

New Construction Townhomes

Now Available to Investors

Only 6 units remain | 1031 exchange eligible | In-place rents: \$2,700–\$2,850 | Durham, NC

noVA
RTP TOWNHOMES



*Terms apply.

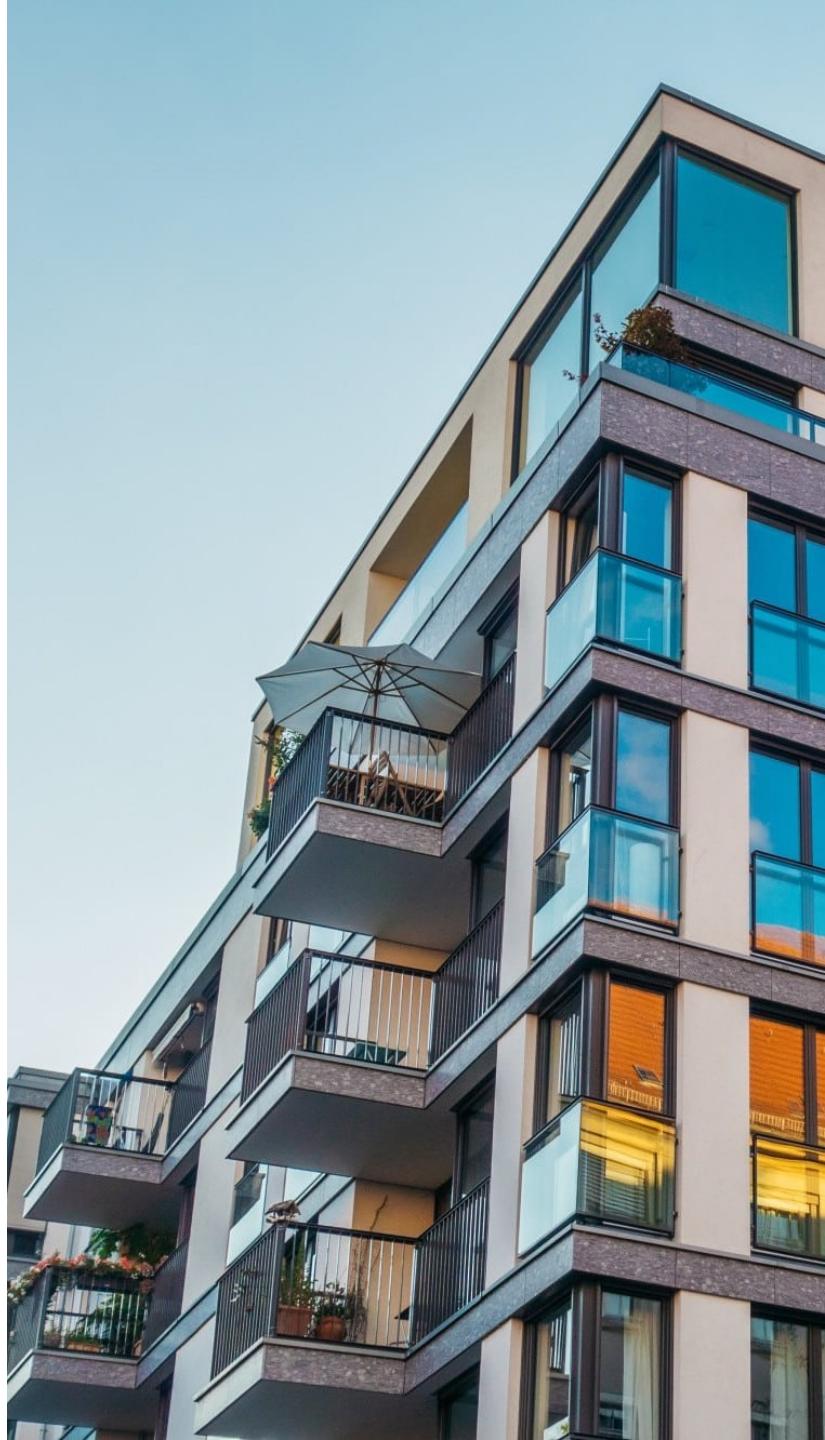
noVA
RTP TOWNHOMES

Two Cents From Our Lawyer

This material is provided for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any property. Any sale of townhomes will be made solely pursuant to definitive purchase agreements and related sale documents.

This presentation is a summary overview of the project and may include estimates, projections, or assumptions regarding pricing, absorption, operating costs, or market conditions. Such projections are based on current expectations and are not guarantees of future results.

