Fort Liberty, one of the largest military installations in the world, Fayetteville has a strong connection to the U.S. Army, which has shaped its culture and economy. The city boasts a diverse community, with a blend of urban and suburban areas, historic sites, and natural beauty. The downtown area features a variety of shops, restaurants, and cultural attractions, including the Airborne and Special Operations Museum, which honors the legacy of airborne and special operations forces. With a growing arts scene, numerous parks, and a warm, welcoming atmosphere, Fayetteville offers residents and visitors alike a unique blend of Southern charm and modern amenities.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Population	8,127	67,740	152,483
2029 Population Projection	8,096	67,534	152,345
2020 Population	8,240	68,408	152,659
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Estimate	3,409	28,194	60,581
2029 Population Projection	3,397	28,105	60,543
2020 Population	3,455	28,517	60,728
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$67,560	\$66,343	\$70,541



ECONOMY

The city has a diverse and evolving economy deeply influenced by its military presence. Fort Liberty, one of the world's largest military bases, is a significant economic driver, supporting a wide range of businesses and providing numerous jobs in defense, logistics, and healthcare. Beyond the military sector, Fayetteville's economy includes retail, education, and manufacturing, with a growing emphasis on technology and innovation. The city's strategic location along major transportation routes, including Interstate 95, facilitates trade and commerce, attracting businesses and fostering economic growth. Additionally, Fayetteville's local government and community leaders actively promote economic development initiatives, aiming to diversify the economy, support small businesses, and attract new industries, contributing to the city's resilience and long-term prosperity.



TOURISM

Tourism in Fayetteville, North Carolina, is fueled by its rich history, military heritage, and vibrant cultural scene. Visitors are drawn to the city to explore historic sites such as the Market House and the Cape Fear Botanical Garden, which showcase Fayetteville's Southern charm. The Airborne and Special Operations Museum, located in downtown Fayetteville, is a major attraction that honors the brave soldiers who served in airborne and special operations units, making it a must-visit for military enthusiasts. Additionally, Fayetteville offers a variety of outdoor activities, from hiking and kayaking along the Cape Fear River to enjoying the city's numerous parks and green spaces. The downtown area is a hub for arts and entertainment, with theaters, galleries, and local festivals that celebrate the city's diverse culture. With a welcoming atmosphere, Fayetteville provides a unique blend of history, nature, and Southern hospitality, making it an appealing destination for tourists.

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LEAD AGENT



KYLE MATTHEWS

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES