



StoutCap raise \$4 million for Treetop Apartments in Fayetteville, NC

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Fayetteville, NC StoutCap, a premier real estate investment firm creating opportunities to help people invest passively in real estate, announced it's raising \$4 million to acquire Treetop Apartments, a garden-style apartment community.

The raise offers investors an opportunity to participate in the acquisition of a value-add 146-unit, Class-B multifamily asset built in 1977. The Fayetteville metropolitan area is the largest in southeastern North Carolina and the fifth-largest in the state.

This investment is expected to double the return in 6 years, with 100% of capital returned in 3 years. StoutCap is buying the asset for \$63,000 a door, a 30% discount to the recent comps. Treetop Apartments have remained over 98 % occupied over the last 5 years and are currently 100% occupied.

Treetop Apartments is situated on 10.4 acres of land and consists of 94,250 leasable s/f. Community amenities include a pool with a lounge area, onsite laundry facilities, a picnic area with grills, mature landscaping, and onsite property management and maintenance.

Several employers, including Fort Bragg, Cape Fear Valley Health System, and Cumberland County Schools, are located nearby.

"In a tumultuous investment landscape, real estate investing provides people with an opportunity to achieve stability, cash flow, tax benefits, and asset appreciation," said Chris Stout, principal of StoutCap. "At StoutCap, we are always on the lookout for investments that not only have strong financial potential but also align with our values of sustainability and community development. Treetop Apartments embodies these principles, and we believe it has the potential to be a valuable addition to any investment portfolio."