Actual outcomes may differ due to changes in market demand, interest rates, buyer availability, or other external factors. Buyers are responsible for conducting their own independent review and due diligence and should rely solely on the final executed sale documents and required disclosures in making any purchase decision.



Offering Summary

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We have completed construction on a limited supply of beautiful, modern townhomes in the heart of the Durham–RTP corridor. These units were primarily sold to owner-occupiers during earlier phases, but investor demand has remained strong. We are now down to just 6 remaining units, most of which are fully leased and cash-flowing.

Nova RTP is nestled between Raleigh and Durham, in the heart of North Carolina's Innovation Hub: Research Triangle Park (RTP) – a diverse community full of creativity, charm and ingenuity all underlined by friendly southern hospitality while anchored by three of the nation's top tier-one research universities: Duke University, UNC Chapel Hill and NC State.

Each of these beautiful townhomes have three bedrooms and three bathrooms with a huge entertaining deck on the third floor.

Our community consists of 46 units, of which only 6 are available for purchase. The remaining have been sold to a combination of rental investors and owner occupiers.

SECTION

01 Offering Summary

02 Investment Highlights

03 Market Overview

04 Property Overview

05 Rent & Sales Comparables



SECTION 1

Offering Summary

Number of Units	46
Units Available for Purchase	As little as 1 unit, as many as 6
Year Completed	2022-2023
Unit Size	2,429 SF / 2,235 SF
Market Rent/unit	\$2,700 / \$2,850
Rent/SF	\$1.11 / \$1.27
Debt	Free and clear

MODEL 1 (incl 8% management fee)	MODEL 2 (self-management)		
IRR	15.5%	IRR	20.2%
ARR	20.7%	ARR	28.7%
EM	2.03x	EM	2.44x

BIRDS EYE, 1108 NOVA ST DURHAM, NC 27713



SECTION 2

Investment Highlights

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INVESTMENT HIGHLIGHTS

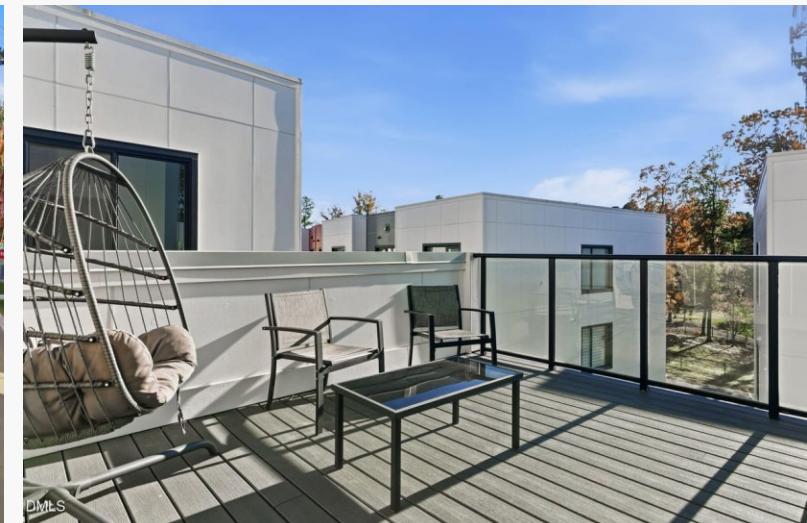
Project Status

We have completed construction on a limited supply of beautiful, modern townhomes in the heart of the Durham-RTP corridor. These units were primarily sold to owner-occupiers during earlier phases, but investor demand has remained strong. We are now down to just six remaining units, most of which are fully leased and cash-flowing

Most of the six remaining units are already leased, with actual rents between \$2,700 & \$2,850 per month depending on size and configuration.



INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS



LEVEL 1: FRONT ENTRY + KITCHEN AREA



LEVEL 1: DINING AREA



LEVEL 2 + LIVING AREA



LEVEL 1: FRONT ENTRY + KITCHEN/DINING AREA

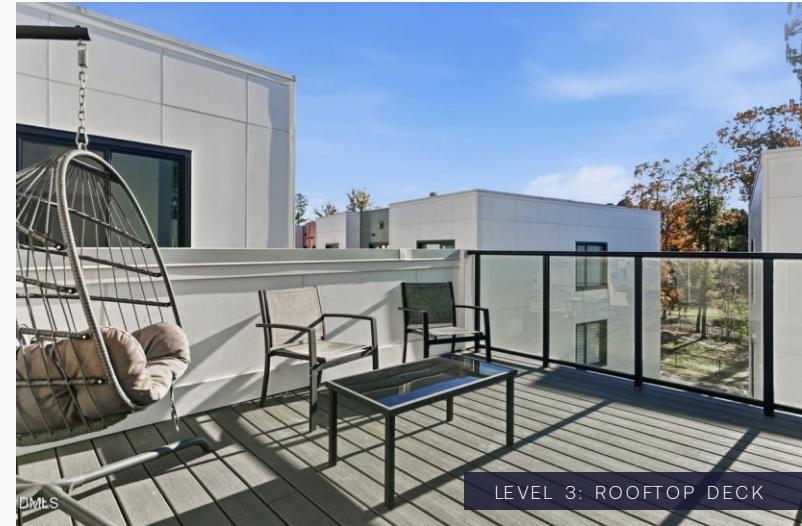
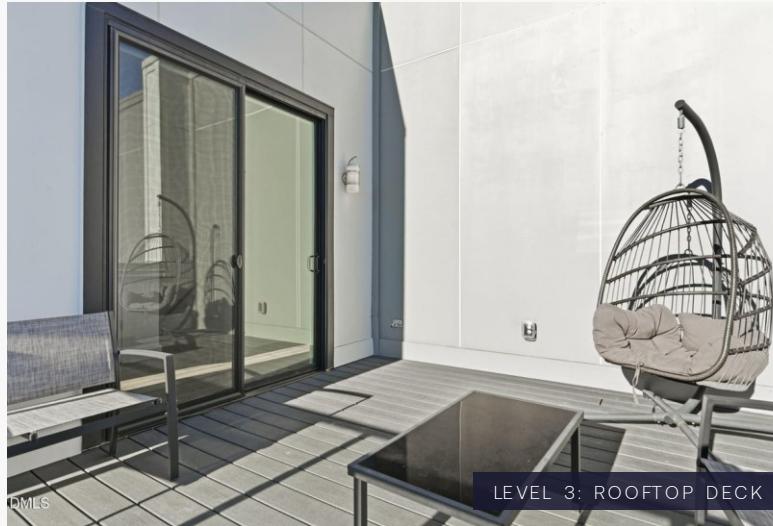


LEVEL 1: FRONT ENTRY + DINING AREA



2-CAR GARAGE, GLASS DOOR

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

Unit Mix: 6 Available Units

Unit Type	Lot No.	Unit Size	Base Price
Unit 1105 Nova: Oasis	3	2,429 SF	\$435,000
Unit 1107 Nova: Oasis	4	2,429 SF	\$442,000
Unit 1048 Nova: Crescent	17	2,235 SF	\$432,000
Unit 1050 Nova: Crescent	18	2,235 SF	\$425,000
Unit 1100 Nova: Crescent	19	2,235 SF	\$425,000
Unit 1102 Nova: Crescent	20	2,235 SF	\$432,000



INVESTMENT HIGHLIGHTS

Community Amenities

Made for Outdoor Lovers

Find your zen in a perfect blend of nature, lush landscapes and man-made design. Our naturally designed walkways connect each unit to our residential co-working space.

- A dedicated Dog Park by the Pond for your furry friends
- Green Terrace with a Community Garden
- BBQ Area on Terrace
- Try out your green thumb in the residential urban garden

Designed for Your Convenience

- 3 e-Car plug-ins
- 100 parking spaces

The uniqueness of our community is reflected in its amenities, there's nothing like it in other comparable communities.





INVESTMENT HIGHLIGHTS

Unit Amenities

The NOVA RTP community is designed to be contemporary, unique, yet simple – a character of Durham culture.

- Quartz countertops
- Large aluminum-framed windows for maximum natural light
- Frosted glass garage doors – an unquestionably unique look which also illuminates streets at night, encouraging walkers and joggers to feel safe
- Large balconies as an extension of the living space
- Modern internal finishes
- High 10' 8" ceilings
- Beautiful wood floors
- Nest home thermostats
- Ring doorbell
- Energy-Star certified stainless-steel appliances
- Brushed nickel plumbing fixtures
- Engineered, stain-resistant flooring

INVESTMENT HIGHLIGHTS

Modern Internal Finishes Make Leasing Easy





SECTION 3

Market Overview

nova
RTP TOWNHOMES

MARKET OVERVIEW

Research Triangle Region

- Located in the heart of North Carolina, the Research Triangle Region takes its name from Research Triangle Park and three Tier 1 research universities—Duke University, North Carolina State University, and the University of North Carolina at Chapel Hill—anchored by the Raleigh–Durham–Chapel Hill corridor
- Now spanning a 14-county footprint, the region is home to 7,000+ companies and a deep talent base—supporting one of the fastest-growing innovation economies in the Southeast. Collaboration across higher education, industry, and government continues to drive expansion in life sciences, technology, and advanced manufacturing.

