



REDEVELOPMENT

RAJJ Investment Properties

INVEST IN THE FUTURE OF AFFORDABLE
HOUSING IN

FAYETTEVILLE, NC

ABOUT US

RAJJ Inc. is a growth-driven real estate investment firm focused on identifying high-potential opportunities in new construction and property rehabilitation.

2005

**Year
founded**





**Jerome
Bell**
CEO

Our CEO

Jerome Nyjuan Bell, Sr. is a decorated U.S. Marine Corps veteran, entrepreneur, educator, and author with over 20 years of successful real estate experience. After earning a Bachelor's degree from Florida A&M University and an MBA from Averett University, Jerome founded **ExpressTax Professionals** and later **RAJJ Investment Properties, Inc.**, a real estate investment company focused on acquiring, rehabilitating, and leasing foreclosures and multi-family units.

With a proven track record and deep community roots, Jerome is now scaling up RAJJ's impact in Fayetteville, North Carolina—a city in urgent need of affordable, quality housing.



Project Highlights

Fayetteville is facing a housing crisis, particularly for one-bedroom and affordable rental units. The cost of new construction remains high, making hotel-to-housing conversions a smart, efficient solution. With proximity to Fort Liberty (formerly Fort Bragg), strong rental demand, and an existing network of prospective tenants, the city presents a compelling market for investors.

Why Invest?

- Experienced team with a track record of successful real estate projects.
- Income-generating properties provide consistent returns.
- Conservative capital stack designed to protect investor interests.



INVESTMENT OPPORTUNITY



SUMMARY

Adam Street Apartments

\$3.23M

DEBT RESTRUCTURING
(REFINANCE)

**4 x 3BR
units**

BUILD NEW
QUADRAPLEX

100%

CURRENT
OCCUPANCY

SUMMARY

American Eagle Inn Redevelopment

\$1.5M

PURCHASE PRICE

\$2M

RENOVATION COSTS

48

HOTEL ROOM +
RESTAURANT/BAR
SPACE

OFFERING DETAILS

We are a proven operator with a track record of stable cash flow and revenue-generating properties already in place. Our investment structure features a risk-mitigated capital stack designed to protect investor capital while maximizing returns.



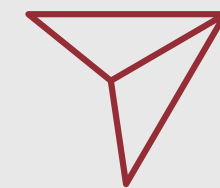
Security Type

Equity



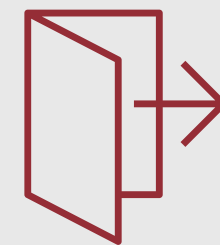
Investment Duration

36-60 Months



Minimum Investment

\$1,000



Exit Strategy

Refinance

BUSINESS PLAN

Project 1: Adam Street Apartments Expansion

The Adam Street Apartments are currently operating at 100% occupancy with an active waiting list, demonstrating high demand for quality housing in the area. We are seeking \$5,000,000 in funding to restructure existing debt totaling \$3.23 million, construct a new quadraplex featuring four spacious 3-bedroom units, and cover associated construction and contingency costs. These include materials, potential tariffs, and other miscellaneous expenses. The target closing date for this project is January 31, 2026.


Project 2: American Eagle Inn Redevelopment

Located directly behind the Adam Street Apartments, this 48-room hotel is poised for transformation into a vibrant mixed-use residential community. We are seeking \$5,000,000 to acquire the property (\$1.5 million), complete a full renovation converting hotel rooms into residential units (\$2 million), furnish and secure the building with modern amenities (\$1 million), and support marketing and launch efforts (\$500,000). Planned upgrades include kitchenettes with cabinetry, cooktops, refrigerators, and sinks; individual water heaters and closet systems; and in-room access to Wi-Fi, water, and essential furnishings. The target closing date for this redevelopment is also January 31, 2026.

Adam Street
Apartments

 **6 min**
2 miles

 **7 min**
2.3 miles

 **American Eagle Inn**

 **Hampton Inn &
Suites Fayetteville**
Top rated

Fayetteville North Carolina

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Fayetteville is a growing city in southeastern North Carolina known for its strong military presence, affordable cost of living, and emerging real estate opportunities. Home to Fort Liberty (formerly Fort Bragg), one of the largest military installations in the world, the city benefits from a stable economy supported by defense, healthcare, education, and logistics sectors. The consistent demand for housing—driven by military personnel, veterans, students, and families—makes Fayetteville an attractive market for investors seeking reliable cash flow and long-term appreciation.

The city's strategic location along the I-95 corridor offers excellent connectivity to major markets like Raleigh-Durham and Charlotte, while ongoing revitalization efforts and infrastructure investments are enhancing its appeal. With relatively low property acquisition costs and a population poised for steady growth, Fayetteville presents a compelling opportunity for real estate investors looking to diversify their portfolio in a resilient and accessible market.

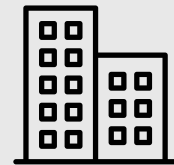




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Investor Inquiries



Engage directly with the project sponsor by utilizing the "comment" feature on the campaign page to inquire about the offering.