

# THE STERLING WILMINGTON, NC

1541 EASTWOOD ROAD

**Q4 2026**

EST. COMPLETION

**1**

BUILDING

**265**

UNITS

**244,482**

RENTABLE SF

**350**

PARKING SPACES

## KEY INVESTMENT HIGHLIGHTS

### PRIME LOCATION

- The Sterling at Center Point is a 265-unit luxury wrap multifamily development in the thriving port city of Wilmington, NC.
- Project is planned to be located within Center Point, an 18-acre mixed-use community is planned to include ±85,000 SF of retail space, ±102,000 SF of office space, and a ±200-key hotel. The Sterling is part of the initial phase, as well as ±32,000 SF of retail space (capitalized separately).
- Site is conveniently located within a 10- to 15-minute drive from Wilmington's primary employment centers, including Downtown Wilmington, Riverfront Historic District, UNC Wilmington, and the Wilmington Int'l Airport.

### DEVELOPMENT FEATURES

- Project is planned to include a premier community amenity package, including a resort-style pool, indoor/outdoor bar and grill area, balcony clubroom overlooking two event lawns, private wine lockers, golf simulator, dog park & spa, co-working space, fitness center & reading lounge.

## PROPERTY SUMMARY

- 265-unit multifamily development will consist of a luxury wrap building, surrounding a pool and amenity deck
- Development will be comprised of one studio unit, 185 one-bedroom units, 58 two-bedroom units, and 21 three-bedroom units
- Property will feature an attached community clubroom/amenity area and leasing center

<b>Estimated Project Cost</b>	\$85,486,803
<b>Cost / Unit</b>	\$322,592/Unit
<b>Total Equity</b>	\$30,906,969
<b>Developer Co-Invest</b>	\$6,868,285
<b>Expected Construction Loan</b>	\$51,292,082
<b>Loan-to-Cost (LTC)</b>	60%
<b>Expected Hold Period</b>	3 Years

# THE STERLING

## PROJECT RENDERINGS



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