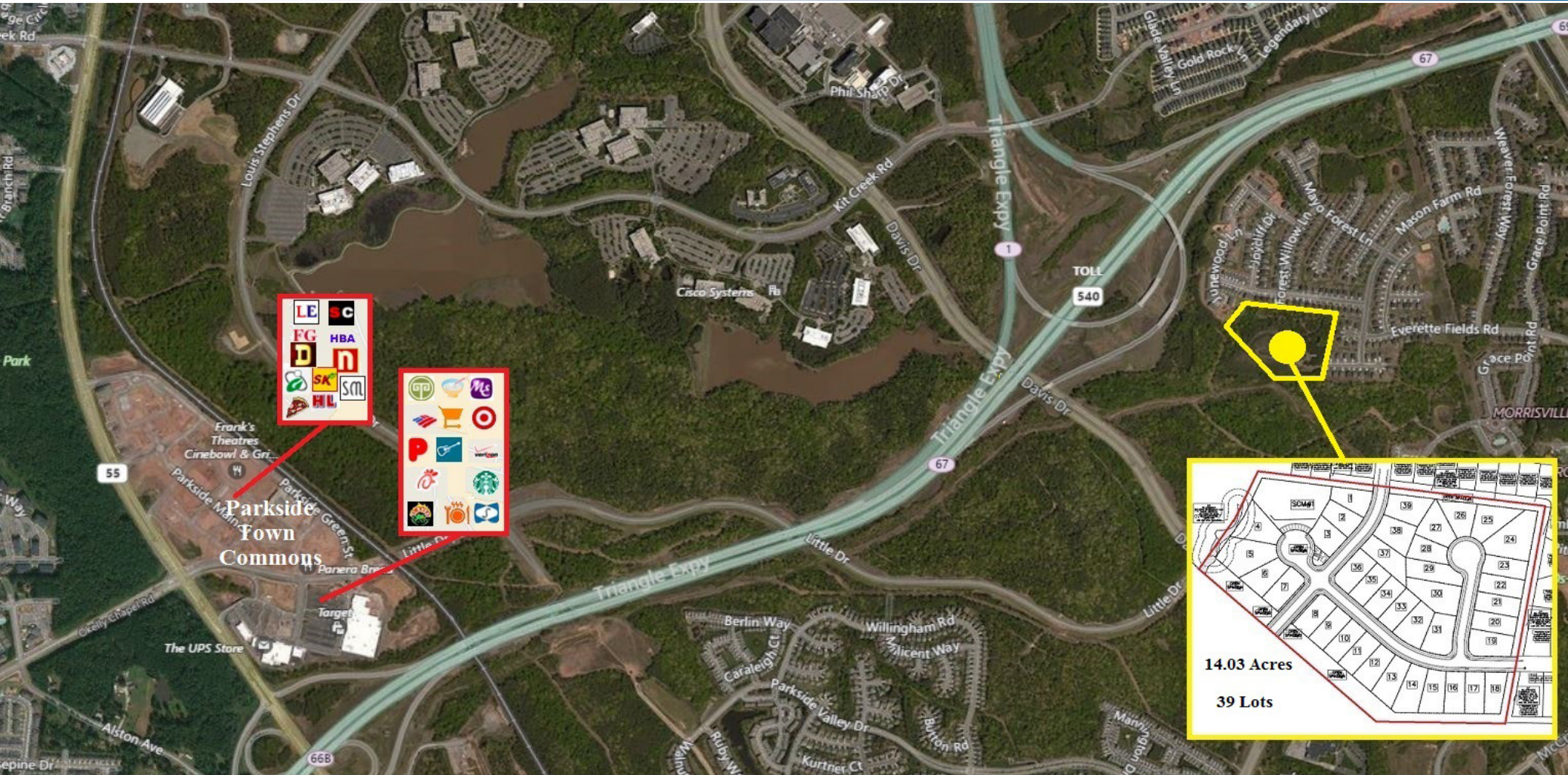


Mason Farm Estates 39 Single Family Lots

Mason Farm Road, Morrisville NC 27560



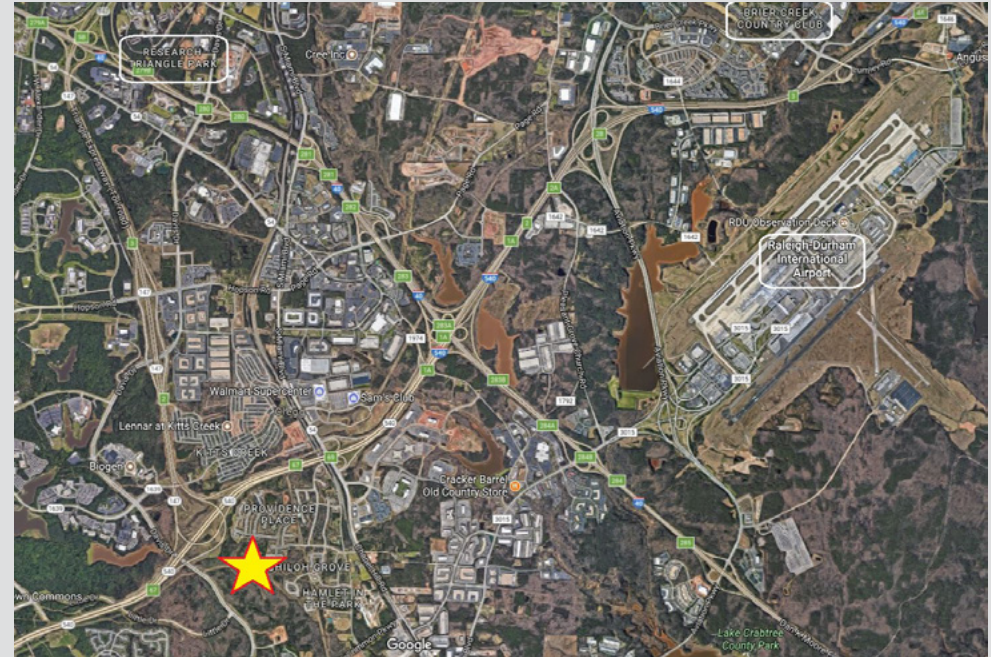
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Executive Summary

Blue Sky Services is pleased to present an outstanding opportunity for New Residential Development. This 14.03 acre siteplan approved subdivision is in an unbeatable Morrisville location near the junction of I-540 and NC 147. Surrounded by Residential Development, the property will accommodate thirty-nine (39) single family lots. Situated in one of the best areas of Wake County, the property is within close proximity to main roads, highways, employment centers, shopping and recreation. National Retailers continue to expand in this highly sought-after Morrisville location.

Morrisville is a Town centrally located in the Raleigh-Durham-Chapel Hill area and considered “the Heart of the Triangle.” Closely proximate to Raleigh, capital of NC and the county seat of Wake County. Raleigh was named Best Big City to Live in Southeast by Money Magazine in September 2016; also designated #2 among the 20 Fastest Growing Cities in the USA by Forbes in February 2014. 2014 estimates the Raleigh-Cary MSA topping 1,163,515 in the 2010 U.S. Census, and Wake County 10 year growth estimated at 43.5%. Forbes reported in February 2015 that Raleigh is the 4th fastest growing metro in the USA. According to a recent report by the Urban Institute, the greater Raleigh area is projected to grow by 50 percent percent between 2010 and 2030.



