



RESIDENTIAL PROPERTY MANAGEMENT

ASHLEY

RESIDENTIAL GROUP

BEGIN ANYWHERE

YOUR GUIDE FOR A SEAMLESS
PCS TO FORT LIBERTY, NC

BROKERED BY
exp
REALTY



WELCOME

A home is more than just a place to live—

it's where you start new adventures, make memories with family, and find comfort during transitions. When it's time for your PCS move, we understand how stressful it can feel to relocate to a new area. The process can be overwhelming, and it's completely normal to feel uncertain as you embark on this new chapter.

But don't worry—we're here to help make this move as smooth as possible. Whether you're looking for the perfect rental or considering buying a home, we'll guide you every step of the way. Together, we'll create a plan tailored to your needs, so you won't have to navigate this journey alone.

This guide is your resource for everything from understanding local neighborhoods to tips for a stress-free move. Let us take the heavy lifting off your shoulders and ensure that your PCS experience is seamless and successful.

Leanna Ashley

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GET TO KNOW US

McQuilkin Real Estate is a veteran-owned property management company, proudly serving military families and the Fort Liberty area. Our owner, Jim McQuilkin served 22 years and retired Lieutenant Colonel.

Alongside our sister company, Ashley Residential Group, which specializes in home sales, we are a family-owned business that understands the unique challenges of military relocations. Whether you're looking to buy, rent, or invest, we work together to provide you with personalized, stress-free real estate solutions. Our team is committed to making your PCS experience smooth and successful—because we're not just a business; we're a family helping families.



LEANNA ASHLEY & FABIAN ASHLEY

Fabian and Leanna have been married since 2017 and have two very active boys who keep us busy outside of the office!

We enjoy the flexibility of being able to work together and support our family!

TRULY FAMILY OWNED

- Sybille & Jim McQuilkin Founded McQuilkin Real Estate In 2005
- Fabian Ashley, their son has been a part of the family business since 2015.
- Leanna Ashley, has been licensed since 2014, but actively selling full time since 2019. She is a Certified Military Relocation Professional



THE NUMBERS

- McQuilkin Real Estate manages 135+ properties
- Over 75% of our business is serving the military community.
- Over 45 million in sales volume
- Combined 160+ Five Star Google Reviews

PRO TIPS FOR NAVIGATING YOUR PCS MOVE



START EARLY

As soon as you receive orders, begin planning your move. Research the area, housing options, and schools to give yourself a head start.



SET YOUR PRIORITIES

Make a list of your must-haves for both your home and community to streamline your search and avoid feeling overwhelmed.



GET PRE APPROVED

If you're considering buying a home, getting pre-approved for a loan will give you a clear budget and strengthen your offer when you're ready to buy.



STAY ORGANIZED

Keep a binder or digital folder with important documents like orders, housing agreements, and school records to make the process smoother.



LEAN ON LOCAL EXPERTS

Work with professionals who understand the unique needs of military families. They can provide valuable insight on neighborhoods, schools, and the local market to help you make the best decisions.

HOUSING OPTIONS

BUYING VS. RENTING

BUYING A HOME

Don't let buying a home intimidate you because your orders are short-term

For many military families, buying a home is an exciting step towards putting down roots in a new community. While the home buying process can feel daunting, especially during a PCS move, it can also offer stability and the chance to build equity. Whether you're looking for a permanent home or an investment property, we're here to guide you through each step—from securing financing to closing on the perfect home. Let us help you make informed decisions and find the right place to call home near Fort Liberty.

1

GET PRE APPROVED FOR A LOAN

2

FIND THE RIGHT HOME

3

MAKE AN OFFER AND CLOSE THE DEAL

SO, YOU BOUGHT A HOUSE - BUT NOW YOU HAVE ORDERS TO PCS AGAIN

Got PCS orders less than two years after purchasing your home? What are your options? You can sell your home now or rent it out to build equity until the market is right for selling. Alternatively, you could keep it as a long-term rental to grow your investment portfolio and plan for future retirement.

HOUSING OPTIONS

BUYING VS. RENTING

RENTING A HOME

There are some benefits to renting a home during a PCS move

Renting a home during a PCS move offers flexibility, especially if you're looking for a place to stay while you adjust to your new surroundings. We offer a selection of well-maintained, long-term rental properties that may be the perfect fit for your family. Our properties are designed with military families in mind, offering comfort and convenience during your transition. Let us help you find a home that suits your needs and makes your move as seamless as possible.

