

MULTIFAMILY PROPERTY FOR SALE

FOX RD TOWNHOUSE PORTFOLIO

6104-6120 Fox Rd, 4601-4605 Malone Ct | Raleigh, NC 27616-5427

BRANT RUBEN

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CITYPLAT
COMMERCIAL REAL ESTATE

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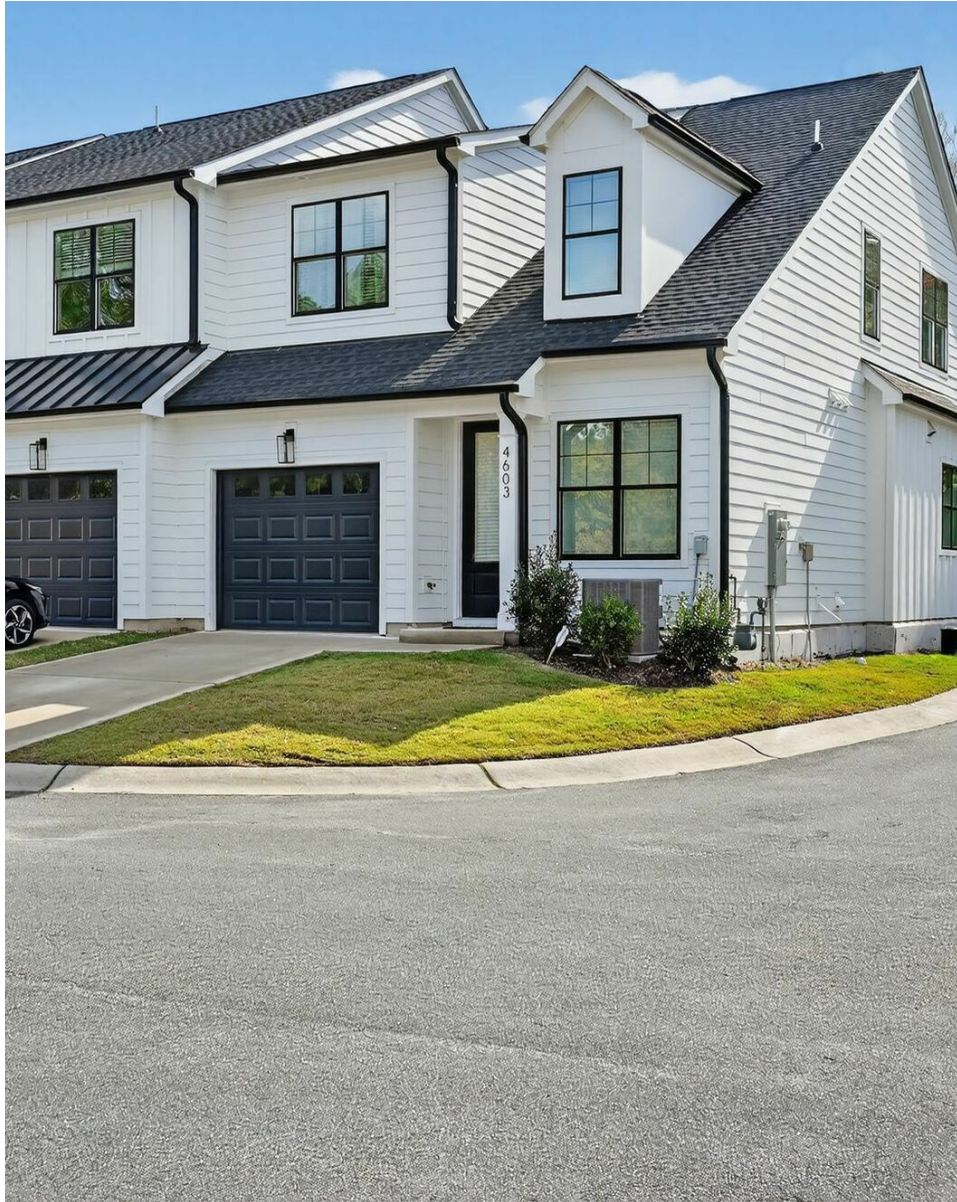


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PROPERTY DESCRIPTION

Introducing a rare investment opportunity in North Raleigh — a newly constructed twelve-unit townhome portfolio along Fox Road and Malone Court. Completed in 2023, the property spans approximately 22,950 square feet across three buildings and is fully occupied, producing strong in-place income from day one.

