

OFFERING SUMMARY

Sale Price:	\$2,295,000
Building Size:	7,527 SF
Lot Size:	2.43 Acres
Zoning:	R-10
Market:	Downtown Raleigh
Submarket:	East Raleigh-South Park District
Pin #:	17113040055 & 1703939940

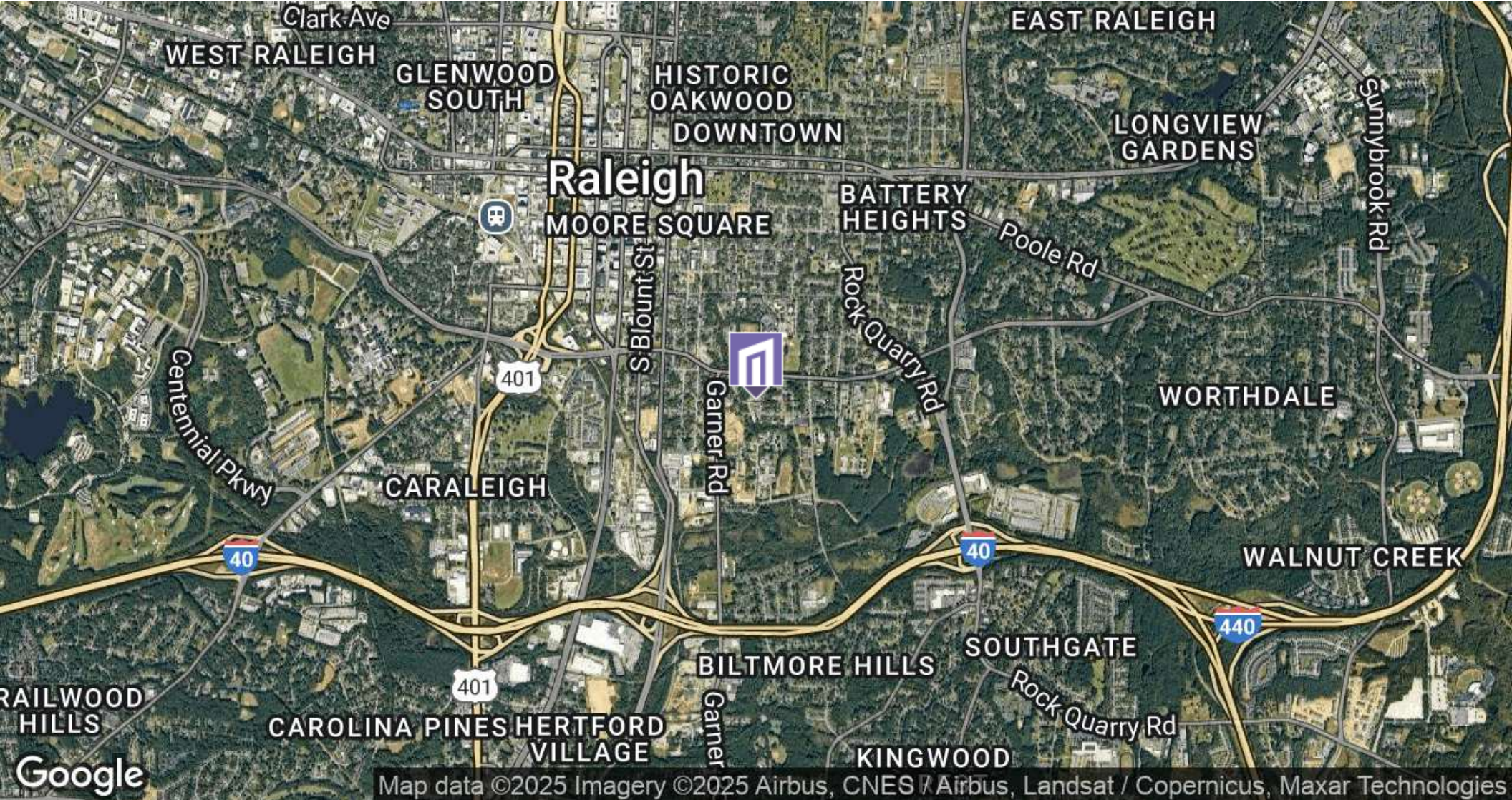
PROPERTY OVERVIEW

Located just minutes from Downtown Raleigh, this 2.43-acre parcel with a 7,527-square-foot church presents a prime opportunity for multi-family development. Situated conveniently near the newly revamped 29-acre John Chavis Memorial Park, as well as the thriving Fayetteville Street and Moore Square