1

MAKE SURE YOU MEET RENTAL
QUALIFICATIONS

2

FIND THE RIGHT MANAGEMENT COMPANY
WHO WILL MAKE YOUR STAY COMFORTABLE

3

FIND A HOME THAT IS THE BEST
FIT FOR YOU

SO, YOU RENTED A HOUSE - BUT NOW YOU'RE STAYING LONGER THAN EXPECTED

You initially decided to rent a home due to uncertainty about the length of your stay at Fort Liberty, but now it looks like you'll be here longer than expected and you are considering buying a home. That's so exciting! We would be happy to guide you through this processes, but first consider the terms of your lease agreement whether It's with McQuilkin Real Estate or another Management company!

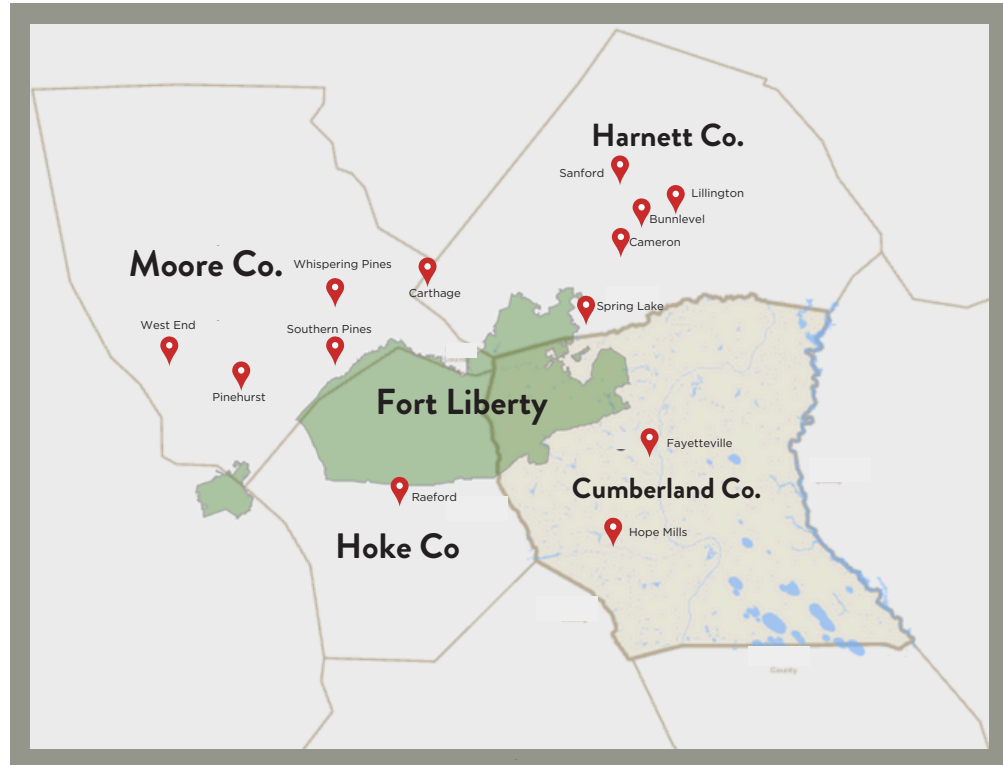
AREAS TO CONSIDER

When choosing a place to call home, it's important to find an area that best fits your lifestyle and needs. Fort Liberty and the surrounding areas offer a wide variety of options, each catering to different preferences—whether you're looking for a short commute to base, proximity to top-rated schools, or a neighborhood that aligns with your personal or family lifestyle. With so many great communities to choose from, we're here to help you navigate your options and find the perfect place for you.

