



SALE

Multi-Family Investment Property

8809 & 8813 LITCHFORD ROAD

Raleigh, NC 27615

PRESENTED BY:

STACY MILBURN, CCIM

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stacy.milburn@svn.com



PROPERTY SUMMARY

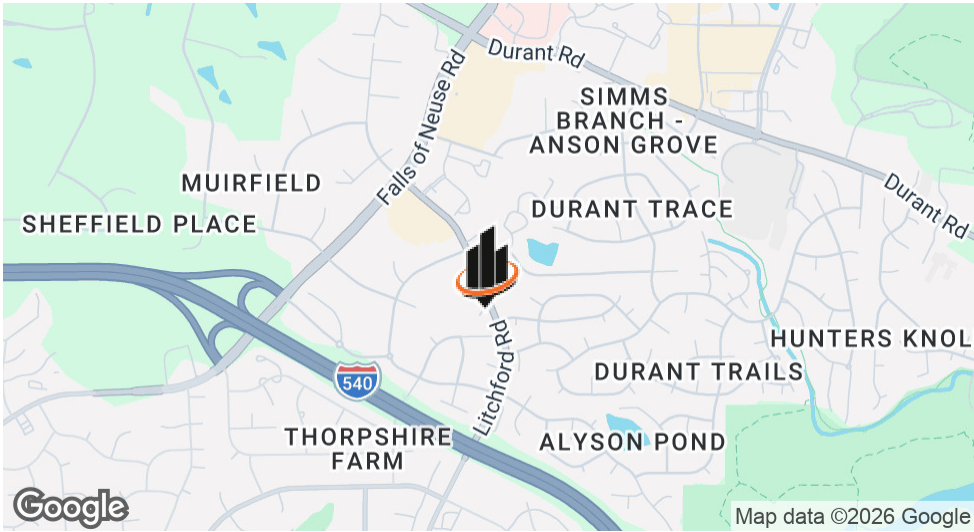


360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$1,850,000
LOT SIZE:	±0.74 Acres
TOTAL BUILDING SIZE:	±7,202 SF
TOTAL RENTAL UNITS:	4 Units with 4 Rentable Rooms Each
CAP RATE:	7.4%
CURRENT BEDROOM SUITE RENT:	\$1,050/month

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PROPERTY DESCRIPTION

Presenting a unique multifamily investment opportunity located at 8809 and 8813 Litchford Road in Raleigh, NC, a newly constructed co-living concept completed in 2023. This property is 100% OCCUPIED.

Demand for co-living has become quite strong in larger metropolitan areas and is now gaining momentum in the Raleigh market as renters seek flexible, affordable and move-in-ready housing. Rather than leasing each property to one household, the homes are leased by the bedroom. 18 Parking spaces available for tenants.

Litchford offers two duplexes (four traditional rental units) providing 16 individually rentable suites. Residents enjoy a private furnished bedroom, full bathroom, and walk-in closet with a secure keyed entry while sharing the fully furnished kitchen, living and laundry areas. All furnishings convey.

LEASING INFORMATION



100% OCCUPIED

Current leases in place are short-term yielding higher rental rates that can significantly outperform conventional whole-unit leasing. Demand for these spaces provides full occupancy and is supported by working professionals, graduate students, traveling healthcare workers and people relocating to the Triangle.

This purpose-built asset is positioned to capitalize on the growing demand for flexible, affordable housing while providing investors with a modern, income producing multifamily property. Featuring modern construction, quality interiors and furnishings that convey, 8809-8813 Litchford Road represents a compelling opportunity to acquire a stabilized, low maintenance multifamily investment in one of the Triangle's strongest rental market.

For those investors preferring traditional duplex properties, the buildings can easily be leased as such or a combination of both.

Please contact broker for additional details. Financials and rent roll will be provided with signed Confidentiality Agreement.

