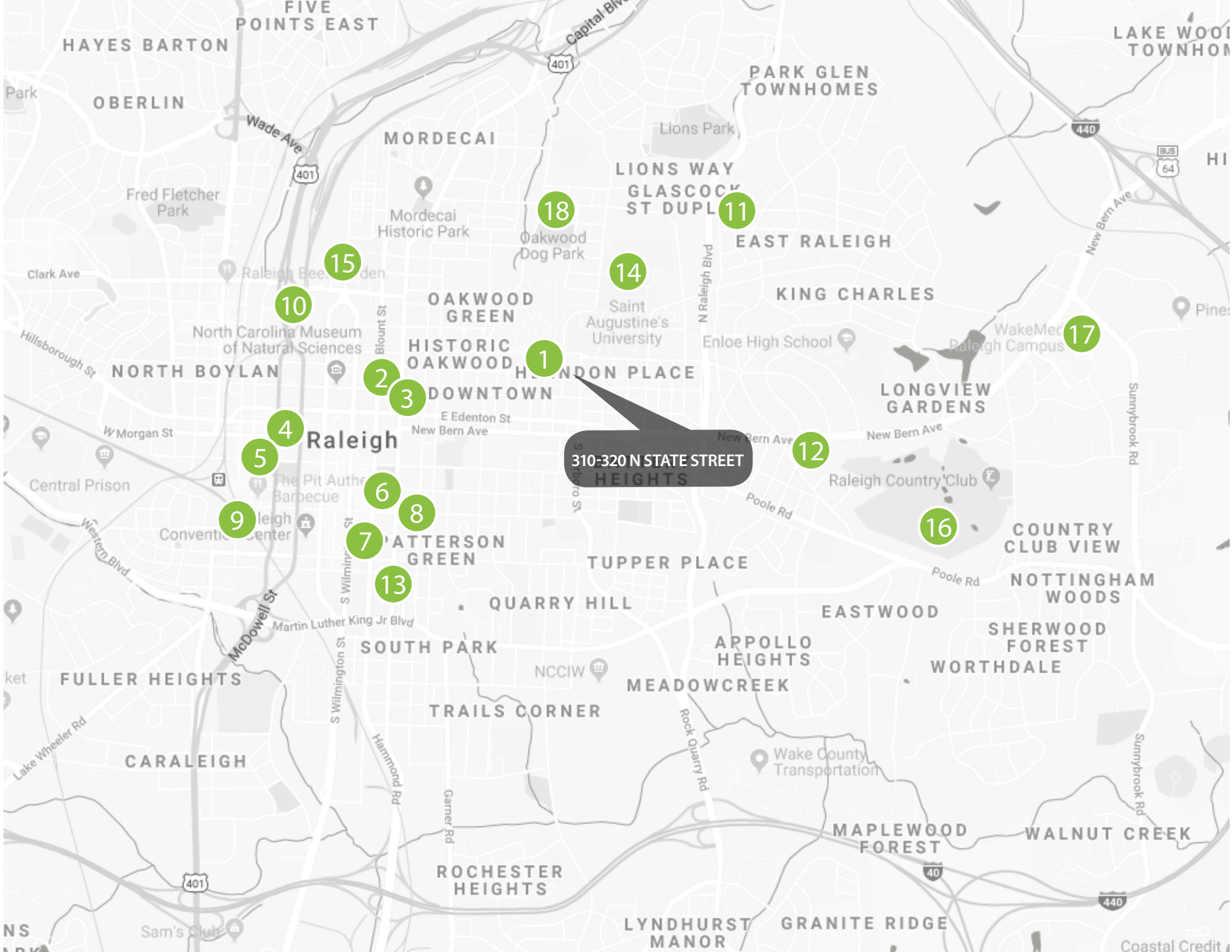


THE OPPORTUNITY | 310-320 STATE STREET, RALEIGH

- Prime urban Raleigh infill townhome/condo site with flexibility for flats or townhomes
- Final stage of site plan approval for 30-37 studio to three-bedroom townhome/condo units, all with private roof deck access
- Two-bedroom townhome plan also available
- Located in a rapidly revitalizing area just east of Downtown Raleigh; this area received a major boost with the recent opening of the Alamo Drafthouse Cinema
- Nearby comparable townhome/condo unit sales range from the mid \$400,000's-\$600,000's and single family home sales range from \$500,000-\$1,000,000+
- New condo sales range from \$450-\$500 PSF



