

MULTIFAMILY PROPERTY FOR SALE

3454-3468

Rockfish Road

Raeford, NC 28376



*for more information*

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

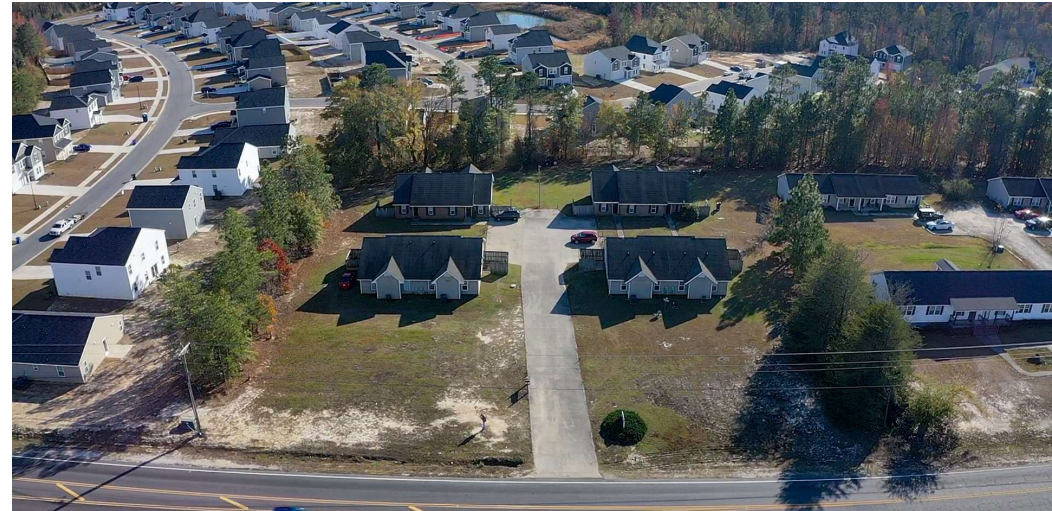
[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## OFFERING SUMMARY

Sale Price:	\$840,000.00
Building Size:	8,086 SF
Lot Size:	2 Acres
Number of Units:	8
Year Built:	1997
Zoning:	RA-20
Market:	Fayetteville
Submarket:	Hoke County

## PROPERTY OVERVIEW

Grant-Murray Real Estate is pleased to present for sale the Rockfish Manor Apartments located in the growing Hoke County Submarket of Fayetteville surrounded by single-family development.

Rockfish Manor consists of 4 duplexes (8 units) located on 2 acres constructed in 1996. Each unit measures 1,012 sq. ft. and is two-bedrooms/two-bathrooms. The current rent roll supports a yearly gross revenue of \$78,240.

The property presents a value-add opportunity with current below market rental rates (see Rent Roll below). According to CoStar, the average market rent in the Hoke County Submarket for a two-bedroom unit is \$1,380. Rental rate per unit at the property ranges from \$850 to \$995 per month and averages \$931 per month.

The property is also located five (5) miles from downtown Raeford, providing tenants nearby shopping and restaurants.