Here are some popular — areas you may hear about

*location pins are approximate

- FAYETTEVILLE
- RAEFORD
- HOPE MILLS
- SPRING LAKE
- CAMERON
- SANFORD
- BUNNLEVEL
- LILLINGTON
- SOUTHERN PINES
- PINEHURST
- WHISPERING PINES
- CARTHAGE



one of our favorite communities: **CAROLINA LAKES, SANFORD**

Life's better by the lake, right? Carolina Lakes offers stunning waterfront views, gated security, and a vibrant community feel. With its private marina, golf course, and boat docks, it's like living in a resort—but with a much shorter commute to Fort Liberty!

other lake communities: **CAROLINA TRACE, SANFORD** **BUFFALO LAKE, SANFORD** **WOODLAKE, VASS**



FAYETTEVILLE, RAEFORD + HOPE MILLS

fayetteville

As the largest city near Fort Liberty, Fayetteville offers a mix of urban convenience and small-town charm. Known for its rich military history and cultural diversity, Fayetteville is home to shopping centers, dining options, and numerous parks, including the popular Cape Fear River Trail. With neighborhoods to suit various lifestyles, it's a versatile choice for many military families. Commute times to Fort Liberty vary by neighborhood but are typically between 10 to 30 minutes.

The Jack Britt School District in Fayetteville is a favorite among families. With a mix of housing options and a convenient 20 to 30-minute commute to Fort Liberty, it's a popular and family-friendly choice.

raeford

Raeford offers a blend of small-town charm and modern amenities, including the James A. Leach Aquatic Center, Hoke Hospital, and indoor skydiving. With a variety of restaurants and growing new construction, it provides fresh housing options for families and individuals. Raeford combines convenience with a welcoming community feel, with a commute to Fort Liberty typically ranging from 20 to 40 minutes.

hope mills

The Gray's Creek area is highly sought after for its top-rated school district, offering excellent educational opportunities for children of all ages. This area provides a peaceful, rural setting with easy access to both Fayetteville and Hope Mills. Families appreciate the balance of quiet living with proximity to shopping, dining, and recreational activities.

Commute times to Fort Liberty from the Gray's Creek area are approximately 25 to 40 minutes, depending on your location. Together, Hope Mills and the Gray's Creek area offer a great combination of affordability, quality schools, and a strong sense of community—perfect for military families looking to settle near Fort Liberty.



one of our favorite communities: **TURNBERRY - RAEFORD**

The expanding neighborhood of Turnberry boasts outstanding common areas, including spacious green spaces with a soccer net, playgrounds, picnic areas, and more. The homes feature well-designed floor plans and modern updates, ensuring a smooth and effortless move.

While it doesn't have a neighborhood pool, it is located right across the street from the James A. Leach Aquatic Center!



SOUTHERN PINES + PINEHURST

southern pines

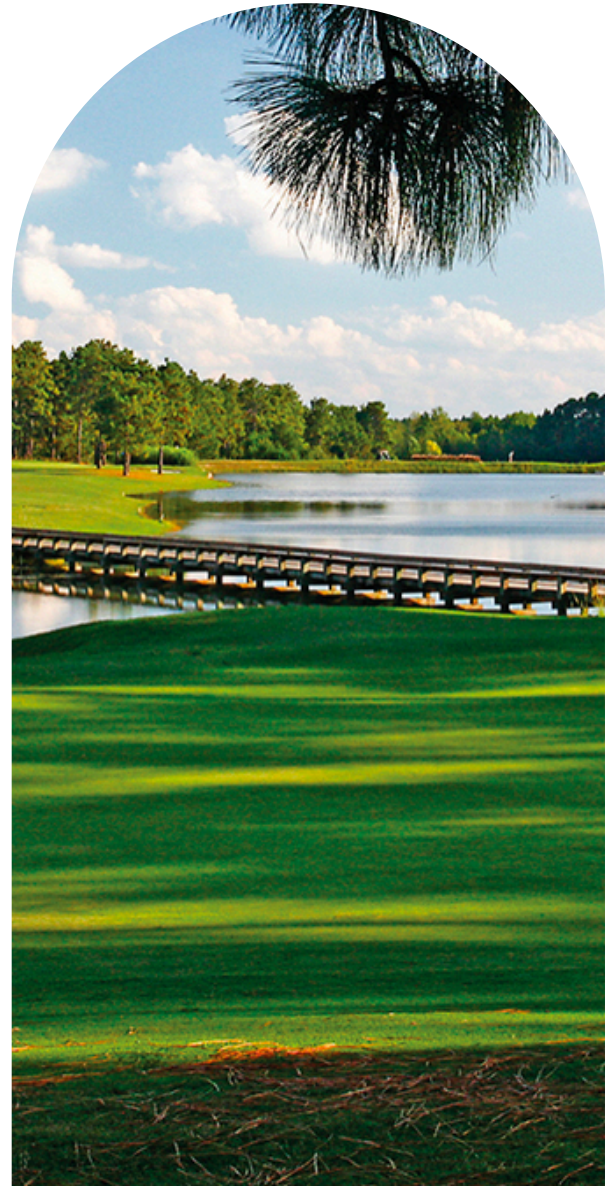
Southern Pines offers a perfect blend of Southern charm and modern living, with a vibrant downtown full of art galleries, local shops, and cozy restaurants. Known for its historic homes, it's an ideal spot for those who enjoy a relaxed, yet active lifestyle. The town is also popular for its equestrian culture and access to nearby parks and outdoor activities. Located about 40 to 45 minutes from Fort Liberty, Southern Pines provides a peaceful retreat with convenient access to the base.