Key Offering Highlights

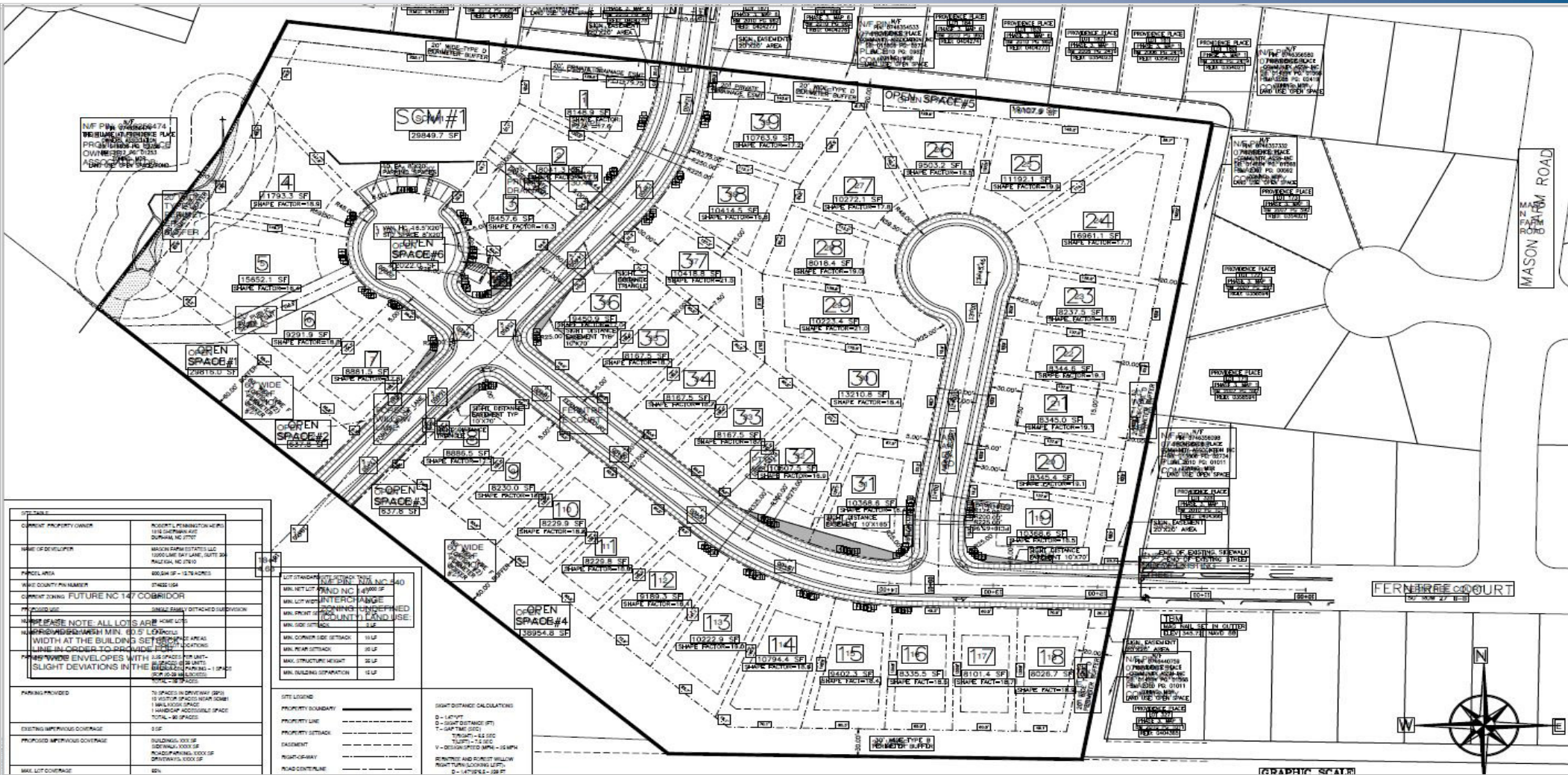
- 39 Single Family Lots on 14.03 Acres in sought-after Morrisville
- Pending Construction Drawing Approvals
- Convenient to RTP (~ 5 miles) and other Major Area Employers
- 113,230 Population within 5 Miles
- Raleigh-Durham Area ranked #8 Top 2017 Housing Market - Realtor.com
- Minutes to Chapel Hill Rd, Davis Dr, McCrimmon Pkwy and Highways
- **RAW LOTS FOR SALE \$2,500,000 (\$65,000 per lot)**
- **DEVELOPED LOTS FOR SALE @ \$160,000 per lot**