#1

BEST STATE FOR BUSINESS
CNBC, 2025

#1

BEST STATE FOR BUSINESS
NC Commerce/NC Chamber; 2022-2023

2.25%

LOWEST CORPORATE TAX IN U.S.



MAJOR EMPLOYERS



Lenovo

IBM



gsk
GlaxoSmithKline

BASF
We create chemistry



MARKET OVERVIEW

Research Triangle Park

Research Triangle Park (RTP) is the largest research park in the United States and a globally recognized center for innovation. Spanning 7,000 acres across Durham and Wake counties, RTP is home to 385+ companies and 55,000+ employees—ranging from Fortune 500 R&D operations to fast-growing startups, nonprofits, and research institutions.

~400

COMPANIES

55,000⁺

EMPLOYEES

3,000⁺

PATENTS AWARDED

#1

LARGEST RESEARCH PARK IN U.S.

An Educated Workforce

With 12 colleges and universities and 8 community colleges, the Triangle Region is built to supply talent across technology, life sciences, and advanced manufacturing. The region's higher-ed ecosystem includes 176,000 students and produces about 42,000 bachelor's degrees each year, supported by major research universities that attract nearly \$3B in federal R&D funding annually.

Educational attainment is a defining strength: 47% of residents hold a bachelor's degree or higher, and the Triangle ranks 4th nationally for PhD concentration. Recent rankings also place the area's metro anchors among the nation's most educated (Forbes Advisor: Raleigh #6, Durham #15).

North Carolina also contributes a strong talent stream from military transitions, with ~23,000 transitioning veterans each year, and veteran hiring is a meaningful pipeline for major employers in the region.

176,000

STUDENTS ENROLLED
IN HIGHER EDUCATION

#4

HIGHEST CONCENTRATION
OF PHDs IN U.S.

42,000

BACHELOR'S DEGREE
ANNUALLY

47%

RESIDENTS HAVE BACHELOR'S
DEGREE OR HIGHER



MARKET OVERVIEW

High-Wage Jobs, Deep Talent Demand

BLS Occupational Employment and Wage Statistics show the Triangle's job base is anchored by higher-paying knowledge work. In Raleigh–Cary, the **average (mean) hourly wage is \$32.70**, with top-paying major groups including management (\$69.21) and computer & mathematical (\$54.53).

That tech concentration is meaningfully above the U.S. mix: Raleigh–Cary has 40,380 computer & mathematical jobs—5.6% of local employment vs. 3.4% nationally—with an average annual wage of \$113,430 for the group. Nearby Durham–Chapel Hill posts an even higher mean hourly wage of \$37.56, and computer & mathematical roles account for 7.1% of employment with a \$58.31 mean hourly wage.



MARKET OVERVIEW

Amenity Rich Lifestyle

Bolstered by a high quality of life and growing tech companies, young professionals from across the nation and the world are moving to the Raleigh-Durham area. Residents are spoilt for choice with a plethora of recreational activities and venues that are just a short drive away.

Cafes, F&B

- Bean Traders
- Blue Ridge Deli & Café
- Blue Note Grill
- Raleigh Beer Garden
- Geer Street Garden

Parks

- Research Triangle Park
- Sarah P. Duke Gardens
- North Carolina Botanical Garden

Sports & Recreation

- Duke University Golf Club
- PNC Arena
- Durham Bulls Athletic Park
- Trails (hike, bike, run)
- Eno River State Park
- West Point on the Eno
- Lake Michie
- Carolina Country Club

Arts & Entertainment

- American Tobacco District
- Museum of Life and Science
- North Carolina Museum of Art
- North Carolina Museum of Natural Sciences
- Durham Art Walk
- Durham Performing Arts Center
- Carolina Theater
- Coastal Credit Union Music Park
- Motorco Music Hall

Premier Retail Destination

The Streets at Southpoint

The Streets at Southpoint is internationally recognized for its award-winning design as an open-air lifestyle center with two-level enclosed mall. The 1.3 million-square-foot, super regional shopping center has a dynamic tenant mix including over 160 shops, restaurants, and entertainment experiences.

Briar Creek Commons

A seamless oasis of national retailers, contemporary brands and distinctive specialty shops, Brier Creek Commons boasts a premium collection of over 75 stores and popular eateries.