pinehurst

Pinehurst is known for its world-class golf courses and upscale lifestyle, attracting those seeking a more refined living experience. Despite its luxury appeal, the town maintains a quaint, charming atmosphere with tree-lined streets, boutique shops, and cozy cafes. Offering a peaceful, community-focused environment, Pinehurst is perfect for those who enjoy sophistication and small-town charm. The commute to Fort Liberty typically takes about 40 to 50 minutes, making it a longer, but scenic, drive.

popular spots

- **Southern Pines Downtown Shopping District!** Here you will enjoy restaurants, bars, a quaint wine cellar, locally-owned boutiques, and coffee shops.
- **Pinehurst Course #2-** home of the 1999, 2005, 2014, and 2024 US Opens
- **The USGA Experience/World Golf Hall of Fame** opened their doors in Pinehurst in May of 2024. The museum features galleries on the Science of Golf, USGA Championships, and so much more--worth a visit!
- **The Spa at Pinehurst** is perfect for the ultimate day of relaxation
- **Casino Guitars** in Southern Pines is a must-visit for any musician!
- **The Reservoir Park** in Southern Pines is a must see for outdoor enthusiasts. The 165-acre park is home to a 95-acre lake.



one of our favorite communities:

DOWNTOWN SOUTHERN PINES

If subdivisions aren't your vibe you will love downtown Southern Pines. You can walk or bike to dining, parks, and MORE.

Find a deal on a historic home & make it yours!

FUN FACT

The 2024 US Open was hosted at Pinehurst #2 Featuring golfers like Tiger Woods, Rory McIlroy, Scottie Scheffler and more! Fabian, Leanna + Jim were lucky enough to attend!

CAMERON, SPRING LAKE + SANFORD

cameron

Nestled in Harnett County, North Carolina, Cameron is a charming small town known for its historic character, family-friendly environment, and proximity to major military installations like Fort Liberty (formerly Fort Bragg). Whether you're looking for a place to call home during your PCS or exploring opportunities in real estate, Cameron offers a unique blend of rural charm and modern conveniences.