310-320 N STATE STREET
HEIGHTS

FIVE POINTS EAST

HAYES BARTON

OBERLIN

MORDECAI

PARK GLEN TOWNHOMES

LAKE WOOD TOWNHOMES

Fred Fletcher Park

Mordecai Historic Park

18

14

11

EAST RALEIGH

KING CHARLES

North Carolina Museum of Natural Sciences

10

OAKWOOD GREEN

1

HISTORIC OAKWOOD

2

3

DOWNTOWN

4

Raleigh

5

4

6

8

9

7

8

13

PATTERSON GREEN

TUPPER PLACE

12

16

17

LONGVIEW GARDENS

COUNTRY CLUB VIEW

NOTTINGHAM WOODS

SHERWOOD FOREST

WORTHDALE

FULLER HEIGHTS

QUARRY HILL

EASTWOOD

APPOLLO HEIGHTS

MEADOWCREEK

CARALEIGH

SOUTH PARK

TRAILS CORNER

ROCHESTER HEIGHTS

LYNDHURST MANOR

GRANITE RIDGE

MAPLEWOOD FOREST

WALNUT CREEK

Sam's Club

Wake County Transportation

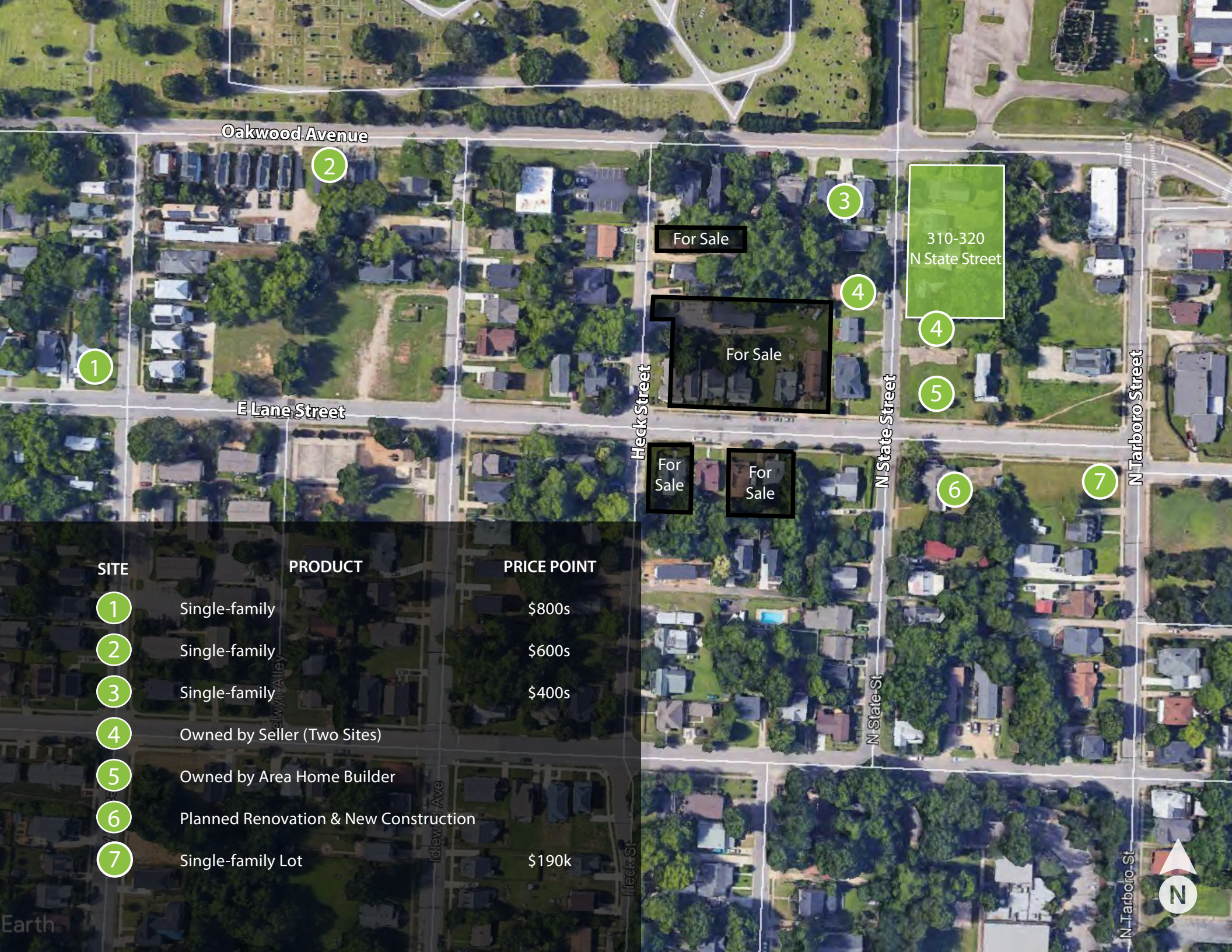
Coastal Credit

310-320 N STATE STREET & ADJACENT ACTIVITY



PINS 1714108611, 1714108516, 1714108511, 1714108425
Land Area 0.64 acres
Zoning RX-3
Water/Sewer City of Raleigh
Pricing \$2,400,000
Other

- Site plan ready for final submission
- 30-37 studio to three-bedroom townhome/condo units
- Average unit size varies per plan
- All townhome units with private roof decks and garages
- Anticipated unit pricing is \$325/sf - \$375/sf



SITE

PRODUCT

PRICE POINT

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Single-family
 Single-family
 Single-family
 Owned by Seller (Two Sites)
 Owned by Area Home Builder
 Planned Renovation & New Construction
 Single-family Lot

\$800s
 \$600s
 \$400s

 \$190k

For Sale

For Sale

For Sale

For Sale

310-320
 N State Street



PROPOSED SITE PLAN | LEVEL 1 (GROUND)

PENDING APPROVAL



N STATE

Parking Summary

Covered Spaces	21
Private Garages	16
Guest Spaces	4
Total Parking	41

Floor Area Summary

Outdoor Amenity	3,580 sf
Indoor Amenity	230 sf
Two Trash Rooms (Each)	200 sf
Riser Room	550 sf

