



OFFERING SUMMARY

WOODLAND RIDGE

4029 Professional Drive | Hope Mills, NC 28348

60

UNITS

6.51

ACREAGE

6

BUILDINGS

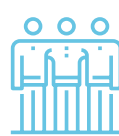
HIGHLIGHTS AT A GLANCE



Proven Value-Add
Framework



Strong & Strengthening
Market Fundamentals



Supply Constrained
Submarket



Looking Forward: Continued
Infrastructure Investments



Well Performing
Asset with Rent
Growth Potential



Additional Vacant
Parcel to Convey
with Property



3rd Fastest
Growing MSA in
the Country

7.9%

Average Rent Growth in Hope
Mills & Southwest Cumberland
County - Last 5 Years



PROVEN VALUE-ADD FRAMEWORK

Woodland Ridge presents a compelling value-add opportunity, benefiting from over \$1 million in strategic renovations and strong operational performance. Current ownership has completed extensive upgrades to 52 of the 60 units, enhancing interiors with modern finishes and improving exterior features, including a new roof and updated HVAC systems. With only eight units remaining to be renovated, the next owner can capitalize on additional upside while leveraging the property's proven rental growth. Occupancy has consistently exceeded 90%, and in-place rents have steadily increased, yet remain below market comparables, providing a clear path to reducing loss to lease and driving NOI growth. Additionally, a structured fee program has created ancillary revenue opportunities, with further potential to align legacy tenants with current pricing. Positioned within a high-demand submarket with limited new supply, Woodland Ridge offers both immediate value and long-term growth potential for investors.

EXCELLENT MARKET FUNDAMENTALS

The Fayetteville MSA continues to benefit from strong market fundamentals, supported by a recession-resistant employment base, steady population growth, and substantial defense sector investment. With multifamily development at historically low levels—just 72 units currently in the pipeline—new supply remains highly constrained, positioning existing assets for sustained demand. While short-term vacancy fluctuations may occur as the final units under construction are delivered, the long-term outlook remains favorable. Fort Liberty, a key economic driver for the region, is set to receive over \$84.5 million in infrastructure and personnel support investments, further strengthening the area's stability and appeal. These market dynamics create a strong foundation for continued rent growth and long-term asset appreciation in the Fayetteville multifamily sector. Additionally, the Hope Mills submarket remains highly supply-constrained, further driving demand for well-located, quality rental housing.

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