

INVESTOR OPPORTUNITY



OAKWAY

Raleigh, North Carolina

A unique, carefully crafted community of modern, move-in-ready single-family & duet-style homes nestled just minutes from Downtown Raleigh near Historic Mordecai and Oakwood.



PROJECTED RENTAL RATES

PLAN A

5 Bed | 4 Bath | 3,200 Sq Ft
Screened-in porch & fenced-in backyard
\$4,800 - \$5,200
/month

PLAN B

5 Bed | 4 Bath | 2,692 Sq Ft
Screened-in porch & fenced-in backyard
\$4,200 - \$4,600
/month

MARKET RENT OVERVIEW

Based on 5-bedroom rental properties within a 5-mile radius.

			
AVERAGE RENT	MEDIAN RENT	75TH PERCENTILE	POSITIONING
\$4,325 /month	\$4,250 /month	\$4,400 /month	At Market Premium

☆ Projected rents exceed average market rents, aligning with top-tier comparable properties and new construction premiums.

COMPARABLE RENTAL PROPERTIES



1019 Glascock St
Raleigh, NC
\$4,250 /month
4 Bed | 4 Bath | 2,712 sq ft



515 Pace St
Raleigh, NC
\$5,000 /month
4 Bed | 4 Bath | 3,113 sq ft



330 Pershing Rd
Raleigh, NC
\$4,300 /month
4 Bed | 3 Bath | 1,707 sq ft



209 Walden Pl
Raleigh, NC
\$4,200 /month
4 Bed | 3 Bath | 2,604 sq ft

Comparables demonstrate a rental range of approximately \$4,200 – \$5,000 for similar 4-bedroom properties.

FULL-SERVICE PROPERTY MANAGEMENT

 MANAGEMENT 9% of monthly rent (1 property) 8% for 2+ properties Includes everything involved in managing your property from move-in to move-out.	 WE HANDLE EVERYTHING SO YOU CAN ENJOY THE RETURNS. LEASING 50% of 1 month's rent (one-time fee) We market, show, screen, and place a qualified tenant in your property.	 RENEWAL 15% of 1 month's rent (one-time fee) We negotiate terms, perform an inspection, and execute a new lease with your tenant.	 TENANT PLACEMENT ONLY 100% of 1 month's rent (one-time fee) Ideal for investors who want placement only, not full management.
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 3 GUARANTEES INCLUDED	 Eviction Guarantee We cover eviction costs up to \$1,000.	 Tenant Placement Guarantee We place a new tenant at no cost if a tenant leaves unexpectedly.	 Maintenance Guarantee Work done right the first time, or we make it right.
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✓ NO ADDITIONAL COSTS OR HIDDEN FEES