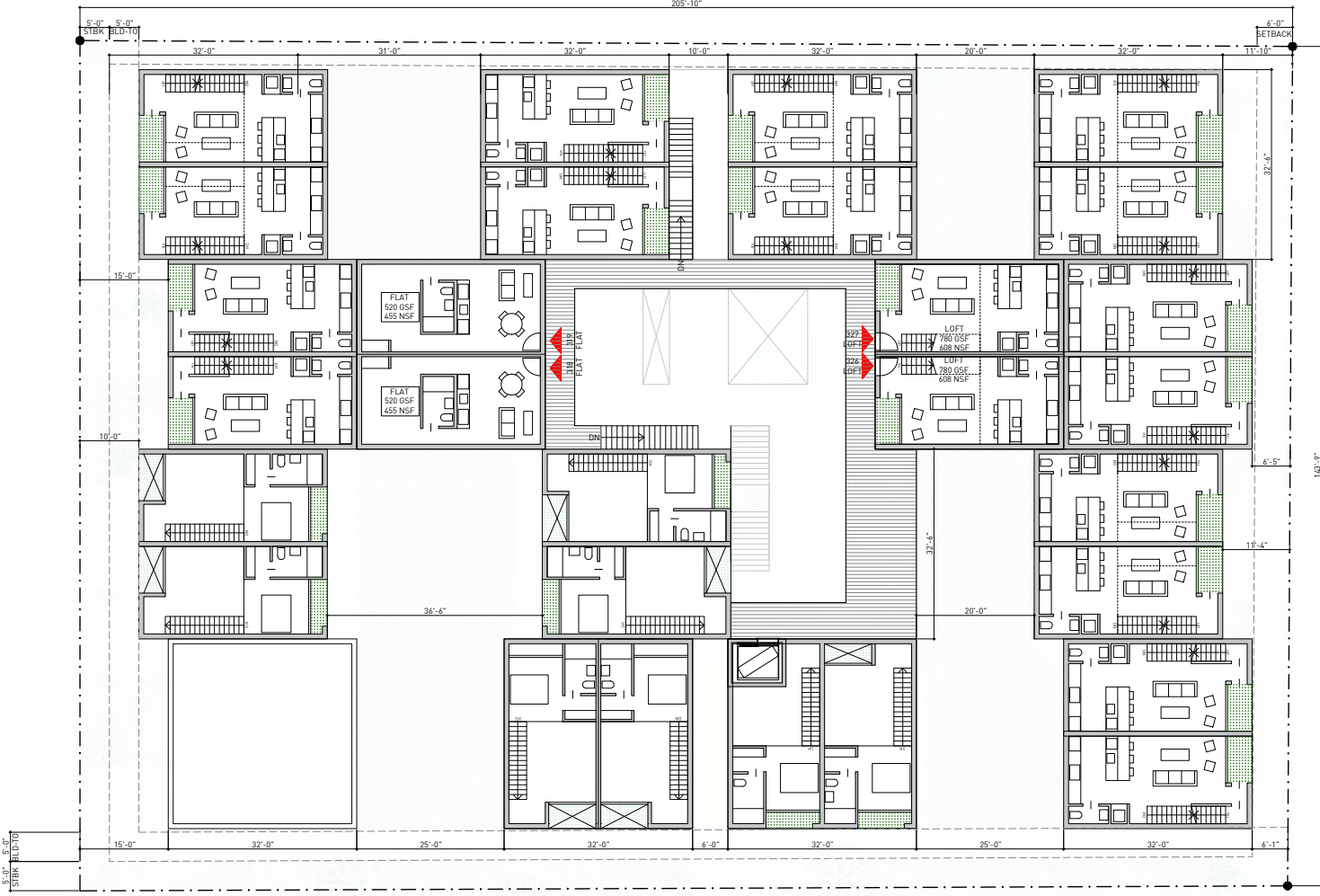
Unit Matrix

Flats	11
Lofts	10
Townhomes A1	2
Townhomes A2	6
Townhomes B1	2
Townhomes B2	6

PROPOSED SITE PLAN | LEVEL 2



PROPOSED SITE PLAN | LEVEL 3



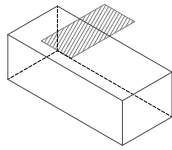
PROPOSED SITE PLAN | MEZZANINE



PROPOSED SITE PLAN | ROOF

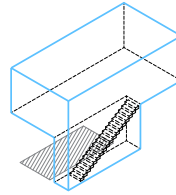


UNIT MIX



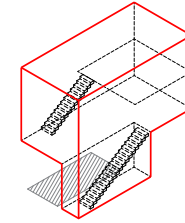
POTENTIAL RETAIL

305-395 GSF / 255-330 NSF
+ 1 PARKING SPACE



FLAT

520 GSF / 455 NSF
+ 1 PARKING SPACE

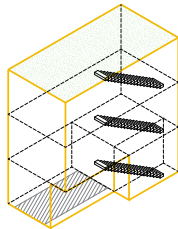


LOFT

750 GSF / 600 NSF
+ 1 PARKING SPACE

520 GSF x 11 units = 5,720 GSF

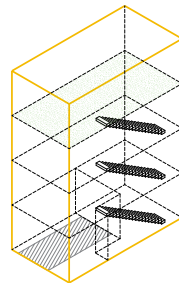