Each unit is individually deeded, giving investors flexibility to hold as a stabilized rental portfolio or sell units individually to capture retail-level pricing. This feature creates a unique balance of current cash flow and future optionality rarely found in today's market.

Zoned R-10 and surrounded by strong housing demand, this offering represents a modern, low-maintenance asset positioned for both yield and appreciation. With 100% occupancy, recent construction, and minimal operating overhead, it stands as one of the few true turnkey opportunities in North Raleigh

OFFERING SUMMARY

Sale Price:	\$4,200,000
Number of Units:	12
Lot Size:	1.37 Acres
Building Size:	22,950 SF
NOI:	\$216,145.29
Cap Rate:	5.14%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	479	1,179	4,162
Total Population	1,081	2,664	10,003
Average HH Income	\$71,460	\$71,710	\$75,588

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Building Name	Fox Rd Townhouse Portfolio
Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio
APN	1726894690; 1726894597; 1726894595; 1726894592; 1726896513; 1726894499; 1726894496; 1726894494; 1726894491; 1726895474; 1726896404; 1726896424; 1726896454
Building Size	22,950 SF
Lot Size	1.37 Acres
Year Built	2023

Location Description

Located in the heart of North Raleigh, this portfolio sits within one of the region's fastest-growing residential corridors. The Fox Road and Malone Court area offers a balance of strong rental demand, high-income demographics, and immediate connectivity to I-540, US-401, and Capital Boulevard.

Residents benefit from close proximity to Research Triangle Park, WakeMed North Hospital, and the Triangle Town Center retail district, while nearby employers, schools, and recreational amenities create consistent long-term leasing demand.

Raleigh continues to rank among the top metros in the country for population and job growth, fueled by expanding technology, healthcare, and education sectors. With limited new townhome inventory and strong absorption, this location provides an ideal setting for both stable income and long-term appreciation.



- ±22,950 SF across three newly constructed buildings
- Twelve fee-simple townhome units, each deeded separately
- Built in 2023 — modern design and low-maintenance construction
- Zoned R-10 in the high-growth North Raleigh corridor
- 100% leased, generating immediate income with minimal overhead
- Flexibility to sell units individually and establish an HOA for retail disposition
- Turnkey investment offering both stable cash flow and long-term appreciation
- Located near I-540, major employment hubs, and Triangle Town Center

