



TRADEMARK
PROPERTIES

**100 - 109
ALLEN CT**

FOUR OAKS, NC 27524

**EXCLUSIVE LISTING BROKER
KHARMIKA ALSTON**

THE OAKS APARTMENTS

1001 WADE AVENUE SUITE 300 | RALEIGH, NC 27605 | TRADEMARKPROPERTIES.COM | 919-782-5552

EXECUTIVE SUMMARY

The Oaks is a 41-unit Affordable Housing Apartment building located in Four Oaks, NC. Situated in a promising market, this asset offers numerous advantages. It is conveniently positioned seven minutes from the Smithfield mall and only 45 minutes from both Fort Bragg and downtown Raleigh.

The region surrounding The Oaks is undergoing substantial growth, as two major pharmaceutical complexes are set to become operational in the near future. Novo Nordisk Pharmaceutical Industries has committed to investing \$175 million over the next 2-3 years. Grifols employs over 1,600 individuals in the county and plans to invest \$430 million in an upcoming expansion project.

One of the primary driving factors behind the industrial growth in this area is its strategic location. The proximity to Interstate 95, Interstate 40, and Highway 70 ensures quick access to the RTP and other key areas.



\$3,500,00

LISTING PRICE

45,150

RENTABLE SF

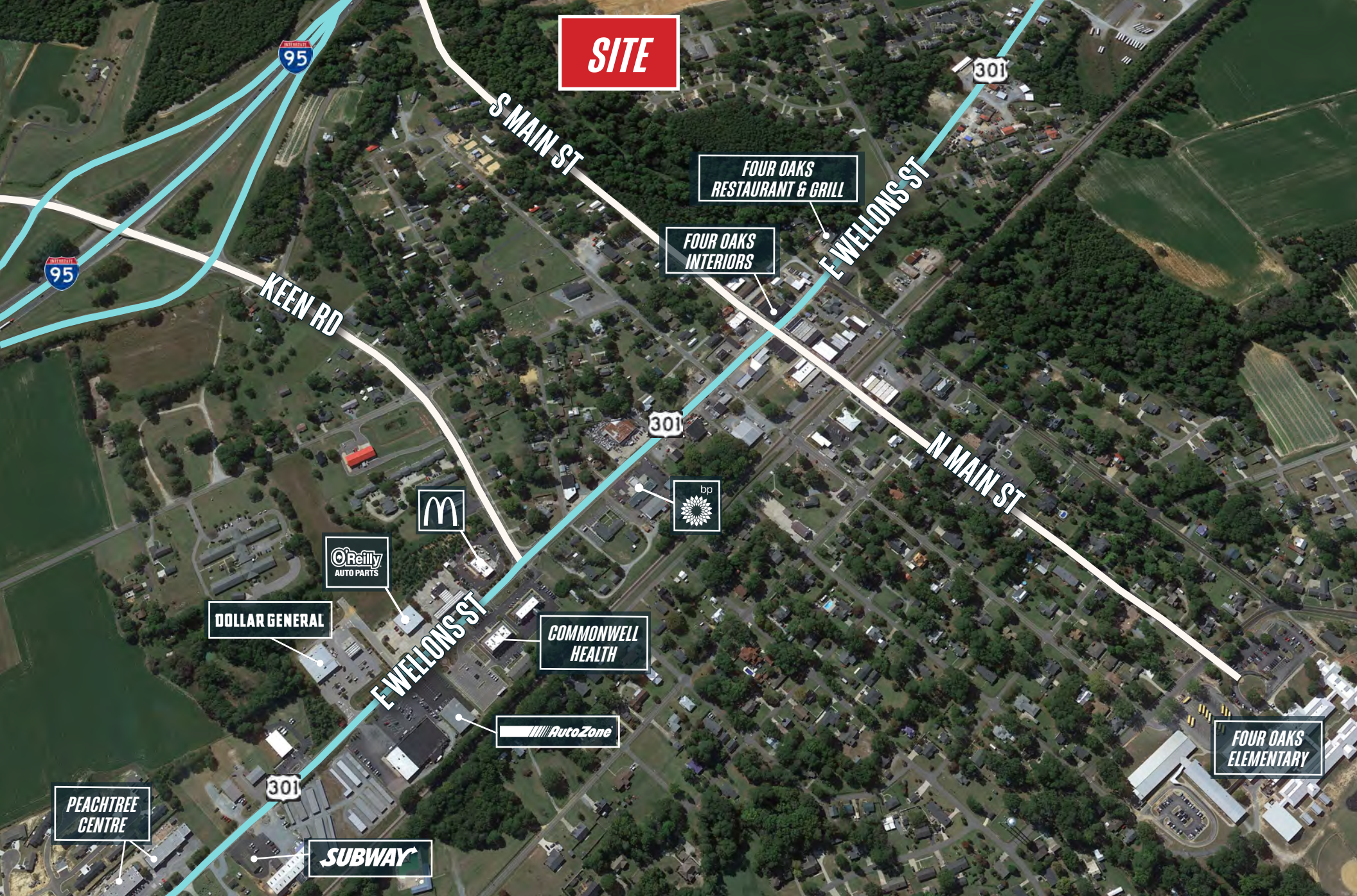
41

