



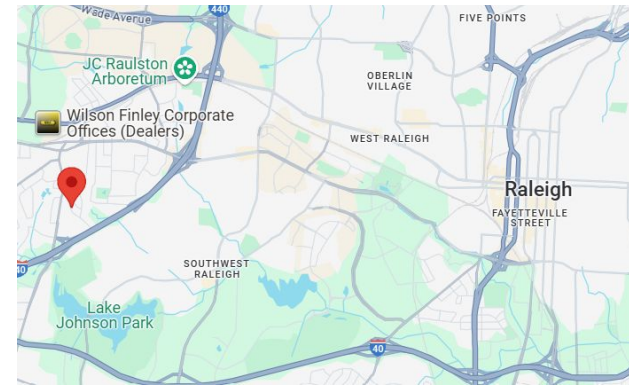
Wrenwood Duet-Style Homes

Concept 8 Holdings, LLC

 **CHAPPELL**

Wrenwood

- 5061 Lundy Drive, Raleigh
 - Located in Southwest Raleigh
 - Minutes from:
 - Lake Johnson
 - Downtown Cary
 - Tryon Village Shopping Center
 - Crossroads Shopping Center
 - NC State
- Modern, Farmhouse inspired townhome style duets
- 3-4 bedrooms, 3.5 baths
- 2,300+ sqft
- Light + airy interiors



Wrenwood Site Map

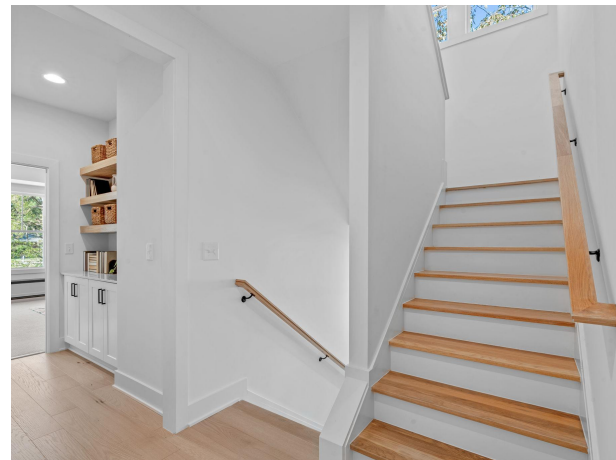
- 26 units built
 - All of Athens Drive units are sold and closed
 - 4 Lundy units are sold
 - 5061-102 Lundy Drive is a staged model unit
 - 8 Lundy units remain for sale



