



FOR SALE

ARBOR CREEK

280-unit "Class B" Multifamily in Raleigh, North Carolina

PRICE

\$16,900,000

HIGHLIGHTS

- OVER \$6.2M in RECENT CAPITAL IMPROVEMENTS!!!
- Ideally situated in Raleigh, North Carolina with easy access to all
- Stable financials and strong occupancy with below-market rents
- Great multifamily financing lined up for a qualified buyer
- Outstanding opportunity to secure 280 apartment units in an explosive rental market

**CONFIDENTIAL
OFFERING MEMORANDUM**

ARBOR CREEK IN RALEIGH, NC



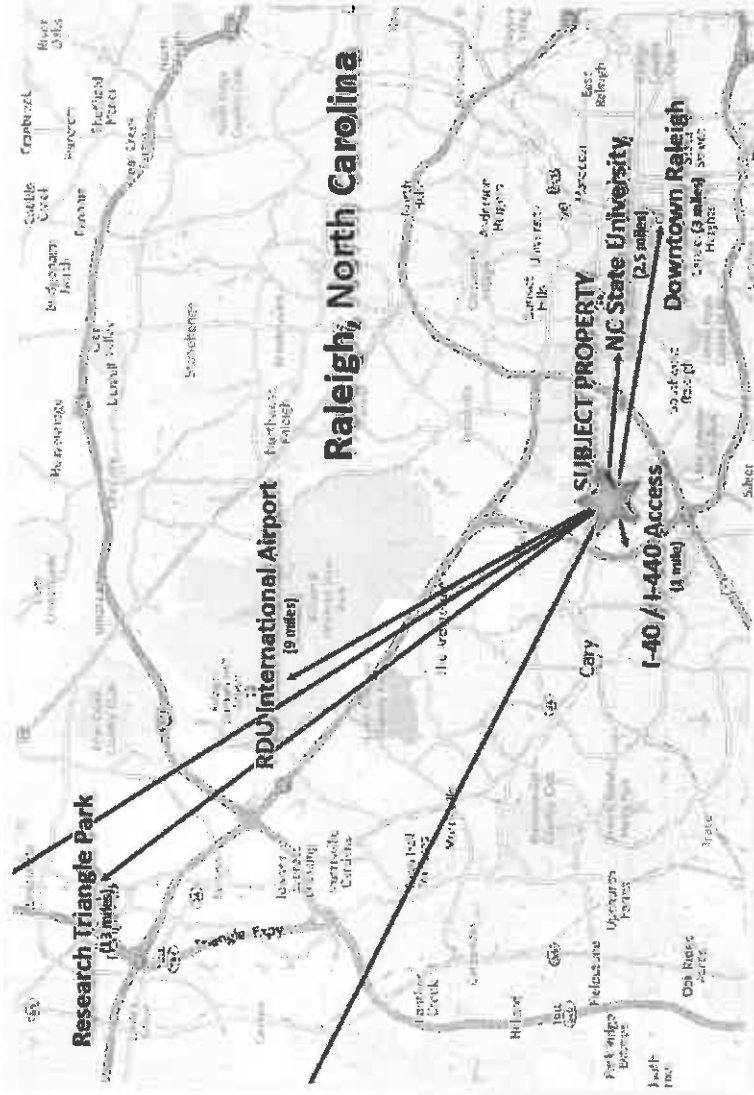
EXECUTIVE SUMMARY & HIGHLIGHTS

INVESTMENT SUMMARY	
Subject Property	Arbor Creek 5400 Portree Place Raleigh, NC 27606
CapEx Notes	OVER \$6.2M in Recent Capital Improvements!
List Price	\$16,900,000
Finance Terms	Delivered Free & Clear
Price Per Unit	\$60,357
Price Per SF	\$89
CAP Rate	6.9% on Proforma
Occupancy	92%
Total Units	280
Total Acres	24.85
Total Buildings	20
Total SF	189,420
Average Unit SF	677
Year Built	1972
Year Renovated	2007 - 2013
Building Class	B
Location Class	B
Zoning	R-15
Market	Raleigh-Durham
Sub-Market	West Raleigh
Tax Parcel ID	0773995013, 0773984431

Investment Highlights



- ❖ **OVER \$6.2M in RECENT CAPITAL IMPROVEMENTS!!!**
- ❖ Ideally situated in Raleigh, North Carolina with easy access to all
- ❖ Stable financials and strong occupancy with below-market rents
- ❖ Great multifamily financing already lined up for a qualified buyer
- ❖ Outstanding opportunity to secure 280 apartment units within one of the strongest rental markets in the USA



ARBOR CREEK IN RALEIGH, NC



Apartment REP
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