750 GSF x 10 units = 7,500 GSF



TOWNHOUSE A1

1,325 GSF / 875 NSF
+ 1 PARKING SPACE (GARAGE)
+ 455 SF PRIVATE ROOF DECK

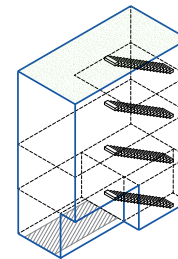
1,325 GSF x 2 units = 2,650 GSF



TOWNHOUSE A2

1,560 GSF / 1,050 NSF
+ 1 PARKING SPACE (GARAGE)
+ 455 SF PRIVATE ROOF DECK

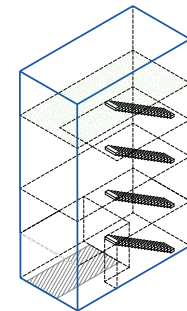
1,560 GSF x 6 units = 9,360 GSF



TOWNHOUSE B1

1,560 GSF / 1,050 NSF
+ 1 PARKING SPACE (GARAGE)
+ 455 SF PRIVATE ROOF DECK

1,560 GSF x 2 units = 3,120 GSF

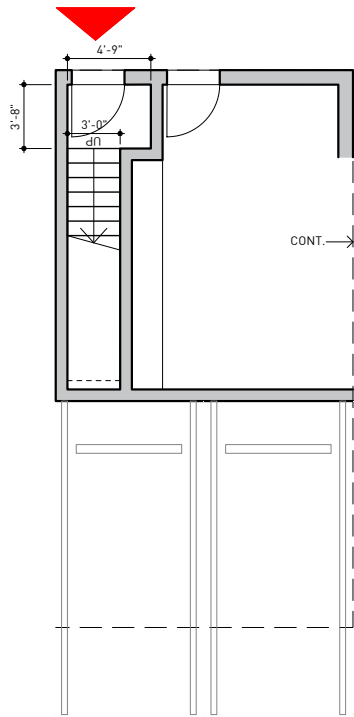


TOWNHOUSE B2

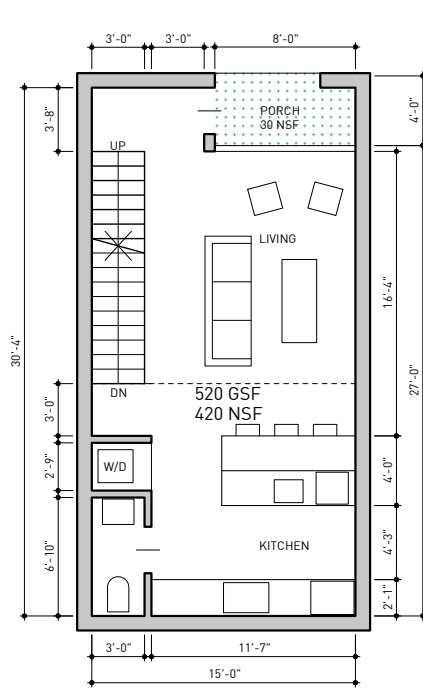
1,790 GSF / 1,205 NSF
+ 1 PARKING SPACE (GARAGE)
+ 455 SF PRIVATE ROOF DECK