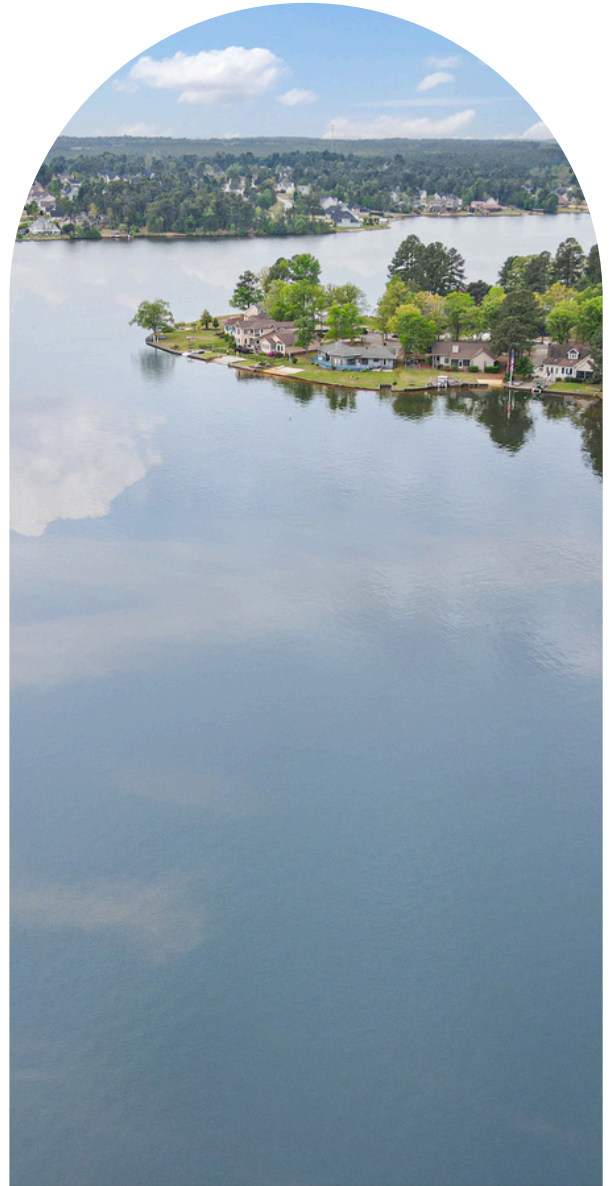
*Check out The Twisted Grape! One of our favorite locally owned restaurants in the area.

spring lake

Spring Lake is an ideal destination for your PCS relocation, combining a military-friendly atmosphere with a prime location. It's home to Anderson Creek, a premier gated golf community featuring a diverse selection of properties, including single-family homes, townhomes, and condos. Anderson Creek offers a smooth transition for military families and anyone moving to the area. Whether you're looking to rent, buy, or explore, Spring Lake has something for everyone!

sanford

Nestled across both Lee County and Harnett County, Sanford, NC, is a charming town offering a mix of small-town charm and modern convenience. It boasts wonderful residential lake communities that provide not only stunning views but also a built-in sense of community. Whether you're looking for a peaceful retreat or an active lifestyle, Sanford's neighborhoods have something special to offer.



one of our favorite communities:

LEXINGTON PLANTATION - CAMERON

Lexington Plantation is a popular choice within the military community, offering move-in ready homes for rent or sale. The neighborhood features a community pool, gym, and playground, making it family-friendly. While the area is spacious, the smaller lot sizes ensure low-maintenance living. Conveniently located right off Hwy 87, it provides an easy commute to Fort Liberty!

FUN FACT

We manage about 20 homes in this community and are consistently selling and adding new ones to our rental list. What does this mean for you? This community makes for a GREAT investment

MUST HAVES

When planning your PCS move, regardless if you're renting or buying, it's essential to think about your must-haves in both your home and community. Whether it's a specific number of bedrooms, a fenced yard for pets, or proximity to schools and base, identifying your priorities will help narrow your search. Don't forget to consider amenities like nearby parks, shopping, or community activities that align with your family's lifestyle and needs!

KITCHEN

BACKYARD

FAMILY ROOM

SCHOOLS

BEDROOMS

COMMUNITY



SCHOOL RESOURCES

PUBLIC SCHOOLS

Cumberland County Schools: <https://www.ccs.k12.nc.us>

Offers numerous traditional calendar and year round options

Check out this article on the best high schools in Fayetteville, NC:
bit.ly/4a32V3F

Harnett County Schools: <https://www.harnett.k12.nc.us>

Offers Dual Language schools and a world class Career & Technical Education Program

Hoke County Schools: <https://www.hcs.k12.nc.us>

Numerous Fort Liberty School support partnerships

Moore County Schools: <https://www.ncmcs.org>

Offers a unique homeschool partnership - Blend Ed

NC School Report Cards: Compare schools by test scores, performance, and more.



SCAN ME

PRIVATE SCHOOLS

Cumberland County - Cape Fear Christian Academy K-12 - <https://capefearchristianacademy.org>

Harnett County - Anderson Creek Academy Charter School K-5 - <https://www.acacharter.com>

Hoke County - Carr Preparatory Academy K-12 - <https://www.carrprep.com>

Moore County - The O'Neal School K-12 - <https://www.onealschool.org>



SETTING THE RIGHT BUDGET

When planning your housing budget during a PCS move, start by evaluating how your BAH aligns with the local cost of living and your overall financial goals. Beyond just covering rent or a mortgage, factor in utilities, commuting expenses, and potential out-of-pocket costs associated with the move.