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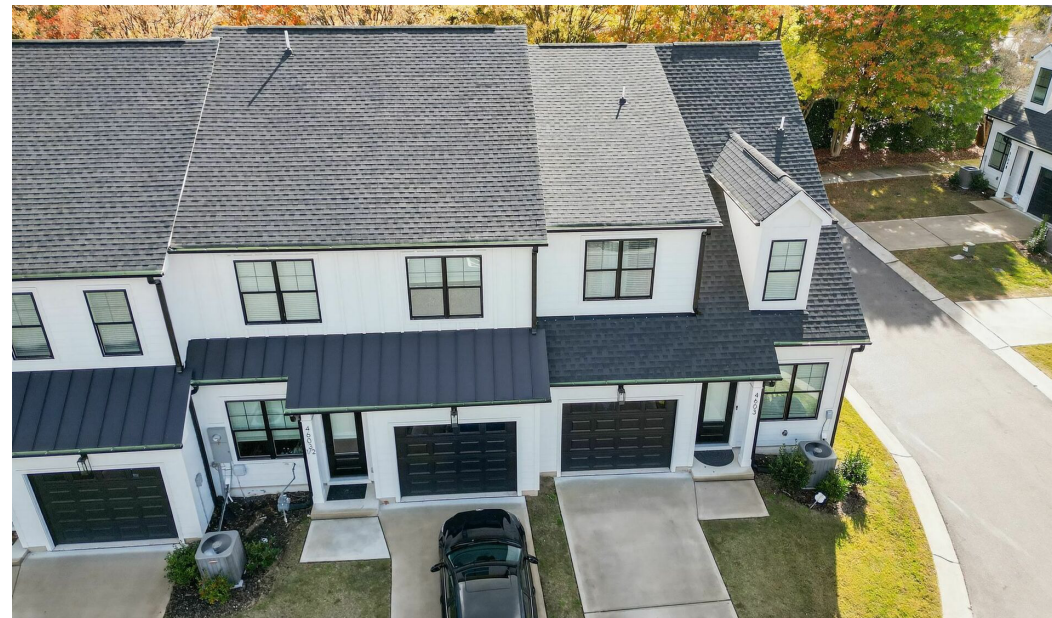
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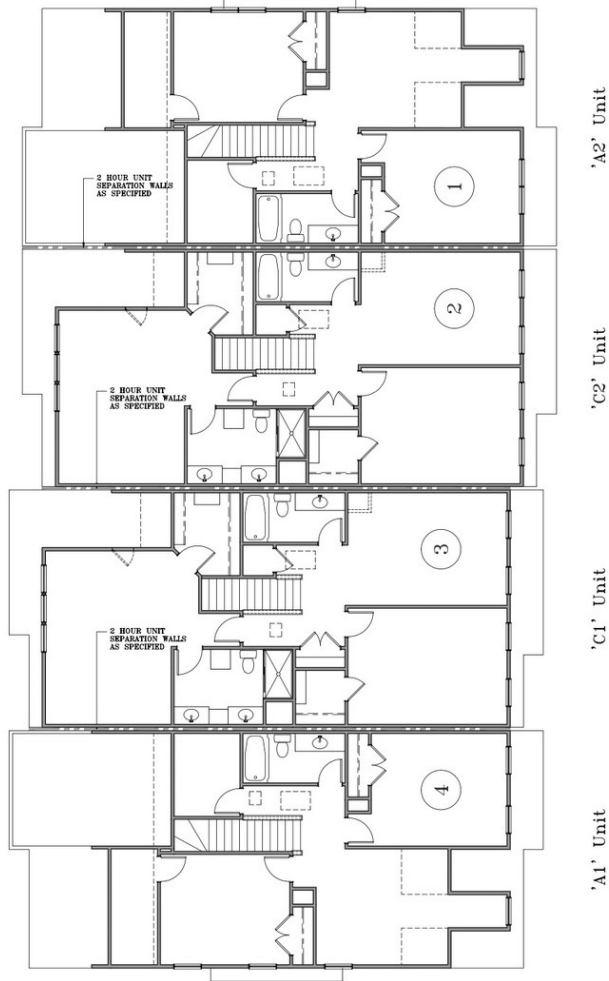
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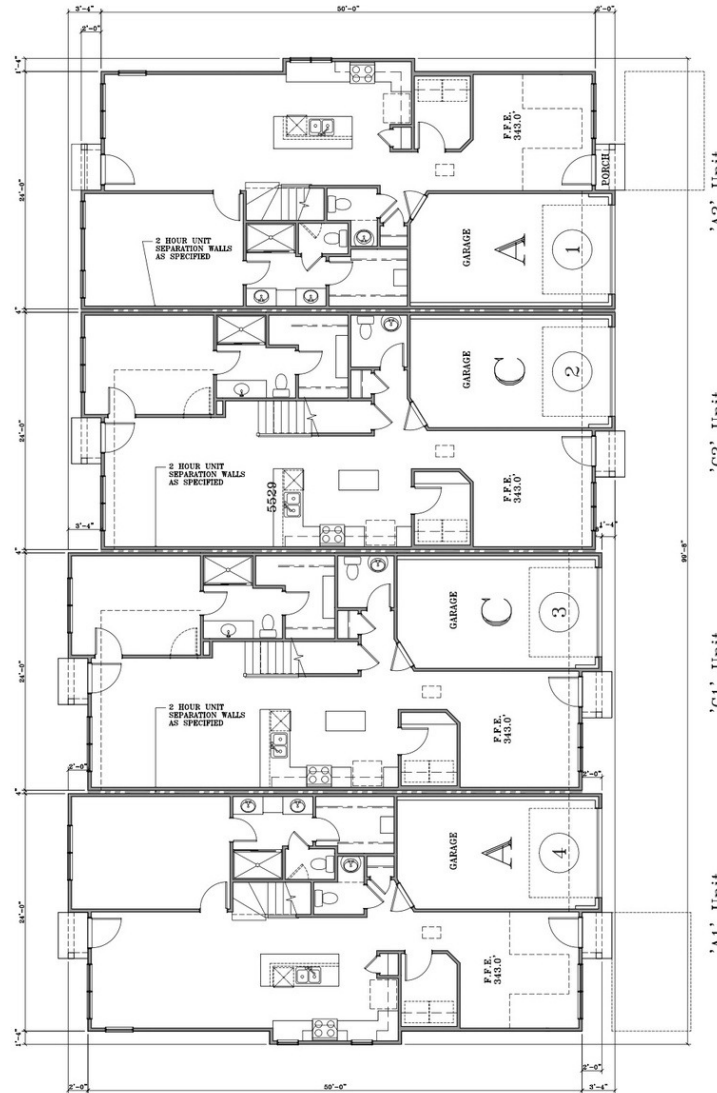
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'A1' Unit
'C1' Unit
'C2' Unit
'A2' Unit

