



Current Income Summary:

Current Annual Income = \$62,700

Current NOI = \$44,065

**Potential Addtl. Annual Income Opportunity
+\$7200**

Current Income:

- \$5225 / Month
- Currently operating with 8 income-producing rooms.
One additional room is currently utilized as storage.

Current Annual Operating Expenses:

(Owner currently pays all utilities. Current annual NOI is approximately \$44,065 based on seller-provided operating expenses.)

- **Total = \$18,635**
- Cable/Wifi \$4092
- Electric \$4200
- Gas \$1440
- Water \$2088
- Property Tax \$4246
- Insurance \$2569

Value Add Opportunity

Room currently utilized as storage. Potential future income opportunity exists if converted back to a rentable room. Buyer to independently verify use and income potential.

** Information provided by seller. Buyer to independently verify all information material to their purchase decision.*

Investment Highlights:

- 8 Occupied rental rooms w/ strong rental history
- All tenants currently occupy on month-to-month agreements
- Room #5 currently used as storage
- Existing rents may offer future upside opportunity
- Corner Lot
- Approx. 0.22 Acre Corner Lot
- R-10 Zoning
- Downtown Raleigh Growth Corridor
- Parking spaces for approx. 10 vehicles

Existing Improvements:

- Roof replaced 2023
- Gutters 2025
- HVAC replaced 2018
- Windows updated 2020/2024/2025
- Bathrooms updated 2023
- Kitchen cabinets updated 2023
- Fresh interior/exterior paint 2025

Why Investors are Looking at this Area:

- Minutes to Downtown Raleigh
- Surrounded by Luxury New Development
- Rental Demand
- Existing Cash Flow with future upside



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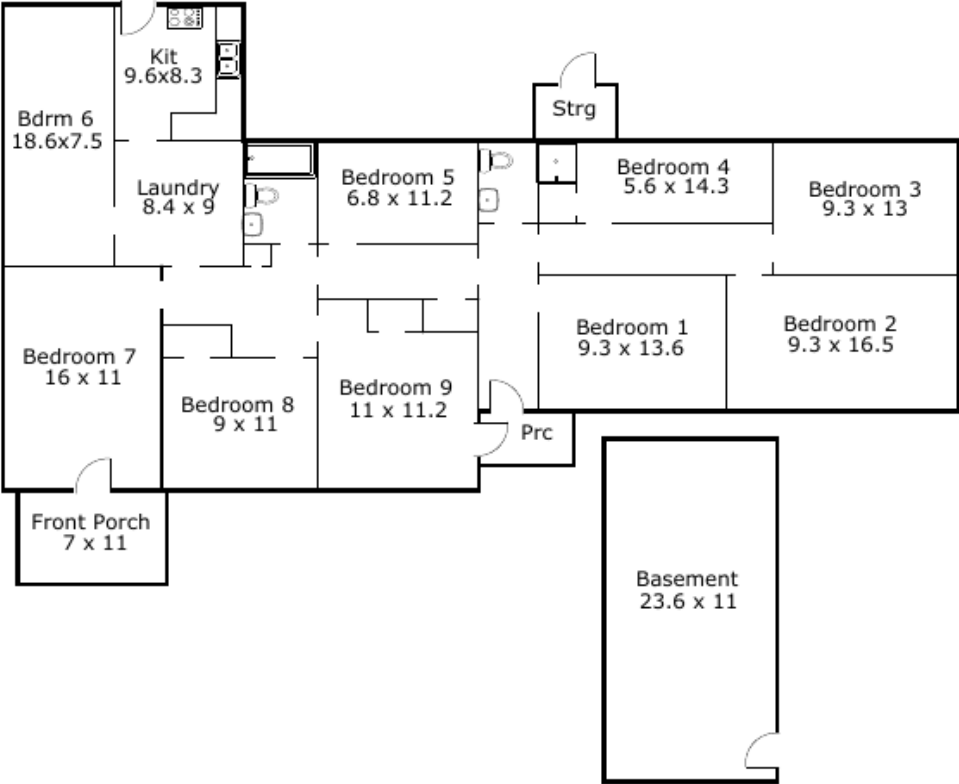
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LBR
RESIDENTIAL

Building Sketch

Borrower/Client				
Property Address	700 Glascock St			
City	Raleigh	County	State	Zip Code
Lender				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	
First Floor	1777 Sq ft
Total Living Area (Rounded):	1777 Sq ft
Non-living Area	
Storage	24.6 Sq ft
Front Porch	75.9 Sq ft
Porch	28 Sq ft
Basement	320 Sq ft