

INVESTOR OPPORTUNITY

City Hike

Raleigh, North Carolina

New construction townhomes in a prime Raleigh location offering strong rental demand and long-term investment potential.

PROJECTED RENTAL RANGE

4 BEDROOM TOWNHOMES

\$3,200 - \$3,400
/month

These projections position the property at the upper end of the market and are supported by comparable rental data.



MARKET RENT OVERVIEW

Based on 4-bedroom townhome rentals within a 10-mile radius.



AVERAGE RENT

\$3,268
±3%



MEDIAN RENT

\$3,200



75TH PERCENTILE

\$3,595



POSITIONING

At market premium



Projected rents exceed average market rents, aligning with top-tier comparable properties and new construction premiums.

COMPARABLE RENTAL PROPERTIES



622 Rocky Knob Court

Raleigh, NC 27601

\$3,295 /month

4 Bed | 4 Bath | ~2,300 sq ft



624 Rocky Knob Ct

Raleigh, NC 27601

\$3,395 /month

4 Bed | 4 Bath | ~2,300 sq ft



610 Rocky Knob Court

Raleigh, NC 27601

\$3,295 /month

4 Bed | 4 Bath | ~2,300 sq ft



1103 City Hike Ct.

Raleigh, NC 27601

\$3,395 /month

4 Bed | 4 Bath | ~2,300 sq ft

Comparables demonstrate a rental range of approximately \$3,295 - \$3,395 for similar 4-bedroom townhomes.

FULL-SERVICE PROPERTY MANAGEMENT



MANAGEMENT

9%

of monthly rent
(1 property)
8% for 2+ properties

Includes everything involved in managing your property from move-in to move-out.



We handle everything so you can enjoy the returns.

LEASING

50%

of 1 month's rent
(one-time fee)

We market, show, screen, and place a qualified tenant in your property.



RENEWAL

15%

of 1 month's rent
(one-time fee)

We negotiate terms, perform an inspection, and execute a new lease with your tenant.



TENANT PLACEMENT ONLY

100%

of 1 month's rent
(one-time fee)

Ideal for investors who want placement only, not full management.



3 GUARANTEES INCLUDED



Eviction Guarantee
We cover eviction costs up to \$1,000.



Tenant Placement Guarantee
We place a new tenant at no cost if a tenant leaves unexpectedly.



Maintenance Guarantee
Work done right the first time, or we make it right.



NO ADDITIONAL COSTS OR HIDDEN FEES



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