If you're buying a home, consider how much of your BAH you want to allocate toward housing while leaving room for savings, investments, or unexpected expenses. Planning strategically ensures your housing choice supports both your immediate needs and long-term financial stability.

NOTES

PCS CHECKLIST

RESEARCH & PLANNING

- ☐ Determine Budget and Financing Options
- ☐ Research Locations and Neighborhoods
- ☐ Create a Wishlist of Home Features
- ☐ Check Credit Score

PACK + TRAVEL

- ☐ Label Boxes with room names for easy unpacking
- ☐ Keep essentials separate for items needed upon arrival
- ☐ Keep important documents with you rather than moving truck
- ☐ Book temporary housing and travel if needed.

ORDERS + PAPERWORK

- ☐ Confirm PCS orders and review Reporting dates
- ☐ Obtain important records, medical, school, legal

UTILITIES + SERVICES

- ☐ Schedule shut off/transfer at your current home
- ☐ Set up new utility accounts for new home
- ☐ Forward your mail to your new address via USPS

PRE-APPROVAL & FINANCING

- ☐ Calculate your moving budget
- ☐ Research BAH Rates for Fort Liberty
- ☐ Notify bank and credit card companies about your move

AFTER ARRIVAL

- ☐ Register on Base
- ☐ Unpack and organize your new home
- ☐ Update Tricare as needed and other medical records if renting,
- ☐ Notify landlord of your arrival and they will be in touch with next steps.

HOME SEARCH

- ☐ Research housing options on base and off
- ☐ Contact real estate professional to determine if buying or selling is best for you
- ☐ Schedule Private Showings

EXPLORE THE COMMUNITY

- ☐ Pick Up Keys
- ☐ Transfer Utilities
- ☐ Move In
- ☐ Send Change of Address Notifications

TRANSPORTATION

- ☐ Make arrangements with HHG
- ☐ Update vehicle registration and driver's Licenses once you secure housing

FAMILY PREPARATION

- ☐ Research Schools, and childcare options
- ☐ Plan for pet relocation, including vaccines and microchips
- ☐ Explore employment opportunities for spouses in the area if needed



PLACES TO VISIT

- ✓ Airborne & Special Operations Museum - Fayetteville
- ✓ ALOHA Zoo - Cameron
- ✓ Marksmen Pro Hockey at Crown Coliseum - Fayetteville
- ✓ Southern Pines Brewing Co. - Southern Pines
- ✓ Raven Rock State Park - Lillington



WHAT'S NEXT?

Found a neighborhood that feels just right? Awesome! We'd love to send you a personalized guide packed with all the local goodies—think must visit attractions, favorite restaurants, grocery store options, hidden gems, and so much more. Just let us know, and we'll get that over to you in no time!

Still searching for your dream home? Don't stress! If you've narrowed down the area but not the house, we've got your back. We'll stay in touch and guide you through the process step-by-step until we find the one that feels like home.

Exploring rental options instead? We've got you covered there too! Be sure to check out our website at www.mcquilkinrealestate.com the most up-to-date list of available rentals.

THANK YOU
let's connect



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what others ARE SAYING



KENNETH SADLER

Best in the business! We bought our first home with Leanna and Fabi back in 2020 and just sold that home with them. Three days from listed to under contract while other houses in the neighborhood are sitting 50+ days on the market! We also just purchased our dream home with them and couldn't imagine a smoother process. You're not going to find a more dedicated, reliable, knowledgeable, and trust worthy realtor in North Carolina! Highly recommend!!!



LINDA GOODSON

Relocated from MD to NC in 2020, Leanna was my realtor and she handled the purchase of my new home. Its a nerve wrecking time when purchasing long distance sight unseen, but I could not have had a better realtor than Leanna. She took care of everything on this end for us as well as helped us with a few things on our sale in MD....Ashley Residential will go above and beyond for you. I am very happy to have had them represent my family on our mov



DENISE HICKS

Leanna, assisted us in the selling of our house along with purchasing our new home. It was a seamless process, as Leanna tended to every detail through both transactions.