LOCATION DESCRIPTION

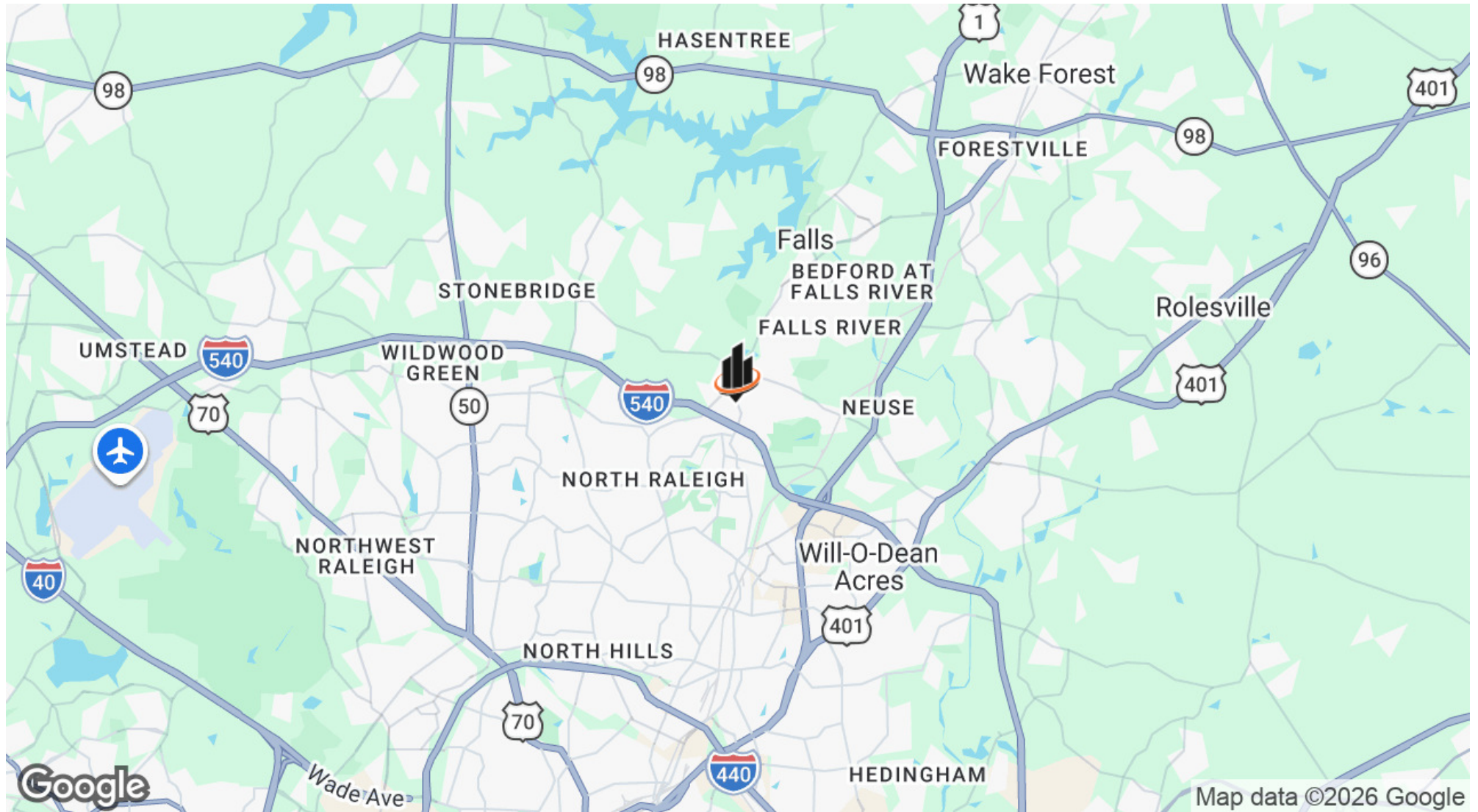
Strategically located just outside Raleigh's I-540 Outer Loop, the property offers quick access to major employment centers, hospitals, Research Triangle Park, RDU International Airport, shopping, dining, and entertainment. Its desirable North Raleigh location enhances demand and positions the asset for continued rental growth.