2 Building One - Second Floor Plan - Units 1 thru 4
SCALE: 3/16" = 1'-0"



'A1' Unit
'C1' Unit
'C2' Unit
'A2' Unit

1 Building One - First Floor Plan - Units 1 thru 4
SCALE: 3/16" = 1'-0"



Perry Cox architect, LLC
104 Salem Avenue, Suite 200
Raleigh, NC 27601
P: 919.393.5411

Fox Road Townhomes
Raleigh, North Carolina

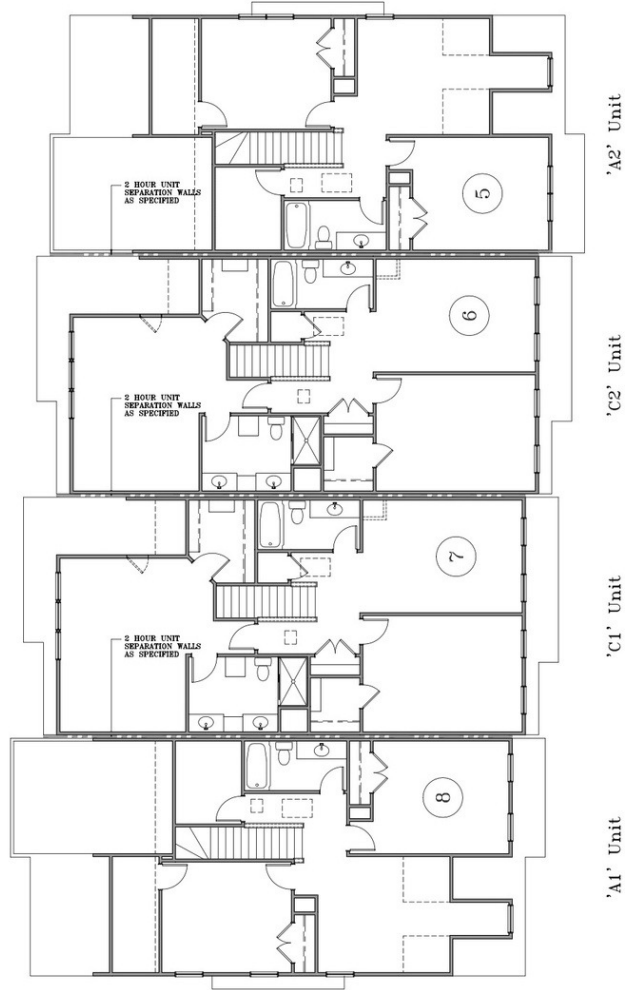
Revision Date: 10 October 2021
Issue Date: 30 June 2020