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ADDITIONAL PHOTOS



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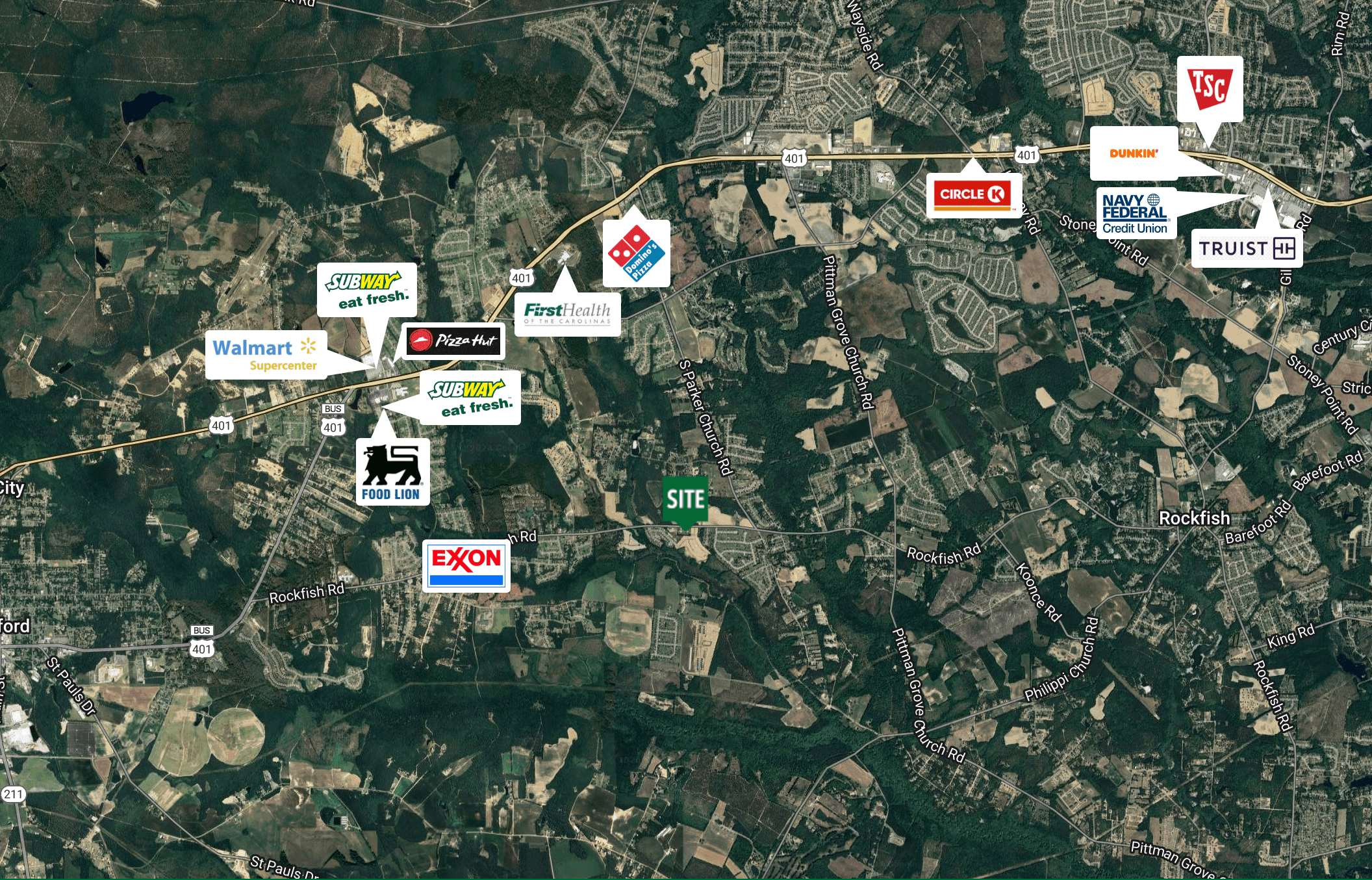
**RENT ROLL**

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	SECURITY DEPOSIT	LEASE START	LEASE END
3454	2	2	1,012 SF	\$995	\$995	12/01/24	11/29/2025
3456	2	2	1,012 SF	\$850	\$595	4/20/17	12/31/24
3458	2	2	1,012 SF	\$895	\$595	10/3/16	12/31/24
3460	2	2	1,012 SF	\$895	\$575	10/22/15	12/31/24
3462 (vacant)	2	2	1,012 SF	-	-	-	-
3464	2	2	1,012 SF	\$995	\$995	11/22/23	11/30/24
3466	2	2	1,012 SF	\$995	\$995	10/15/24	10/31/25
3468	2	2	1,012 SF	\$895	\$620	7/28/18	12/31/24
<b>TOTALS</b>			<b>8,096 SF</b>	<b>\$6,520</b>	<b>\$5,370</b>		
<b>AVERAGES</b>			<b>1,012 SF</b>	<b>\$931</b>	<b>\$767</b>		

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DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	152	488	1,853
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	35	35	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	53	169	636
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$88,569	\$88,311	\$86,900
Average House Value	\$256,402	\$256,597	\$268,240

*Demographics data derived from AlphaMap*



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