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LOCATION MAP

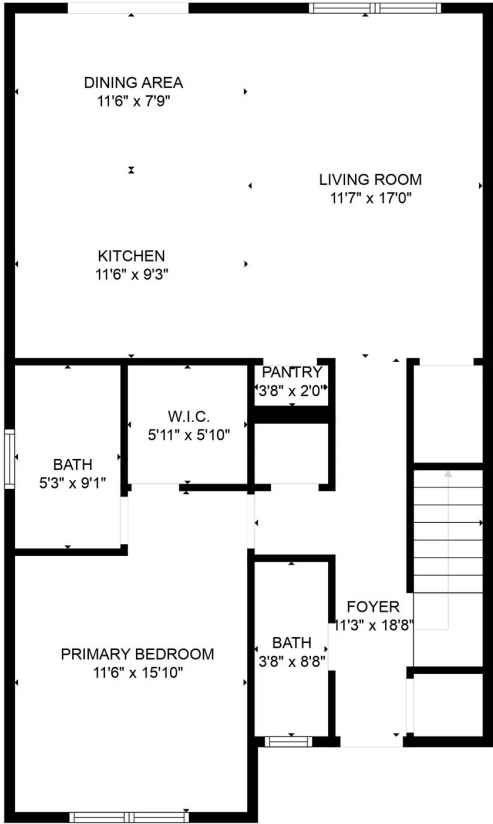


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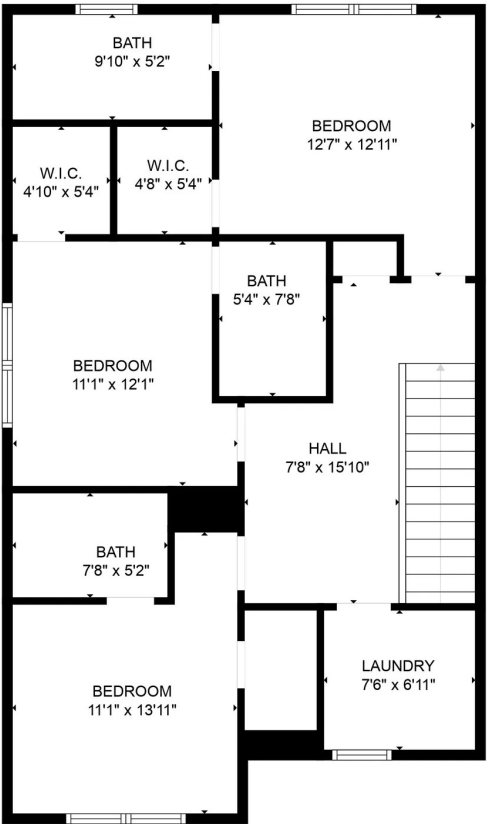
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FLOOR PLANS



FLOOR 1



FLOOR 2

Estimated areas
GLA FLOOR 1: 931 sq. ft, excluded 0 sq. ft
GLA FLOOR 2: 927 sq. ft, excluded 0 sq. ft
Total GLA 1858 sq. ft, total scanned area 1858 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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8809 LITCHFORD ROAD FRONT



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8813 LITCHFORD ROAD FRONT



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8809 LITCHFORD ROAD INTERIOR



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8813 LITCHFORD ROAD INTERIOR