Crabtree Valley Mall

With 200+ stores, dozens of restaurants, and three anchors – Belk, Belk Men's Store, and Macy's, visitors can also enjoy dining options to suit every taste.

North Hills

Considered Raleigh's midtown, North Hills is an innovative, multi-faceted district featuring high-end retail, restaurants, entertainment venues, hotels, park, and a state-of-the-art 60,000 sq. ft. gym. Grassy Midtown Park hosts summer fitness classes and concerts, while rock and country acts perform at The Ritz nightclub.



THE STREETS AT SOUTHPOINT



CRABTREE VALLEY MALL



BRIAR CREEK COMMONS



NORTH HILLS

Talent Pipeline

With three world-class research universities, 12 colleges and universities, and 8 community colleges, the Triangle Region delivers a deep bench of talent for fast-growing industries—supported by strong partnerships across business, education, and research.

The region is consistently one of the nation's most educated metros, with 47% of residents holding a bachelor's degree or higher and the 4th-highest concentration of PhDs in the U.S.—a foundation that helps companies recruit, scale, and innovate.

Duke UNIVERSITY

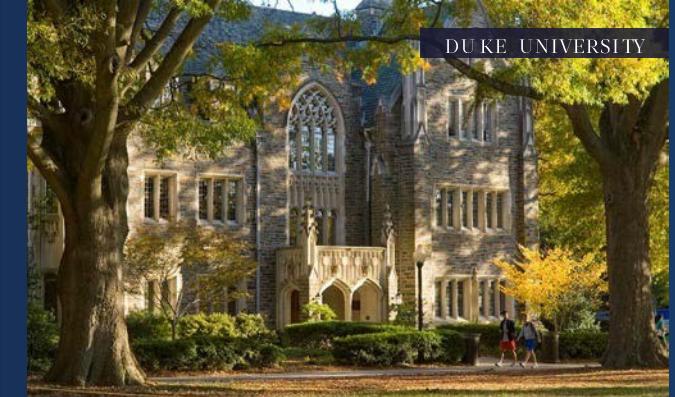
Duke University combines global research strength with a highly skilled talent base, enrolling 17,499 total students (Fall 2024) and employing 9,323 campus employees (July 2025)—creating a powerful pipeline for advanced R&D, healthcare, and entrepreneurship across the Triangle.

NC STATE UNIVERSITY

As a top-tier Research 1 university, NC State anchors the region's workforce engine with 40,500+ students, supported by 2,500+ faculty and 7,700+ staff. It's ranked in the top 1% of universities worldwide (CWUR) and recognized as the #2 Best Public College in North Carolina for Value (Money).



UNC-Chapel Hill is a flagship public research university enrolling 32,680 students (Fall reporting date Oct 15, 2024) and maintaining a 15:1 student-to-faculty ratio—a scale that supports both rigorous academics and strong workforce preparation.





MARKET OVERVIEW

Google Picks Durham as Engineering Hub

Google Cloud selected Durham as the site for a major engineering hub focused on cloud products, with plans to create more than 1,000 jobs over time. The company established an initial downtown presence and continues to hire in the market—underscoring the Triangle's depth in engineering talent and university-driven innovation.

Raleigh–Durham continues to gain ground among North America's leading tech markets. The CBRE's Scoring Tech Talent, quotes the tech talent workforce reaching ~75,150 after 17.9% growth from 2018–2023. Pay levels reflect the high-value mix: in Raleigh–Cary, computer & mathematical roles account for 5.6% of employment (vs. 3.4% nationally) with an average hourly wage of \$54.53

Durham: Rich History with a Versatile Future

Durham blends a nationally recognized research and healthcare base with a fast-growing, innovation-led economy. Durham County's population reached 343,628 in 2024 and is projected to grow to 365,472 by 2030—a 12.5% increase over the decade, reflecting sustained in-migration and job expansion.

Once defined by tobacco, Durham is now widely associated with life sciences, advanced research, and high-skill employment across the Triangle. The county's talent profile is deep—53.5% of adults hold a bachelor's degree or higher—while housing remains active, with a \$351,700 median home value and \$1,415 median rent (2019–2023).