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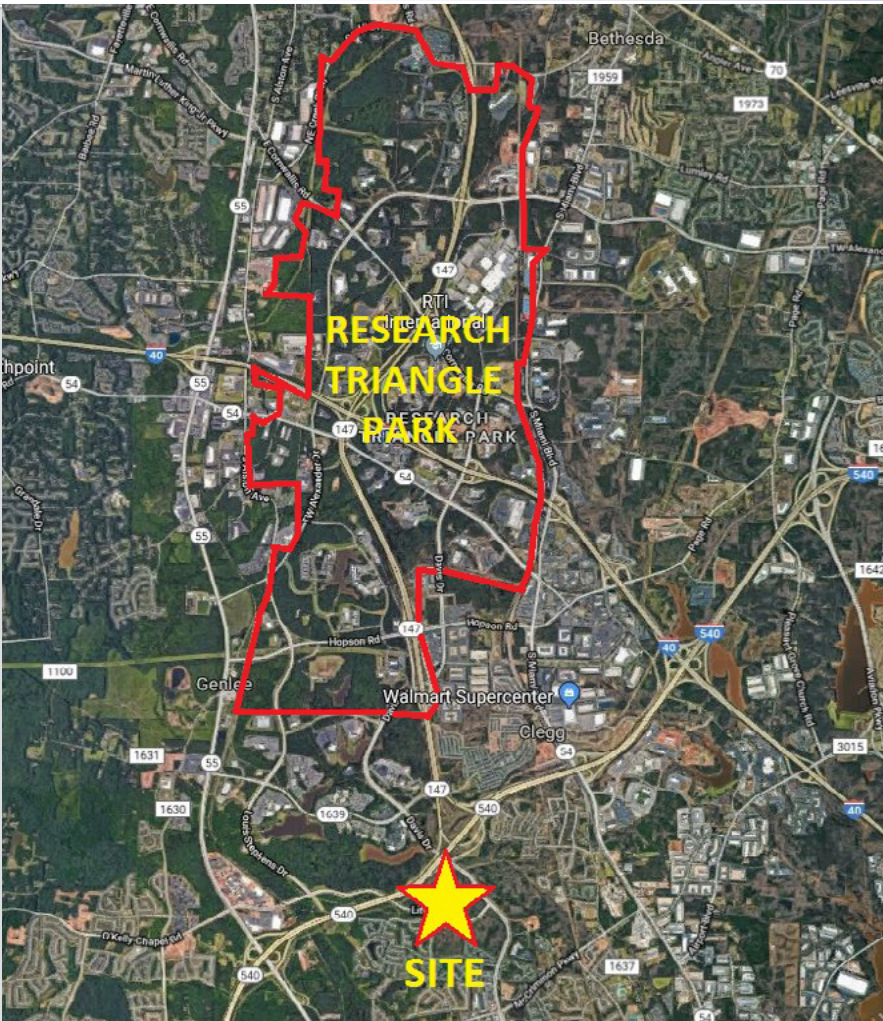
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Mason Farm Estates

39 Single Family Lots

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Major Employers

Employer	Employees
Duke University	35,000+
UNC - Chapel Hill	11,900+
CISCO Systems	5,000 +
GlaxoSmithKline	5,000 +
IBM Corporation	5,000 +
BASF Corporation	1,000 - 4,999
Biogen Idec	1,000 - 4,999
Credit Suisse	1,000 - 4,999
Fidelity Investments	1,000 - 4,999
National Institute of Environmental Health Sciences	1,000 - 4,999
NetApp	1,000 - 4,999
RTI International	1,000 - 4,999
US Environmental Protection Agency	1,000 - 4,999

Research Triangle Park

The Research Triangle Park (RTP) is one of the largest research parks in the world. It is named for the three hub cities of Durham, Raleigh, and Chapel Hill, or more properly for the three major research universities in those three cities (Duke University, NC State University, and the University of North Carolina at Chapel Hill respectively). The RTP region of NC received its name as an extension of the name of the park. Besides the three anchor cities, the park is also bounded by the communities of Morrisville and Cary.

Anchored by leading technology firms, government and world-class universities, medical centers and schools, the area's economy has performed exceptionally well. Significant increases in employment, earnings, personal income, and retail sales are projected over the next 15 years.

The region's growing high-technology community includes such companies as IBM, SAS Institute, Cisco Systems, NetApp, Red Hat, EMC Corporation, and Credit Suisse First Boston. In addition to high-tech, the region is consistently ranked in the top three in the U.S. with concentration in life science companies.