OF UNITS

INVESTMENT SNAPSHOT



SUMMARY	
LISTING PRICE	\$3,500,000
NOI	\$196,330
RENTABLE SF	45,150 SF
# OF UNITS	41
LOT SIZE	4.37 Acres (190,357 SF)
YEAR BUILT	1983



SITE

S MAIN ST

301

FOUR OAKS RESTAURANT & GRILL

FOUR OAKS INTERIORS

E WELLONS ST

KEEN RD

95

301

bp

N MAIN ST

McDonald's logo

O'Reilly AUTO PARTS

DOLLAR GENERAL

COMMONWEALTH HEALTH

AutoZone

PEACHTREE CENTRE

301

SUBWAY

FOUR OAKS ELEMENTARY

FINANCIAL DETAILS

2022 OPERATING EXPENSES	AMOUNT
MANAGEMENT FEE	\$23,348.00
ADMINISTRATIVE	\$23,386.00
SALARIES AND WAGES	\$37,018.00
UTILITIES	\$9,766.00
OPERATING AND MAINTENANCE	\$71,695.00
REAL ESTATE TAXES	\$24,479.00
PROPERTY INSURANCE	\$13,063.00
MISCELLANEOUS TAXES AND INSURANCE	\$7,871.00
TOTAL	\$210,626.00

RENTS					
UNITS	~SF	UNIT MIX	RENT	MONTHLY	ANNUAL
1 BR	624	4	\$693.00	\$2,772.00	\$33,264.00
2 BR	930	33	\$825.00	\$27,225.00	\$326,700.00
3 BR	1,024	4	\$979.00	\$3,916.00	\$46,992.00
TOTAL		41	\$2,497.00	\$33,913.00	\$406,956.00
NOI					\$196,330.00

*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

DEMOGRAPHICS

1 MILE

2023
(Estimated) **2027**
(Projected)

POPULATION

1,898 2,152

**AVGERAGE
HOUSEHOLD INCOME**

\$71,199 \$59,614

3 MILE

2023
(Estimated) **2027**
(Projected)