districts, this location offers a surplus of amenities. Raleigh's acclaim and national recognition, marked by numerous awards, further enhance the appeal of this site for residential urban infill projects.

PROPERTY HIGHLIGHTS

- Prime Urban Infill Development Site
- Minutes to downtown Raleigh's arts and entertainment districts
- Walkable to the newly renovated John Chavis Memorial Park
- Surrounded by a mix of new residential development & single-family activity

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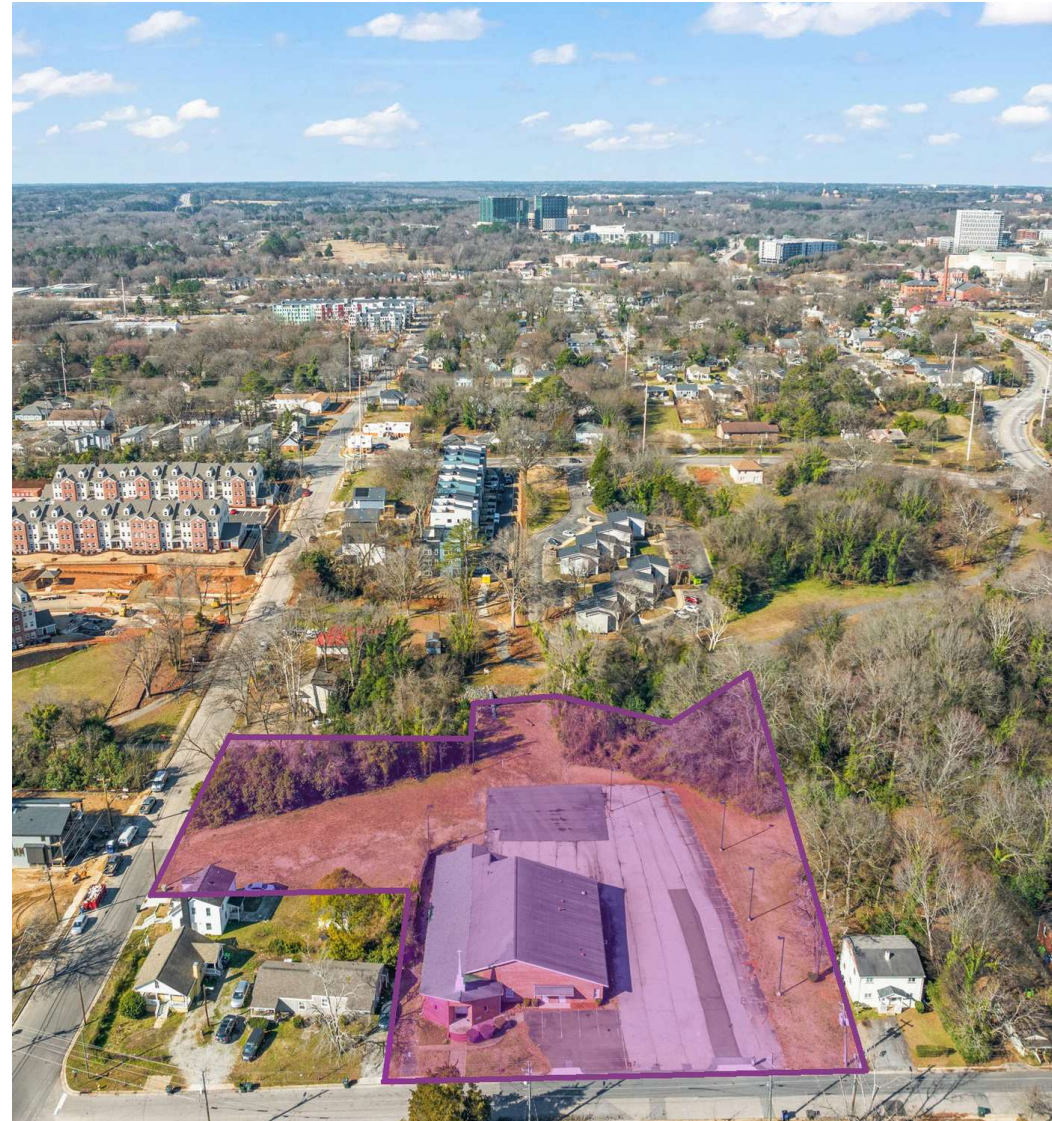