Lundy Staged Model Home - Exterior



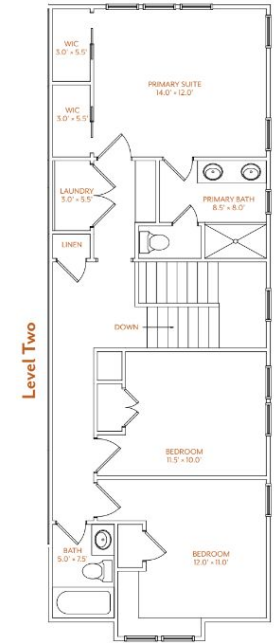
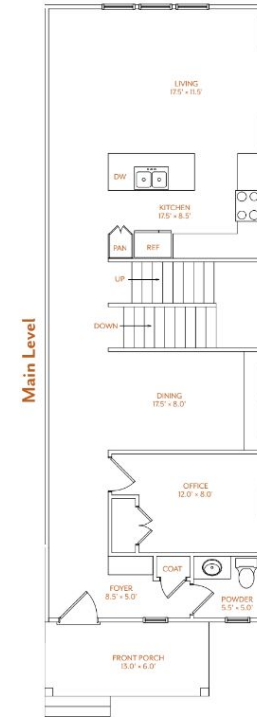
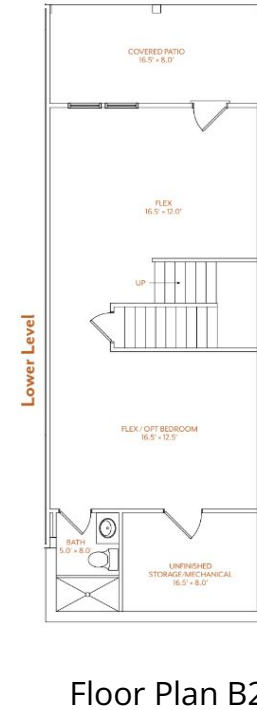
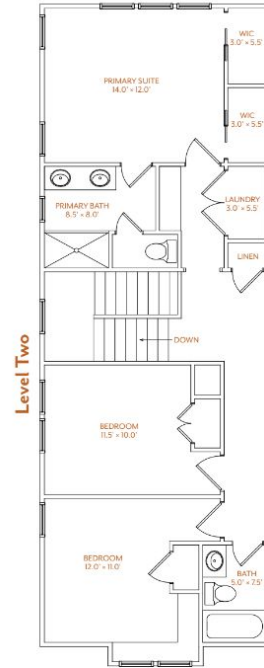
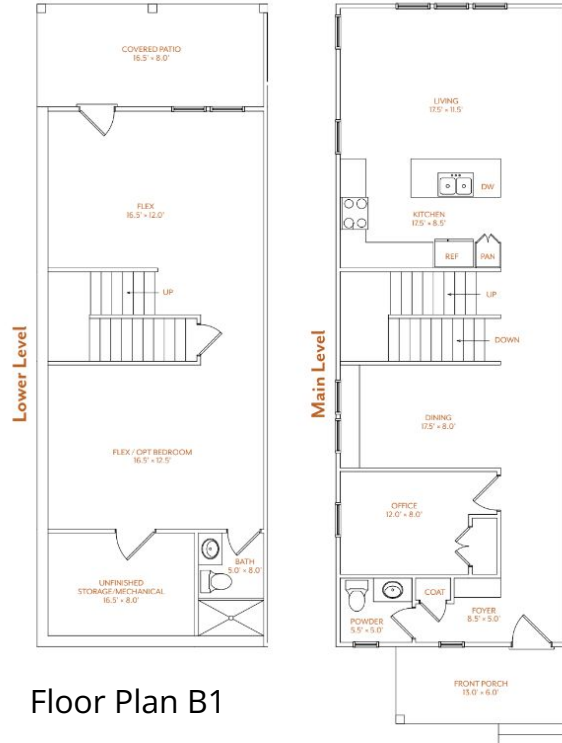
Lundy Staged Model Home - Interior



Lundy Staged Model Home - Interior



Wrenwood- Lundy Drive



Bulk Pricing Opportunity – Lundy Drive Units

Address	Unit	Current Listing Price	Proposed (\$525K)	Discount Amount	% Discount
5045 Lundy Drive	101	\$589,000	\$525,000	\$64,000	10.9%
5045 Lundy Drive	102	\$589,000	\$525,000	\$64,000	10.9%
5049 Lundy Drive	102	\$579,000	\$525,000	\$54,000	9.3%
5053 Lundy Drive	101	\$559,000	\$525,000	\$34,000	6.1%
5053 Lundy Drive	102	\$579,000	\$525,000	\$54,000	9.3%
5057 Lundy Drive	102	\$549,000	\$525,000	\$24,000	4.4%
5061 Lundy Drive	101	\$549,000	\$525,000	\$24,000	4.4%
5061 Lundy Drive	102	\$569,000	\$525,000	\$44,000	7.7%

Total Portfolio Savings: \$362,000 | Avg. Discount per Unit: 7.9%

Rental Income Potential – Lundy Drive Units (Range)

Address	Unit	Min Monthly Rent	Max Monthly Rent	Occupancy Rate	Annual Gross Rent (Low)	Annual Gross Rent (High)	Notes
5045 Lundy Drive	101	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5045 Lundy Drive	102	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5049 Lundy Drive	102	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5053 Lundy Drive	101	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5053 Lundy Drive	102	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5057 Lundy Drive	102	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5061 Lundy Drive	101	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit
5061 Lundy Drive	102	\$3,500	\$4,000	95%	\$39,900	\$45,600	4 bed unit

Total Projected Annual Gross Rent (95% Occupancy): \$319,200 – \$364,800