334K

POPULATION 2024

#1

GRADUATION RATE:
SENTINEL

+12.5%

PROJECTED GROWTH
(2020–2030)

#2

BEST PLACE TO LIVE:
US NEWS & WORLD

405K

MEDIAN SALE PRICE
(OCT 2025)

#1

BEST MID-SIZED CITY
MONEYGEEK

Raleigh: Where Innovation Comes to Life

At the center of North Carolina's Research Triangle, Raleigh combines top-tier university talent with a fast-scaling innovation economy across software, life sciences, and advanced manufacturing. In 2025, the Milken Institute ranked Raleigh the #1 best-performing large metro in the U.S.—reflecting sustained strength in jobs, wages, and high-tech growth

Wake County's population reached 1,235,748 in 2024 and is projected to grow 20.3% by 2030, reinforcing long-run demand for housing, mixed-use neighborhoods, and next-generation workplace districts across the region

1.2M

POPULATION
(2024)

#1

BEST U.S. CITY FOR JOB &
EARNING OPPORTUNITIES

+20 %

POPULATION GROWTH
TO 2030, PROJECTED

#3

BEST STATE CAPITAL
TO LIVE IN (2025)

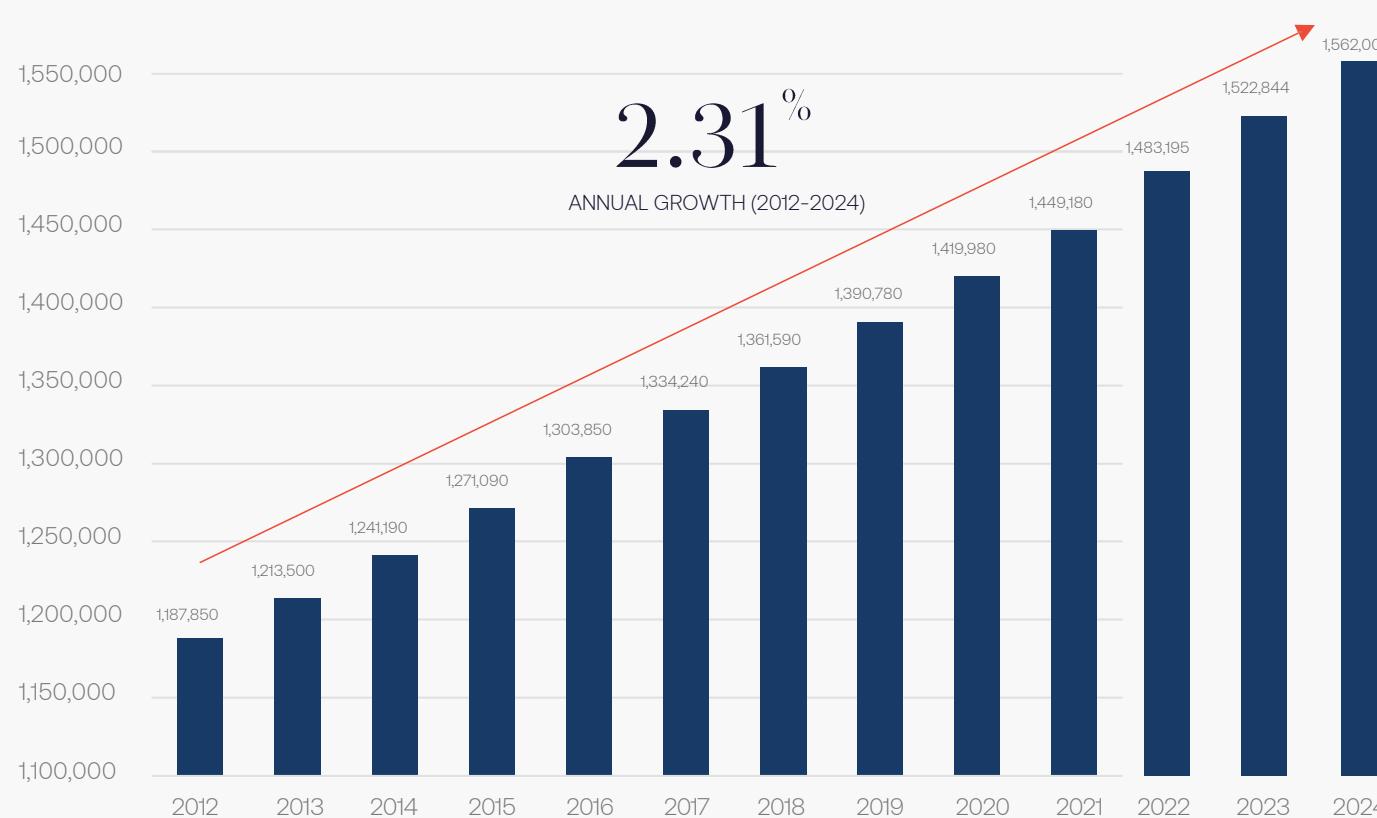
#1

BEST-PERFORMING
LARGE METRO (2025)

#2

BEST LARGE METRO FOR
WOMEN IN TECH (2024)

Raleigh: Explosive Population Growth



373,952

RESIDENTS ADDED (2012-2024)

3.4X

FASTER GROWTH THAN U.S.