Building One Plans
A2.1

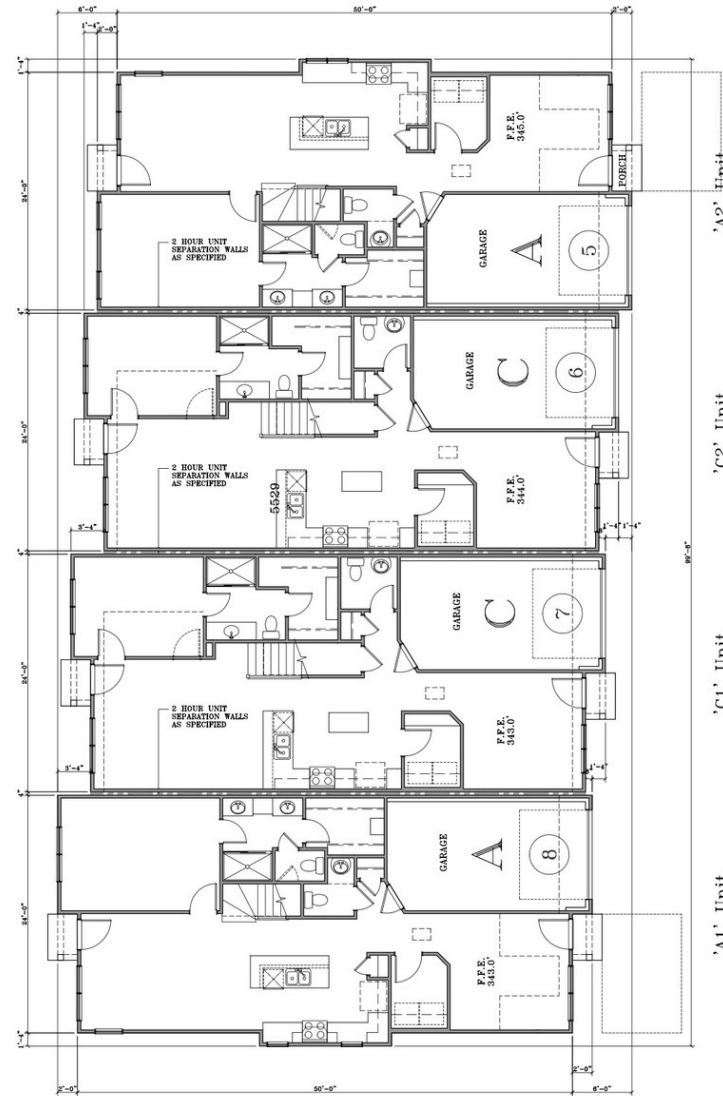
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MULTIFAMILY PROPERTY FOR SALE



2 Building Two - Second Floor Plan - Units 5 thru 8
SCALE: 3/16" = 1'-0"



1 Building Two - First Floor Plan - Units 5 thru 8
SCALE: 3/16" = 1'-0"



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124 Sherrill Towne Court
Raleigh, NC 27617
P 919.363.5411

