



CARRAWAY
COLLECTIVE

Don't miss this 4-bedroom home on spacious lots in the established Carolina Pines neighborhood. With only 8 homes built by a trusted local builder, this community offers incredible value at this price point.

Enjoy quick access to Downtown Raleigh, I-40/I-440, Dix Park (5 min), the Farmer's Market (6 min), NCSU (8 min), and Cary (10 min).

Home features include:

- 2-car garage
- 1898 sq ft
- Crawl Space Construction
- Entertainer's kitchen with large peninsula, 42" shaker cabinets, quartz countertops, & stainless steel appliances
- 9-ft ceilings (both floors)
- Laminate/wood flooring
- Generous lots with no HOA
- Investors Welcome- short term and long term rentals included!

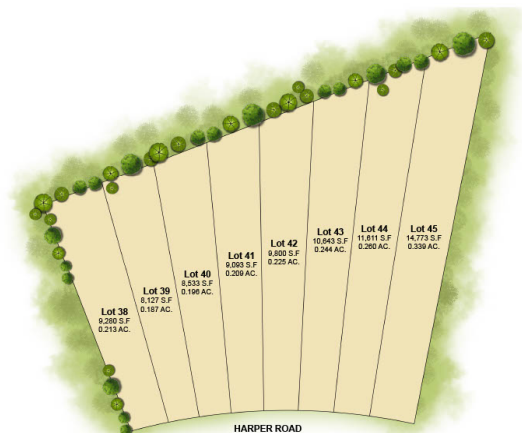


Perfect to live in or invest—pre-sales & Spec now open!
Scan the QR code for details.

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THE PINES AT HARPER



COMPASS

Investor Opportunity: Prime Rental Subdivision in Raleigh, NC

Why This Subdivision is a Smart Investment

- Welcome to an exceptional investment opportunity in one of Raleigh's fastest-growing corridors. This boutique subdivision of modern new-construction homes is a rare find for investors looking to build a high-performing rental portfolio in a prime, central location. Whether you're looking for long-term rentals or high-yield short-term options like Airbnb, this neighborhood delivers.

Location Highlights

- - 5 minutes to the new 300-acre Dix Park and NC State Farmers Market
- - 6 minutes to NC State University
- - 9 minutes to Downtown Raleigh
- - Easy access to I-40, South Saunders St, Tryon Rd, and 10 minutes to Fenton — a growing destination for retail, dining, and entertainment

Investment Advantages

- - No HOA or Rental Restrictions — Freedom to operate as Airbnb, mid-term, or traditional long-term rental
- - Spacious Layouts — 4 bedrooms, 2.5 bathrooms — ideal for student housing, multi-roommate setups, or families
- - Generous Lot Sizes — Up to 0.33 acres — uncommon for new builds near downtown
- - Modern Finishes — 9' ceilings, quartz countertops, stainless appliances, and 2-car garages
- - Timing Advantage — Homes ready by November 2025 — lock in today's pricing with ample time to structure financing and marketing plans
- - Trusted Builder — Constructed by RDG Design Build, a respected local firm known for quality and consistency
- - Excellent School District — Adds long-term value and broadens tenant appeal
- - Bulk Pricing Available — Attractive incentives available for investors purchasing multiple homes

Projected Rental Income

Property Type	Monthly Rent	Annual Gross	Notes
Long-Term Rental	\$2,200 - \$2,700	\$26,400 - \$32,400	4BR ideal for families or roommates
Student Housing	\$2,880 - \$3,240	\$34,560 - \$38,880	Rent by room (\$720-810/BR)
Airbnb/Short-Term	\$158 - \$248/night	\$46,800 - \$58,500	Based on 70%

			occupancy
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Note: Projections are estimates based on current market performance within a 3-mile radius. Actual performance may vary.

Disclaimer: Rental income projections are based on third-party data, including AirDNA.com and similar sources. Buyers are encouraged to conduct their own research and due diligence to verify accuracy and determine expected returns.


Ready to Capitalize?


This opportunity won't last. Whether you're an experienced investor or just starting to build your rental empire, this is your moment to secure prime Raleigh real estate in a neighborhood with long-term upside.


Contact us today to learn more about pricing, site plans, and bulk deal incentives.

Emilee Carraway

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 www.carrawaycollective.com