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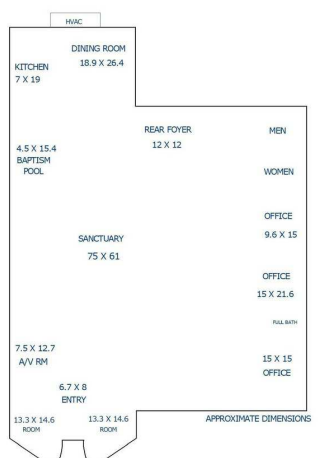


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SKETCH ADDENDUM

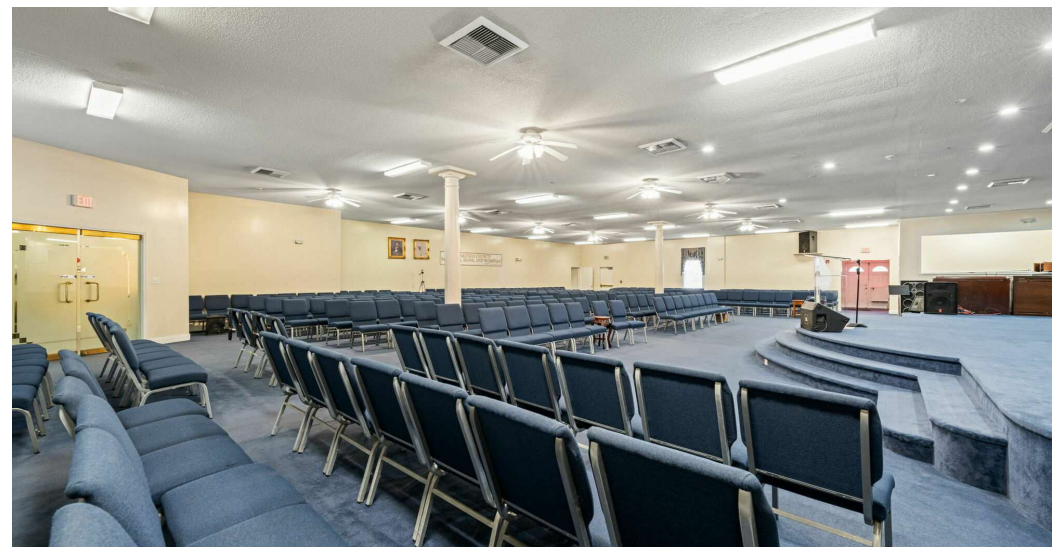
Borrower or Owner _____
 Property Address 1110 HOLMES STREET
 City RALEIGH County WAKE State NC Zip Code 27601
 Client MAVERICK PARTNERS-DEREK MANGUM