Fox Road Townhomes
Raleigh, North Carolina

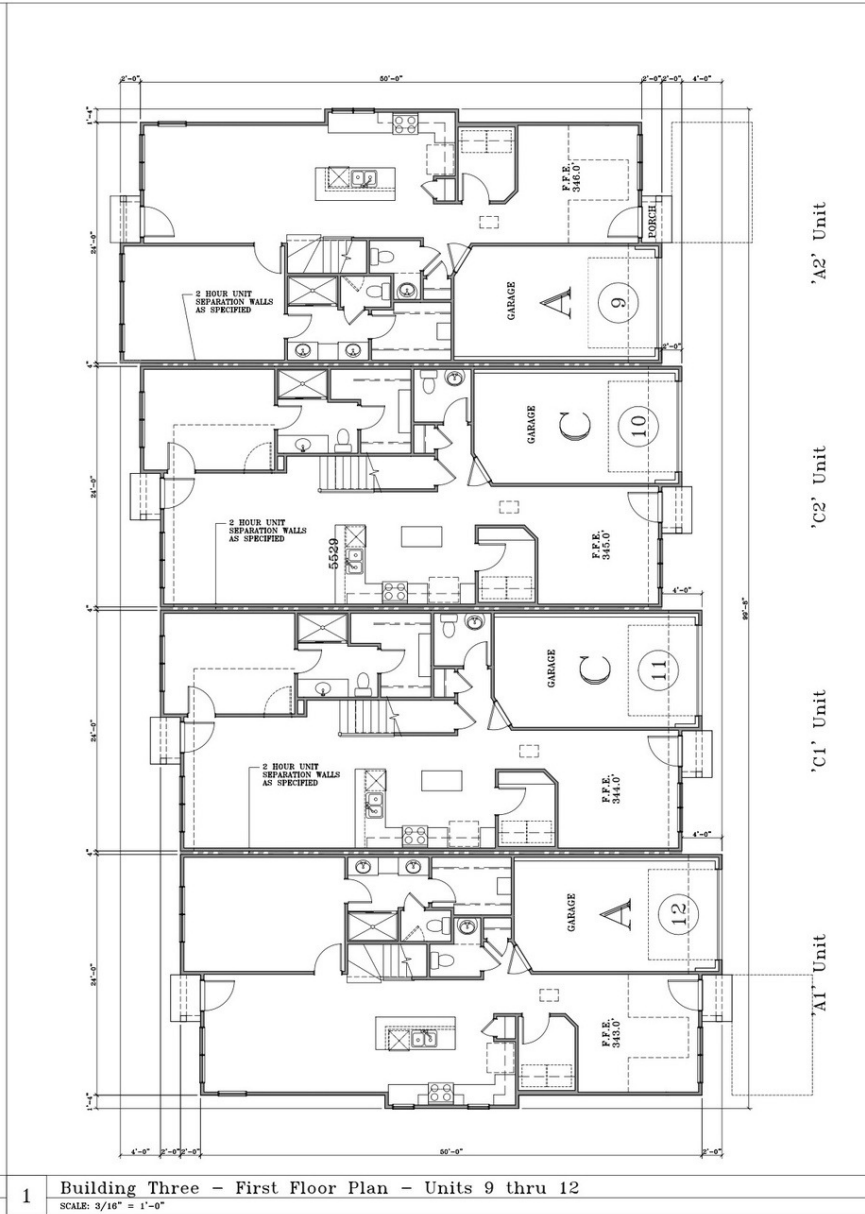
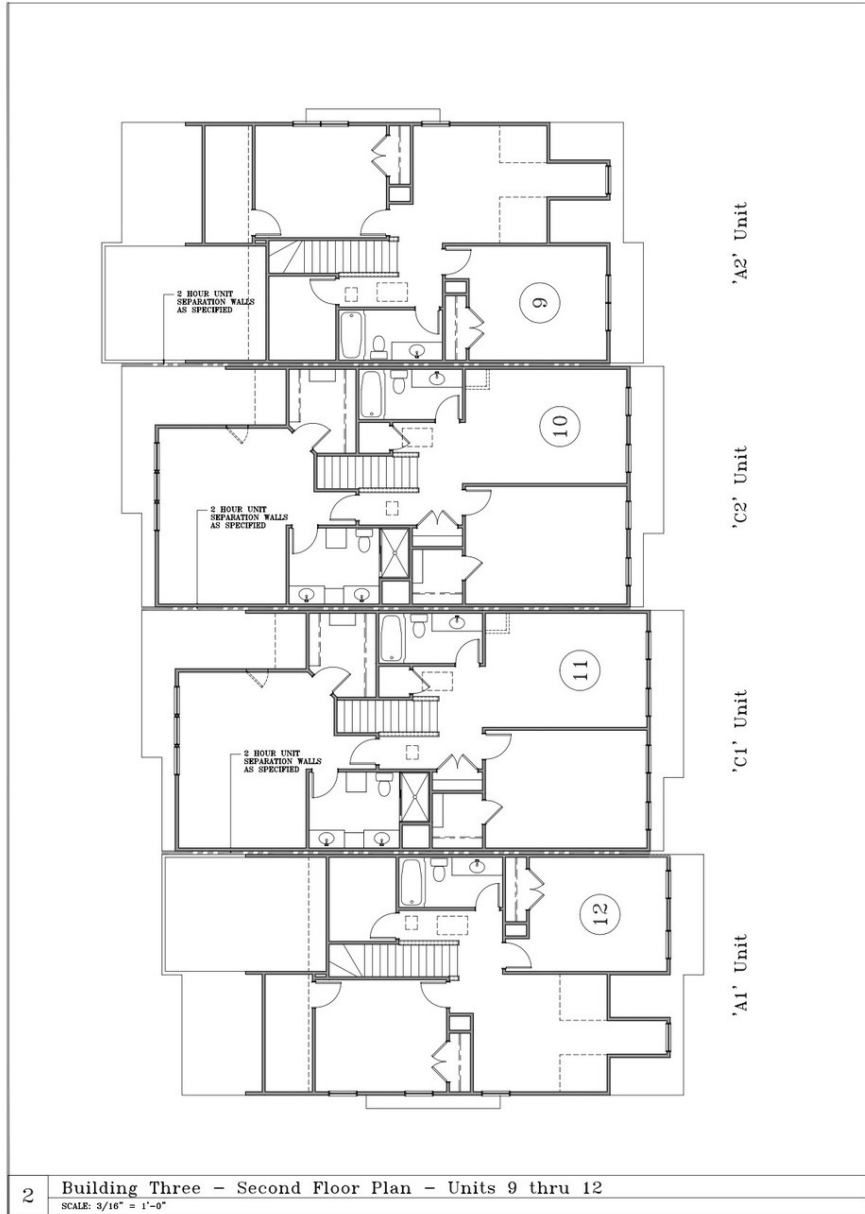
Revision Date: 15 October 2021
Issue Date: 30 June 2020