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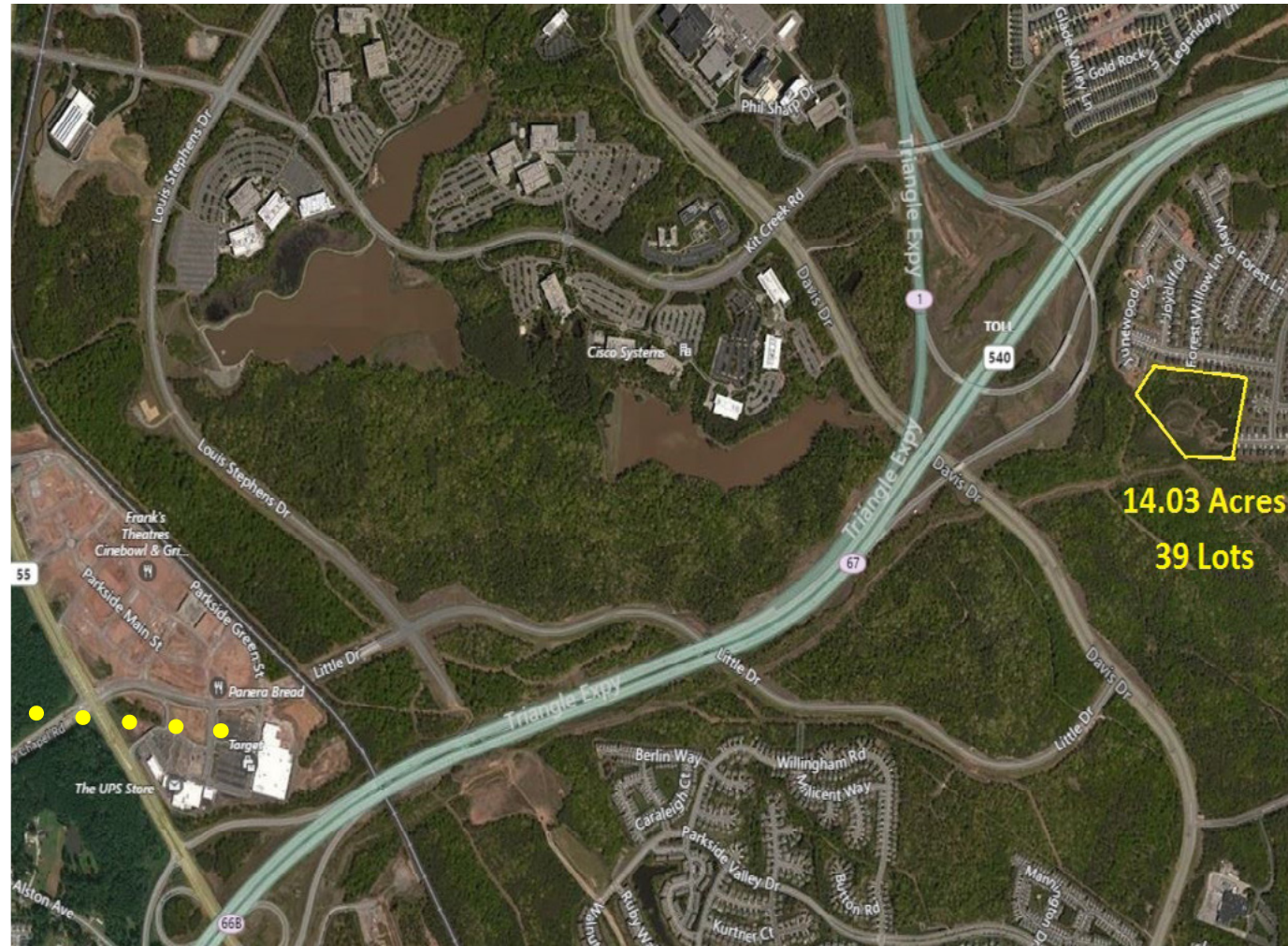
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Parkside Town Commons - 4 Miles

This innovative, mixed use lifestyle center is located at the interchange between Interstate 540 and N.C. 55 in Cary, North Carolina.

The center is anchored by Frank Theatre, Hobby Lobby, Target, Harris Teeter, Petco, and Golf Galaxy. Outdoor shopping area, restaurants, entertainment and residential living are included in this new and thriving center.