Between 2012 and 2021, Raleigh MSA added 261,330 residents – up a total of 22% at 3 times the national growth rate. Meanwhile, the population in Durham-Chapel Hill MSA rose 18.6% during the same period.

MARKET OVERVIEW

Raleigh: Housing Market Statistics

With demand substantially outpacing supply, the Raleigh housing market continued its growth streak this year. Its diverse talent pool and affordable cost of living, compared to other metros in the Southeast, continue to fuel in-migration and lure new businesses.

\$438K

MEDIAN HOME PRICE
(OCT 2025)

+61.8%

HOME PRICE GROWTH
(Q3 2020-Q3 2025)



MARKET OVERVIEW

Durham: Housing Market Statistics

The Durham housing market continues to experience unrelenting demand with record occupancy rates allowing operators to increase rents, equating to another exceptional year for Durham, NC. Despite possible headwinds including rising interest rates, Durham's robust economic and population growth should keep demand strong.

\$405K

MEDIAN HOME PRICE
(OCT 2025)

+62%

HOME PRICE GROWTH
(Q3 2020-Q3 2025)



Raleigh-Durham Multifamily Report

As reported by IPA / Marcus & Millichap's 2Q 2025 Raleigh Multifamily Market Report, the Research Triangle continues to benefit from steady job creation and in-migration, supported by ongoing expansion in tech, finance, and life sciences. The report notes population growth of 2.6% in 2024 and household formation rising 3.4%, reinforcing long-term rental demand.

Looking ahead, development is expected to slow materially, with 2025 openings projected at roughly 7,800 units. With supply pressure easing, vacancy is forecast to improve to 5.8% (about a 30-basis-point decline), while effective rents are projected to resume growth at +1.5%. Employment growth remains supportive, with approximately 20,000 jobs expected to be created.

MULTIFAMILY MARKET REPORT

20,000

NEW JOBS WILL BE CREATED

5.8%

VACANCY

7,800

UNITS TO BE CREATED

+1.5%

INCREASE IN EFFECTIVE RENT

Micro-Neighborhood: Emorywood Estates

NEIGHBORHOOD SCOUNT & LOCAL MARKET MONITOR

Emorywood Estates benefits from being embedded in a growing employment and income base. The broader Durham–Chapel Hill market continues to add jobs (~358K total; +2.0% YoY) with unemployment at 3.8% (Sep 2025 preliminary). That combination typically signals a healthy labor pool and steady renter demand, even as housing affordability reshapes buying vs. renting decisions.

Population growth remains an underlying tailwind. The Durham–Chapel Hill metro expanded by about +6.6% from 2020 to 2024, reflecting ongoing net in-migration and reinforcing demand across neighborhood-level housing options.

Per-capita personal income rose +9.6% between 2021 and 2023, which helps households absorb rent increases and sustain higher-quality product near major job nodes.

Price growth remains positive in the neighborhood: Zillow reports a typical value around \$486,826 with ~+1.8% year-over-year change. In practice, that “cooling but positive” pricing environment often coincides with continued rental relevance as would-be buyers delay purchases and renters prioritize flexibility.

+6.6%

POPULATION GROWTH
(2020-2024)

* Durham–Chapel Hill MSA population

+1.8%

HOME PRICE INCREASE
(YoY)

* Zillow “Emorywood Estates” home values

+9.6%

INCOME GROWTH
(2021-2023)

+2.0%

JOB GROWTH
(Sept 2025)