Building Two Plans
A2.2

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Fox Road Townhomes
Raleigh, North Carolina

Issue Date: 30 June 2020
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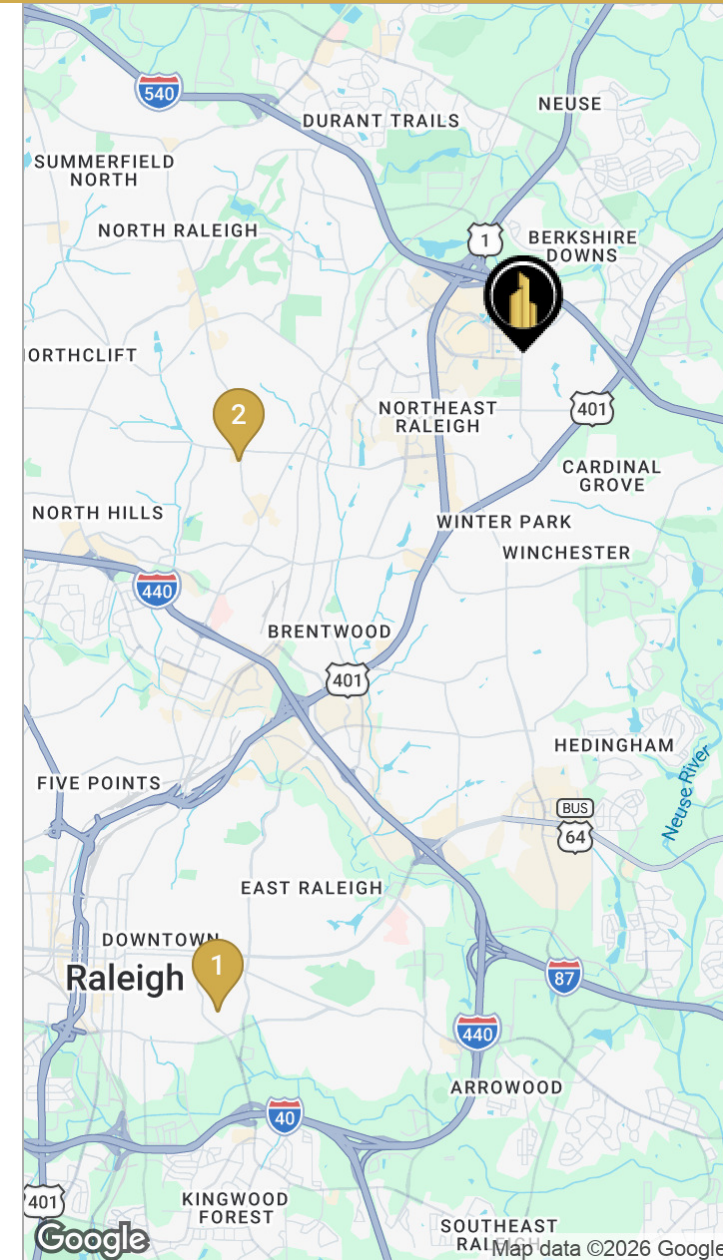
Building Three Plans
A2.3