1,790 GSF x 6 units = 10,740 GSF

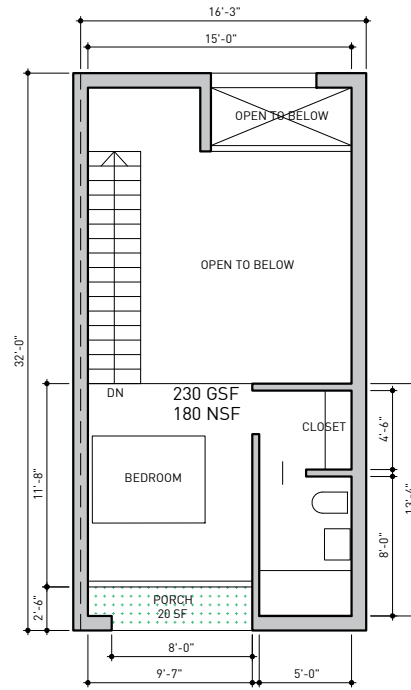
UNIT TYPES | LOFT



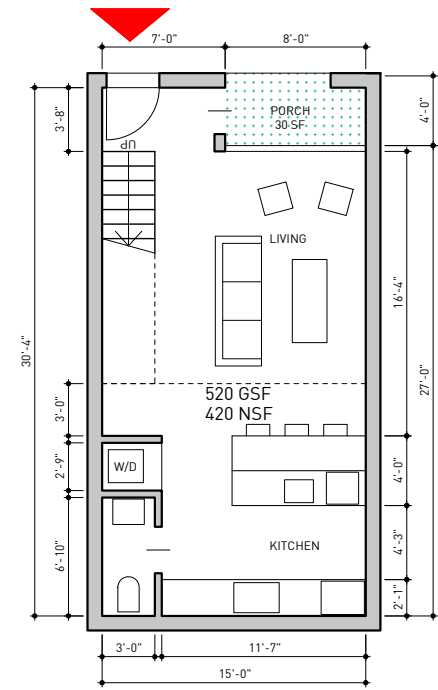
ENTRY LEVEL



SECOND LEVEL



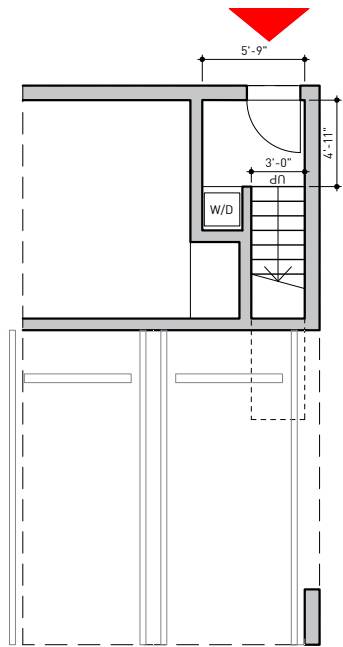
MEZZANINE LEVEL



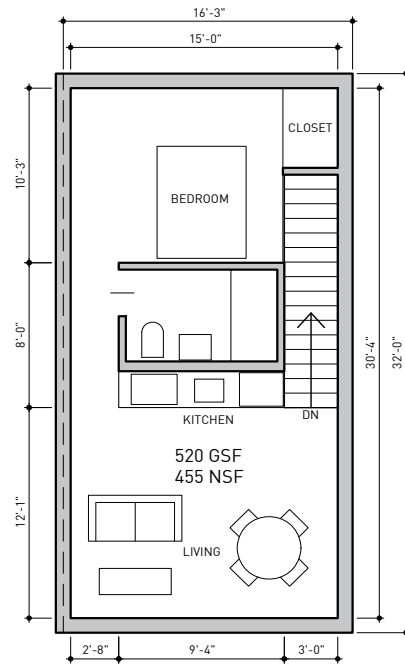
ENTRY LEVEL



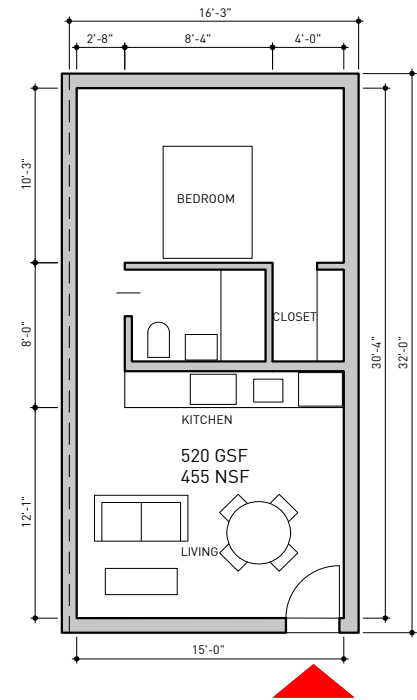
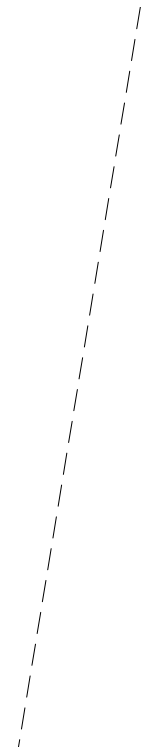
UNIT TYPES | FLAT