SECTION 4

Property Overview

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RTP TOWNHOMES

PROPERTY OVERVIEW

Site Plan



*Aerial render image





32

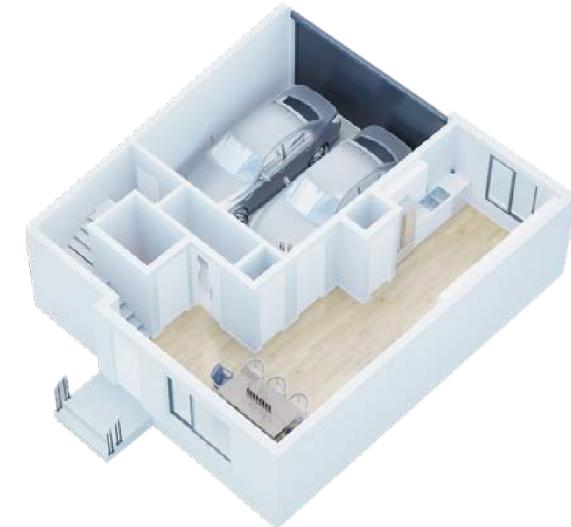
PROPERTY OVERVIEW

Oasis Floorplan

Buildings #1-#16, #32-46

Unit Size	2,429 sq. ft.
Bedrooms	3
Bathrooms	2 full, 2 half
Parking	2 Car Garage on 1st floor
Elevator	Optional
Washer/Dryer	Yes





PROPERTY OVERVIEW

Crescent Floorplan

Buildings #17-#31

Unit Size	2,235 sq. ft.
Bedrooms	3
Bathrooms	2 full, 2 half
Parking	2 Car Garage
Elevator	Optional
Washer/Dryer	Yes



SECTION 5

Rent & Sales Comparables



nova
RTP TOWNHOMES

RENT COMPARABLES

Rent Comparables: December 2025 (3 Bedrooms)

Comp	Address	Rent	Rent PSF	Bedrooms	Bathroom	Sqft	Apt Type	Vintage
1408 Smoky Mountains St	1408 Smoky Mountains St, Durham, NC 27713	\$2,850	\$1.54	3.0	2.5	1,850	TH Individual	NA
Ascend Brightleaf Apartments	2400 Sanders Ave, Durham, NC 27703	\$2,295	\$1.66	3.0	2.0	1,384	Garden	2025
Fox Crossing Luxury Apartments	514 Pleasant Dr, Durham, NC 27703	\$1,914	\$1.44	3.0	2.0	1,332	Garden	2024
Braxton Townhomes	719 Graphite Dr, Durham, NC 27703	\$1,994	\$1.28	3.0	2.5	1,558	TH Community	2023
1204 Lotus Lilly Dr	1204 Lotus Lilly Dr, Durham, NC 27713	\$2,000	\$1.08	3.0	2.5	1,846	TH Individual	2020
The Townes at Southpoint	122 Higher Learning Dr, Durham, NC	\$2,200	\$1.59	3.0	2.5	1,380	TH Community	2019
Southern Pointe Town homes	1005 Longitude Dr, Durham, NC 27713	\$2,099	\$1.22	3.0	2.5	1,715	TH Individual	2019
Marquis Ellis Crossing	400 Advancement Ave, Durham, NC 27703	\$1,999	\$1.41	3.0	2.0	1,420	Garden	2017
1142 Metropolitan Dr	1142 Metropolitan Dr, Durham, NC 27713	\$2,350	\$1.47	3.0	2.5	1,600	TH Individual	2016
Pendleton Townhomes	314 S Woodcrest St, Durham, NC 27703	\$2,108	\$1.75	3.0	2.5	1,205	TH Community	2004
Total		\$2,181	\$1.44	3.0	2.4	1,529		
★ Subject Property		\$ 2,825	\$ 1.26	3.0	2.5	2,235		

RENT COMPARABLES

Sale Comparables: December 2025 (3 Bedrooms)

Address	Sale Price	Sale Price PSF	Sale Date	Bedrooms	Bathroom	Sqft	Apt Type	Vintage
1403 Everton Ave, Durham, NC 27703	\$412,295	\$200.14	11.12.2025	3.0	3.0	2,060	TH Individual	2025
6023 Enclosure Way, Durham, NC 27703	\$432,170	\$209.79	23.7.2025	3.0	3.0	2,060	TH Individual	2025
107 S Plum St, Durham, NC 27703	\$475,000	\$231.48	18.6.2025	3.0	3.0	2,052	TH Individual	2025
2001 Regal #89, Durham, NC 27703	\$410,000	\$191.14	29.5.2025	3.0	3.0	2,145	TH Individual	2024
175 Shakespeare Dr, Morrisville, NC 27560	\$481,770	\$201.41	18.11.2025	3.0	4.0	2,392	TH Individual	2025
708 Portia Way #13, Morrisville, NC 27560	\$505,810	\$210.05	11.7.2025	3.0	4.0	2,408	TH Individual	2025
Total	\$452,841	\$207.14		3.0	3.3	2,186		
 Subject Property	\$425,000	\$190.16		3.0	2.5	2,235		

“We are not brokers. You are purchasing this rental property **directly from the developer**. There are no brokers involved on either side. Please read our purchase and sale agreement for more details.



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