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Fox Rd Townhouse Portfolio 6120 Fox Road Raleigh, NC	\$4,500,000	22,950 SF	1.37 Acres	12	4.80%
1	Lenoir Collection 1314-1322 E Lenoir Street Raleigh, NC	\$2,749,379	9,936 SF	-	6	-
2	Cedarhurst Duplex 1132/1134 Cedarhurst Drive Raleigh, NC	\$1,215,000	6,246 SF	-	2	-
	AVERAGES	\$1,982,190	8,091 SF	NAN ACRES	4	NAN%



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INVESTMENT OVERVIEW

Price	\$4,200,000
Price per SF	\$196
Price per Unit	\$350,000
GRM	13.84
CAP Rate	5.14%

OPERATING DATA

Gross Income	\$319,560
Other Income	\$2,437
Operating Expenses	\$103,415
Net Operating Income	\$216,145

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
6120 Fox Rd	3	2.5	1,820 SF	\$2,300	\$1.26	\$2,350	\$1.29
6118 Fox Rd	3	2.5	2,017 SF	\$2,550	\$1.26	\$2,550	\$1.26
6116 Fox Rd	3	2.5	2,017 SF	\$2,300	\$1.14	\$2,550	\$1.26
6114 Fox Rd	3	2.5	1,808 SF	\$2,150	\$1.19	\$2,350	\$1.30
6110 Fox Rd	3	2.5	1,808 SF	\$2,300	\$1.27	\$2,350	\$1.30
6108 Fox Rd	3	2.5	2,017 SF	\$2,200	\$1.09	\$2,550	\$1.26
6106 Fox Rd	3	2.5	2,017 SF	\$2,300	\$1.14	\$2,550	\$1.26
6104 Fox Rd	3	2.5	1,808 SF	\$2,100	\$1.16	\$2,350	\$1.30
4605 1/2 Malone Ct	3	2.5	1,808 SF	\$2,300	\$1.27	\$2,350	\$1.30
4605 Malone Ct	3	2.5	2,017 SF	\$2,300	\$1.14	\$2,550	\$1.26
4603 1/2 Malone Ct	3	2.5	2,017 SF	\$2,000	\$0.99	\$2,550	\$1.26
4603 Malone Ct	3	2.5	1,808 SF	\$2,300	\$1.27	\$2,350	\$1.30
TOTALS			22,962 SF	\$27,100	\$14.18	\$29,400	\$15.35
AVERAGES			1,914 SF	\$2,258	\$1.18	\$2,450	\$1.28

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Map data
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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