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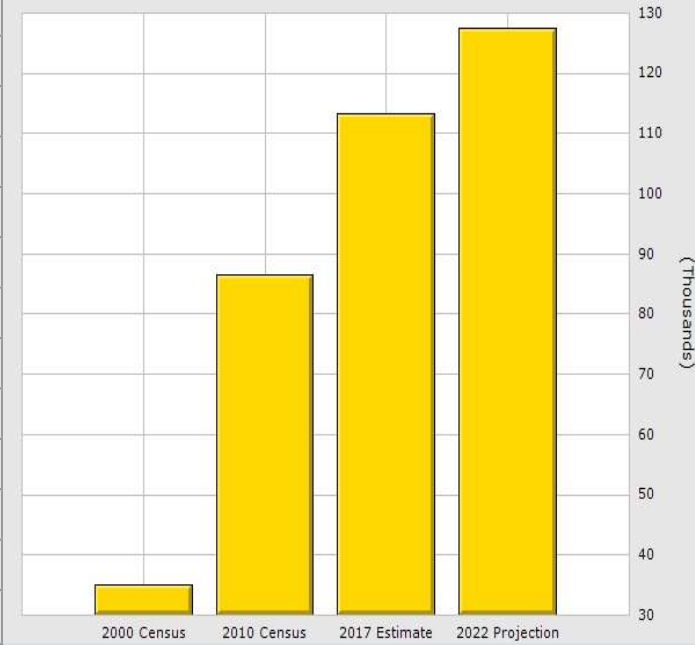
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POPULATION			
	1 mile	3 miles	5 miles
Morrisville	24,732	2016 est	
Wake County	1,024,198	July 2015 est	
Mason Farm Rd			
	1 mile	3 miles	5 miles
Population	5,029	31,169	113,230
Employees	3,772	23,414	87,406
Average Age	32.50	33.00	35.10
% Employed	74.68%	73.69%	73.28%
HOUSEHOLDS			
	1 mile	3 miles	5 miles
Total Households	2,112	12,789	46,584
Median HH Value	\$322,409	\$296,961	\$338,322



AREA ACCOLADES

- #1 Among Mid-Sized American Cities of the Future - The Financial Times, April 2015
- Among Five American Cities You Should Visit in 2015 - The Huffington Post, February 2015
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution, January 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub, January 2015
- #7 Among America's Smartest Cities (Raleigh) - Forbes, November 2014
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes, September 2014
- #1 Among The Best Places for Business and Careers - Forbes, July 2014
- #3 Among 10 Fastest Growing Cities - CNNMoney, March 2014
- #2 Among America's 20 Fastest-Growing Cities - Forbes, February 2014

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Mason Farm Estates 39 Single Family Lots

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Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	5,834	35,259	127,421
2017 Estimate	5,029	31,169	113,230
2010 Census	2,859	22,804	86,502
Growth 2017 - 2022	16.01%	13.12%	12.53%
Growth 2010 - 2017	75.90%	36.68%	30.90%
2017 Population by Age			
	5,029	31,169	113,230
Age 0 - 4	433 8.61%	2,524 8.10%	8,018 7.08%
Age 5 - 9	420 8.35%	2,571 8.25%	8,246 7.28%
Age 10 - 14	354 7.04%	2,303 7.39%	8,116 7.17%
Age 15 - 19	256 5.09%	1,790 5.74%	7,225 6.38%
Age 20 - 24	222 4.41%	1,487 4.77%	6,224 5.50%
Age 25 - 29	373 7.42%	2,163 6.94%	7,584 6.70%
Age 30 - 34	549 10.92%	3,051 9.79%	9,308 8.22%
Age 35 - 39	599 11.91%	3,442 11.04%	10,073 8.90%
Age 40 - 44	532 10.58%	3,231 10.37%	10,073 8.90%
Age 45 - 49	386 7.68%	2,478 7.95%	9,108 8.04%
Age 50 - 54	274 5.45%	1,815 5.82%	8,007 7.07%
Age 55 - 59	204 4.06%	1,350 4.33%	6,566 5.80%
Age 60 - 64	151 3.00%	1,005 3.22%	5,024 4.44%
Age 65 - 69	107 2.13%	749 2.40%	3,779 3.34%
Age 70 - 74	68 1.35%	502 1.61%	2,509 2.22%
Age 75 - 79	44 0.87%	320 1.03%	1,522 1.34%
Age 80 - 84	29 0.58%	204 0.65%	938 0.83%
Age 85+	28 0.56%	180 0.58%	910 0.80%
Age 65+	276 5.49%	1,955 6.27%	9,658 8.53%
Median Age	34.20	34.50	35.90
Average Age	32.50	33.00	35.10

Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race			
	5,029	31,169	113,230
White	2,401 47.74%	15,250 48.93%	67,427 59.55%
Black	901 17.92%	4,854 15.57%	17,974 15.87%
Am. Indian & Alaskan	12 0.24%	120 0.41%	531 0.47%
Asian	1,528 30.38%	9,929 31.86%	23,991 21.19%
Hawaiian & Pacific Island	1 0.02%	17 0.05%	88 0.08%
Other	186 3.70%	991 3.18%	3,220 2.84%
Population by Hispanic Origin			
	5,029	31,169	113,230
Non-Hispanic Origin	4,735 94.15%	29,362 94.20%	106,806 94.33%
Hispanic Origin	294 5.85%	1,807 5.80%	6,424 5.67%
2017 Median Age, Male	34.60	34.60	35.60
2017 Average Age, Male	32.20	32.50	34.40
2017 Median Age, Female	33.90	34.40	36.20
2017 Average Age, Female	32.80	33.50	35.70
2017 Population by Occupation Classification			
	3,772	23,414	87,406
Civilian Employed	2,817 74.68%	17,254 73.69%	64,047 73.20%
Civilian Unemployed	75 1.99%	595 2.54%	2,158 2.47%
Civilian Non-Labor Force	876 23.22%	5,541 23.67%	21,112 24.15%
Armed Forces	4 0.11%	24 0.10%	89 0.10%
Households by Marital Status			
	1,021	6,372	23,967
Married	1,021	6,372	23,967
Married No Children	459	2,690	10,830
Married w/Children	562	3,682	13,137
2017 Population by Education			
	3,424	21,413	78,978
Some High School, No Diploma	84 2.45%	793 3.70%	2,400 3.04%
High School Grad (Incl Equivalency)	378 11.04%	2,269 10.60%	6,821 8.64%
Some College, No Degree	643 18.78%	4,214 19.68%	14,523 18.39%
Associate Degree	79 2.31%	920 4.30%	3,577 4.53%
Bachelor Degree	1,528 44.63%	8,146 38.04%	30,438 38.54%
Advanced Degree	712 20.79%	5,071 23.68%	21,219 26.87%

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Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
2017 Population by Occupation	5,502	33,172	123,450
Real Estate & Finance	302 5.49%	1,277 3.85%	6,143 4.98%
Professional & Management	2,689 48.87%	16,123 48.60%	56,361 45.65%
Public Administration	62 1.13%	377 1.14%	1,952 1.58%
Education & Health Services	540 9.81%	3,582 10.80%	14,911 12.08%
Information	70 1.27%	1,049 3.16%	4,985 4.04%
Sales	65 1.18%	597 1.80%	2,459 1.99%
Transportation	731 13.29%	3,523 10.62%	13,360 10.82%
Retail	4 0.07%	28 0.08%	226 0.18%
Wholesale	325 5.91%	1,436 4.33%	5,266 4.27%
Manufacturing	46 0.84%	669 2.02%	1,777 1.44%
Production	410 7.45%	2,263 6.82%	7,530 6.10%
Construction	113 2.05%	833 2.51%	2,709 2.19%
Utilities	82 1.49%	530 1.60%	1,450 1.17%
Agriculture & Mining	58 1.05%	321 0.97%	1,681 1.36%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	65 0.05%
Other Services	0 0.00%	0 0.00%	20 0.02%
	5 0.09%	564 1.70%	2,555 2.07%
2017 Worker Travel Time to Job	2,642	15,935	58,983
<30 Minutes	2,132 80.70%	12,681 79.58%	46,248 78.41%
30-60 Minutes	460 17.41%	2,558 16.05%	10,469 17.75%
60+ Minutes	50 1.89%	696 4.37%	2,266 3.84%
2010 Households by HH Size	1,249	9,381	35,648
1-Person Households	405 32.43%	2,768 29.51%	10,382 29.12%
2-Person Households	402 32.19%	2,871 30.60%	11,414 32.02%
3-Person Households	206 16.49%	1,598 17.03%	5,764 16.17%
4-Person Households	165 13.21%	1,479 15.77%	5,525 15.50%
5-Person Households	51 4.08%	479 5.11%	1,878 5.27%
6-Person Households	16 1.28%	133 1.42%	490 1.37%
7 or more Person Households	4 0.32%	53 0.56%	195 0.55%
2017 Average Household Size	2.30	2.40	2.40
Households			
2022 Projection	2,441	14,463	52,430
2017 Estimate	2,112	12,789	46,584
2010 Census	1,247	9,381	35,649
Growth 2017 - 2022	15.58%	13.09%	12.55%
Growth 2010 - 2017	69.37%	36.33%	30.67%

Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	2,111	12,789	46,583
<\$25,000	101 4.78%	912 7.13%	3,723 7.99%
\$25,000 - \$50,000	202 9.57%	1,510 11.81%	7,033 15.10%
\$50,000 - \$75,000	483 22.88%	2,369 18.52%	7,865 16.88%
\$75,000 - \$100,000	586 27.76%	2,623 20.51%	6,925 14.87%
\$100,000 - \$125,000	330 15.63%	2,024 15.83%	5,486 11.78%
\$125,000 - \$150,000	129 6.11%	1,171 9.16%	4,303 9.43%
\$150,000 - \$200,000	168 7.96%	1,331 10.41%	5,163 11.00%
\$200,000+	112 5.31%	849 6.64%	5,995 12.87%
2017 Avg Household Income	\$98,931	\$104,338	\$116,180
2017 Med Household Income	\$86,497	\$90,282	\$91,860
2017 Occupied Housing	2,112	12,789	46,584
Owner Occupied	1,039 49.20%	6,952 54.36%	25,820 55.43%
Renter Occupied	1,073 50.80%	5,837 45.64%	20,764 44.57%
2010 Housing Units	2,168	13,375	48,521
1 Unit	1,259 58.07%	8,099 60.55%	29,053 59.00%
2 - 4 Units	30 1.38%	230 1.72%	1,021 2.10%
5 - 19 Units	451 20.80%	2,935 21.94%	11,158 23.00%
20+ Units	420 19.74%	2,111 15.78%	7,209 15.02%
2017 Housing Value	1,039	6,951	25,820
<\$100,000	6 0.58%	104 1.50%	448 1.74%
\$100,000 - \$200,000	313 30.13%	1,720 24.66%	4,707 18.54%
\$200,000 - \$300,000	114 10.97%	1,695 24.38%	5,340 20.68%
\$300,000 - \$400,000	386 37.15%	2,309 33.22%	6,093 23.60%
\$400,000 - \$500,000	93 8.95%	620 8.92%	4,020 15.57%
\$500,000 - \$1,000,000	102 9.82%	296 4.26%	4,697 18.19%
\$1,000,000+	25 2.41%	199 2.86%	435 1.68%
2017 Median Home Value	\$322,409	\$296,961	\$338,322
2017 Housing Units by Yr Built	2,214	13,490	48,733
Built 2010+	854 38.57%	3,162 23.44%	10,014 20.55%
Built 2000 - 2010	1,174 53.03%	8,967 66.47%	22,971 47.14%
Built 1990 - 1999	138 6.23%	998 7.40%	10,371 21.28%
Built 1980 - 1989	24 1.08%	190 1.41%	2,590 5.31%
Built 1970 - 1979	9 0.41%	65 0.48%	1,251 2.57%
Built 1960 - 1969	4 0.18%	29 0.21%	800 1.64%
Built 1950 - 1959	5 0.23%	35 0.26%	295 0.61%
Built <1949	6 0.27%	44 0.33%	441 0.90%
2017 Median Year Built	2008	2006	2003

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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Blue Sky Services Real Estate LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, Blue Sky Services Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Blue Sky Services Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must verify all of the information set forth herein.

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