



OFFERING SUMMARY

SCHMIDT STREET 16

4902-4924 Schmidt Street,
Fayetteville, NC 28303

16

UNITS

1960/2024

YEAR BUILT/RENO

670

AVG. SQ FT

SUBSTANTIALLY RENOVATED PROPERTY

Current ownership has extensively renovated 14 of the 16 units down to the studs, with new HVACs, electrical, plumbing, windows, and interior finishes. Interior finishes include new LVP flooring, cabinets, countertops, sinks, toilets, bathtubs, fixtures, appliances, and Washer/Dryer hookups.

CONVENIENT LOCATION

Schmidt Street offers a proximate location to higher education, employment hubs, popular restaurants and shopping (CAVA, Starbucks and more 5 minutes drive), and major transportation corridors. Fayetteville State University (7,000+ students) is an 8-minute drive and Fayetteville Technical Community College (10,000+ students) is within 6 minutes' drive. Fort Liberty (formerly Fort Bragg) is one of the largest military bases in the world and only a 5-minute drive, while Downtown Fayetteville is only 10 minutes away from the Property. Schmidt Street is also situated just off of Hwy 24, and offers easy access to 401 and I-295.

INDIVIDUALLY METERED UTILITIES

Each unit of the property is individually metered for all utilities, meaning tenants are responsible for direct payment of their utilities. With little to no utility expense, this property should operate at lower operating expense costs.

OFFERED WITH ADDITIONAL VACANT UNITS

The sellers are willing to include an adjacent 6-unit building and a single-family home in the sale for a total of 23 units. The 6 unit building consists of all 1-bedroom units, while the house consists of a 2 bedrooms, 1 bathroom layout. These 7 units are all in need of full renovation, creating an opportunity for a buyer to add tremendous value to the property by bringing these units online and up to market rents.



Greysteel | 101 S. Tryon Street | Suite 2700 | Charlotte, NC 28280
 704.274.1830 | www.greysteel.com | NC License: C30597 | Broker of Record: Ari Firoozabadi - 313826 - 202.280.2724

CONTACTS: INVESTMENT SALES

HAYDEN DAVIS Director hdavis@greysteel.com 704.274.1830 NC 314691	BRITT GILLESPIE Director bgillespie@greysteel.com 864.234.3212 SC 105558	ANDREW PLUNKETT Associate aplunkett@greysteel.com 864.900.4063 SC 109247	CHRIS WILKINS Sr. Associate cwilkins@greysteel.com 504.576.1197
--	---	---	---

FINANCE CONTACT

This content is for informational purposes only. Greysteel and Greysteel's representatives make no representations or warranties, express or implied, regarding the accuracy, adequacy or completeness of this information or linked content. Recipients shall be responsible for performing their own independent review, and this is not intended to and does not constitute legal, financial, tax or professional advice. The information included in this report is deemed reliable, but not guaranteed. Recipient's use of information or linked content is at their own risk. All Greysteel offerings are subject to prior placement, withdrawal, cancellation, or modification without notice; and parties to an offering shall not be liable for any losses, costs, or damages incurred as a result of the information provided.