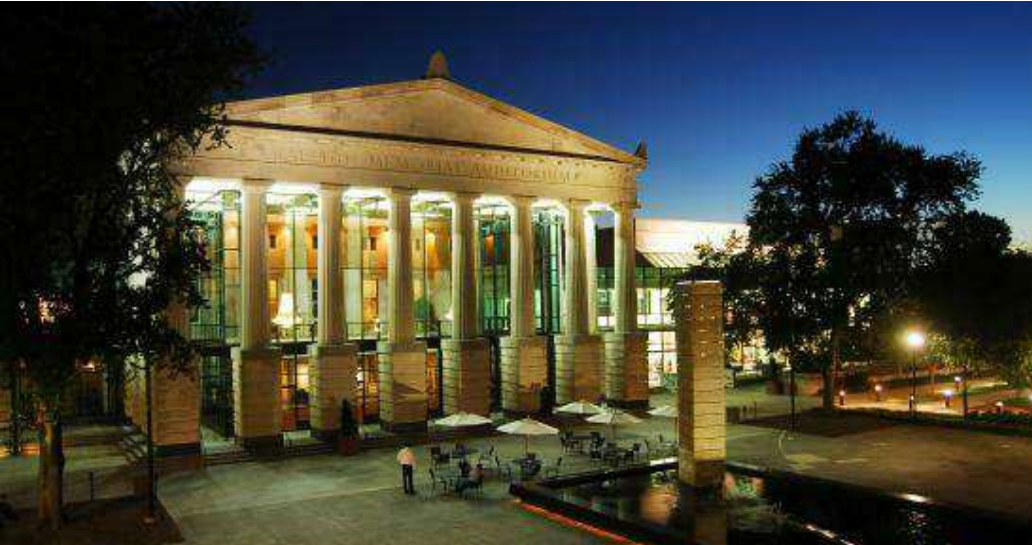


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Comments:

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown		Subtotals	
GBA1	First Floor	7527.3	7527.3	First Floor			
				0.5 x	1.0 x	0.0	0.2
				0.5 x	7.0 x	35.7	249.9
				0.5 x	0.0 x	13.6	40.8
				0.5 x	0.0 x	7.4	9.1
				0.5 x	0.8 x	0.5	0.2
					34.0 x	0.5	17.0
					83.7 x	77.0	6444.9
				0.5 x	0.0 x	7.4	8.1
				0.5 x	0.0 x	13.6	40.8
					20.0 x	35.5	710.0
				Curve	7.6 @	45.0*	3.6
				Curve	7.6 @	45.0*	3.6
	Net BUILDING Area	(rounded)	7527	12 Items	(rounded)		7527





RALEIGH/WAKE COUNTY RANKINGS 2024 HIGHLIGHTS

- #7 Most Educated City in the U.S. (Raleigh-Cary, NC) | WalletHub
- #3 Best Place for Millennials to Live and Work in the U.S. (Raleigh, NC) | Commercial Café
- #2 City with the Best Roads in the U.S. (Raleigh, NC) | Insider Monkey
- #3 Top City Homebuyers Should Be Buying In Post-Pandemic (Raleigh, NC) | Microsoft Start
- #3 Best City for Renters (Raleigh, NC) | Forbes Advisor
- #7 Best City for New Graduates in 2024 (Raleigh, NC) | Zumper
- #11 Best-Run City in America (Raleigh, NC) | WalletHub
- #4 Top Rental Market for College Graduates (Raleigh, NC) | Realtor.com
- #5 Best Place to Live for Quality of Life in the U.S in 2024-2025 (Raleigh, NC) | U.S. News & World Report
- #3 Largest Population Surge City (Raleigh, NC) | U.S. Census
- #2 Very Large Metro in the U.S. for Overall Growth Index 10YR (Raleigh) | Brookings Institute
- #6 Best Place to Live in the U.S in 2024-2024 (Raleigh, NC) | U.S. News & World Report
- #3 U.S. City with the Fastest Growing Job Market (Raleigh, NC) Microsoft Start
- #8 Best U.S. City to Start a Business in 2024 (Raleigh, NC) | USA Today
- #8 Top U.S. Metro for MBA Students & Graduates (Raleigh, NC) | CoworkingCafe
- #3 Largest Population Surge City (Raleigh, NC) | U.S. Census #1 Top Metro for Career Growth (Raleigh, NC) | moveBuddha

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