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DEMOGRAPHICS MAP & REPORT

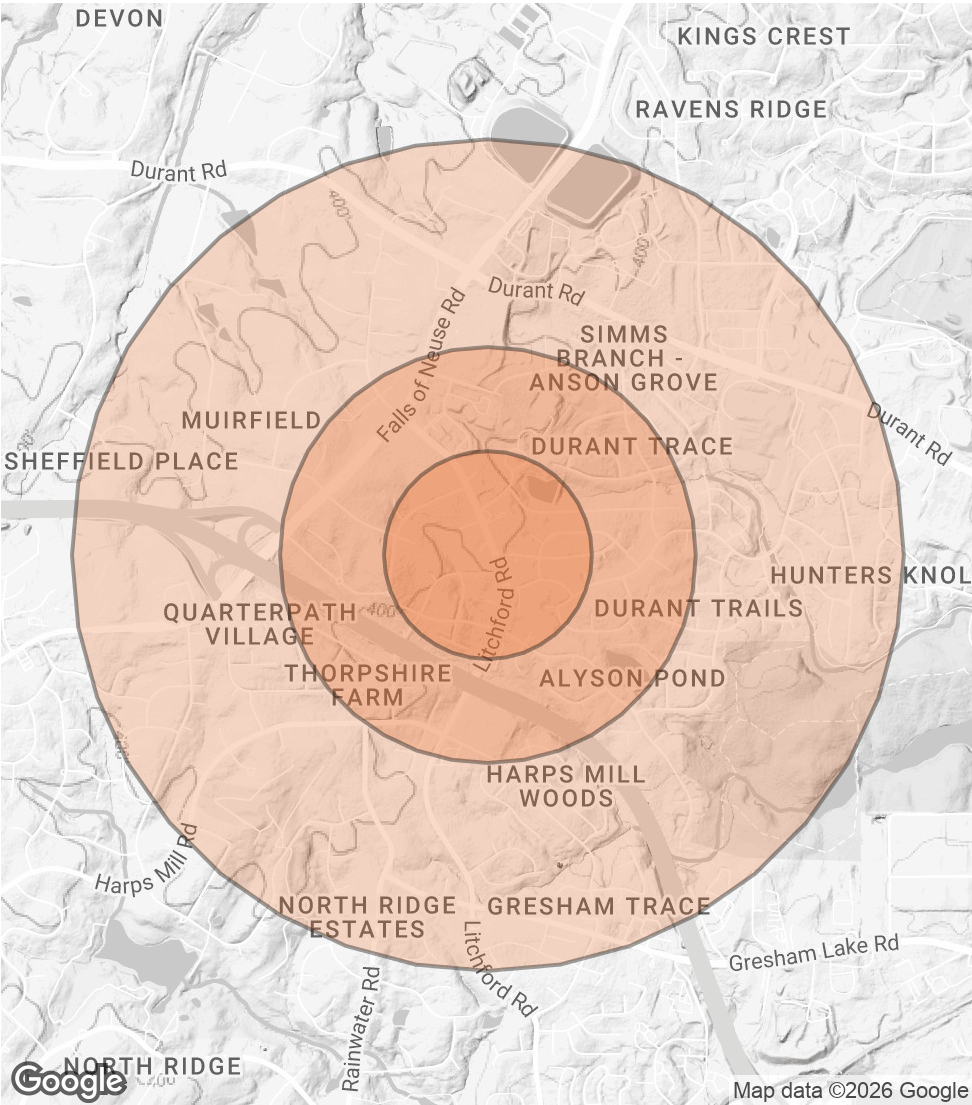
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	599	2,212	7,110
AVERAGE AGE	43.8	43.1	43.1
AVERAGE AGE (MALE)	41.2	41.0	41.9
AVERAGE AGE (FEMALE)	46.3	45.0	44.3

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	234	865	2,808
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$164,682	\$158,159	\$156,631
AVERAGE HOUSE VALUE	\$469,437	\$461,399	\$479,127

2023 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Agency Relationship, Showings and Offers:

SVN Raleigh has been engaged as the exclusive listing firm representing the Owner of 8809 & 8813 Litchford Road, Raleigh, NC 27615.

All inquiries into the purchase of the property should be made to the listing broker, Stacy Milburn. No contact should be made to the owner, tenant, personnel or related parties. Please contact the listing broker to schedule property tours.

