

RE/MAX Choice

Offering Memorandum

Cliffs at Laurel | Fayetteville, North Carolina

Executive Summary

Cliffs at Laurel is a portfolio of four (4) newly constructed executive townhomes located in Fayetteville, NC. Each unit offers 1,770 square feet, 3 bedrooms, 2.5 bathrooms, attached garages, and modern finishes designed to attract quality tenants.

Offering Highlights

- Portfolio Price: \$1,120,000
- Total Units: 4 Townhomes
- Unit Size: 1,770 SF per unit (7,080 SF total)
- Bedrooms/Baths: 3 BR / 2.5 BA (each unit)
- Year Built: 2025-2026
- Bulk Sale – Portfolio Offering

Unit Mix & Pricing

Address	Bedrooms/Baths	SF	Est. Value
1010 Laurel St	3BR / 2.5BA	1,770	\$280,000
1012 Laurel St	3BR / 2.5BA	1,770	\$280,000
1014 Laurel St	3BR / 2.5BA	1,770	\$280,000
1016 Laurel St	3BR / 2.5BA	1,770	\$280,000

Pro Forma Income (Projected)

Projected Rent per Unit (Avg)	\$1,550/month
Gross Potential Rent (Annual)	\$74,400

This Offering Memorandum has been prepared by RE/MAX Choice for informational purposes only. All projections are estimates and should be independently verified by the buyer.