POPULATION

6,145 7,054

**AVGERAGE
HOUSEHOLD INCOME**

\$75,201 \$62,471

5 MILE

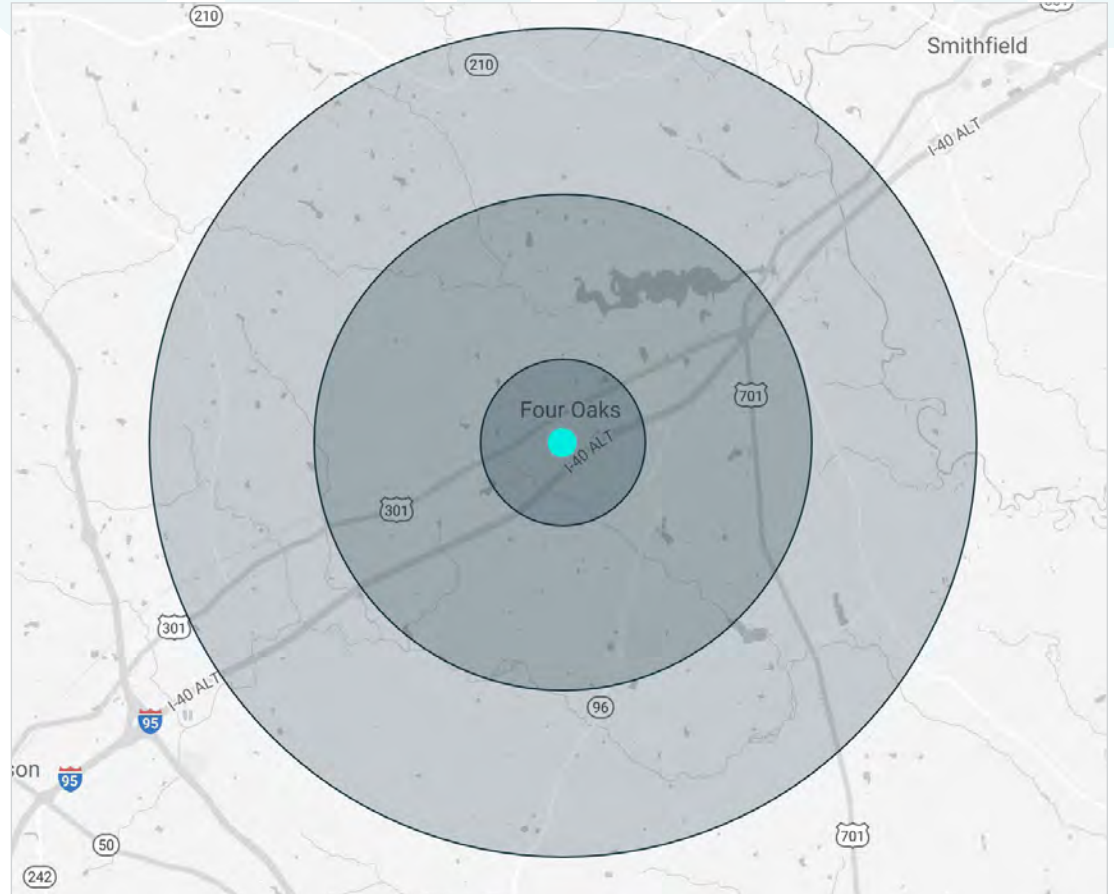
2023
(Estimated) **2027**
(Projected)

POPULATION

12,758 14,694

**AVGERAGE
HOUSEHOLD INCOME**

\$53,653 \$52,732



MARKET OVERVIEW

Four Oaks is located in Johnston County, 38 minutes from downtown Raleigh. The county was the fastest-growing in NC between 2010 and 2020. Novo Nordisk, a \$25 billion company is one of Johnston County's largest employers and just applied to rezone 100 acres in neighboring town of Clayton after purchasing it for \$6.8M in Feb 2023. The Town of Clayton entered into an agreement with BioRealty out of San Clemente, California, to build up to three speculative industrial buildings that would target companies in the life sciences and biopharma industries. The total build out of the development could be more than 400,000 square feet There is also new residential development offering homes at a price that is hard to find in other parts of the Triangle.

LOCATION AND ACCESSIBILITY: Four Oaks is situated in the central part of the state, making it easily accessible to major cities and transportation routes. It is approximately 35 miles southeast of Raleigh, the state capital, and about 70 miles northwest of Wilmington, a major coastal city. The town is conveniently located near major highways, including Interstate 95, Interstate 40, and Highway 301.

POPULATION AND DEMOGRAPHICS: Four Oaks current population is approximately 2,100 residents. The town has a small-town atmosphere with a tight-knit community. The demographic composition of Four Oaks includes a mix of families, professionals, and retirees.



MARKET OVERVIEW

ECONOMY: The economy of Four Oaks is primarily driven by agriculture, retail, and small businesses. The town is known for its farming community, particularly in tobacco and other agricultural products. Additionally, Four Oaks has a few locally owned shops, restaurants, and services that cater to the needs of the residents and visitors.

REAL ESTATE MARKET: The real estate market in Four Oaks consists mainly of residential properties, including single-family homes, townhouses, and some apartment complexes. The town offers a range of housing options, from affordable to more upscale properties. The demand for housing in Four Oaks is influenced by its proximity to larger cities and its rural charm.

DEVELOPMENT AND GROWTH: Four Oaks has seen some development and growth in recent years, with new residential projects and commercial ventures emerging. The town's strategic location, along with its access to major transportation routes, has made it an attractive destination for businesses and investors.



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Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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EXCLUSIVE LISTING BROKER

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