ENTRY LEVEL

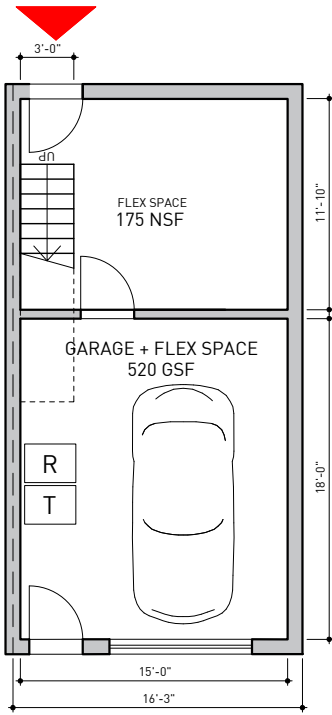


SECOND LEVEL

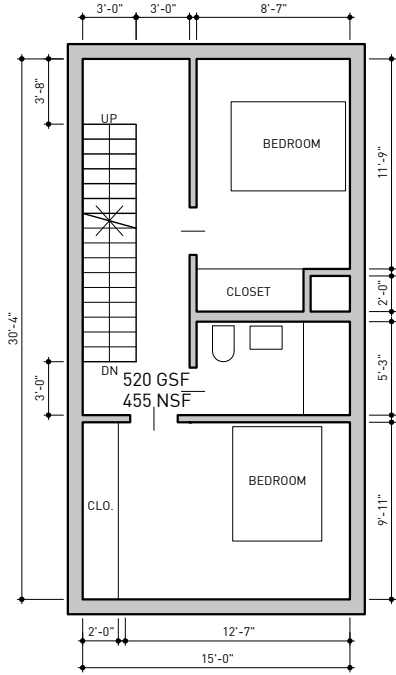


ENTRY LEVEL

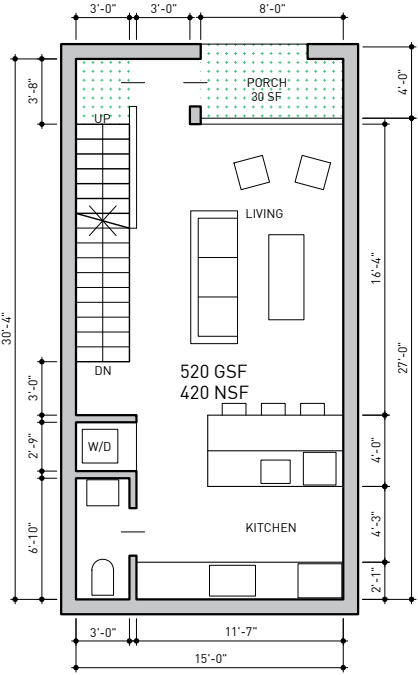
UNIT TYPES | TOWNHOUSE A



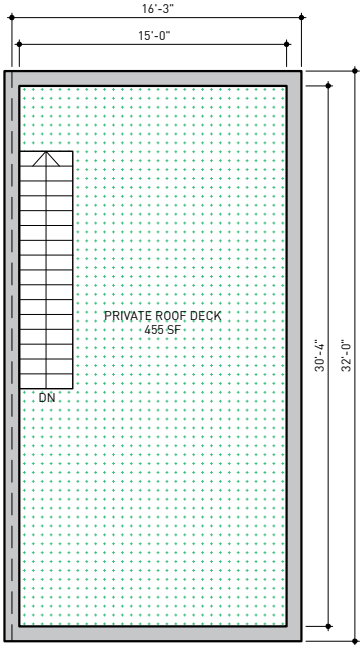
GROUND LEVEL



SECOND LEVEL

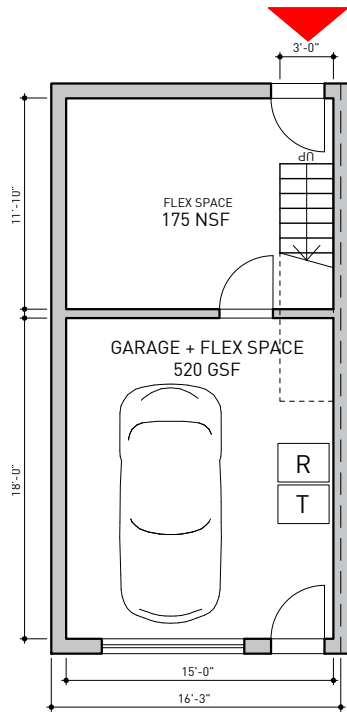


THIRD LEVEL

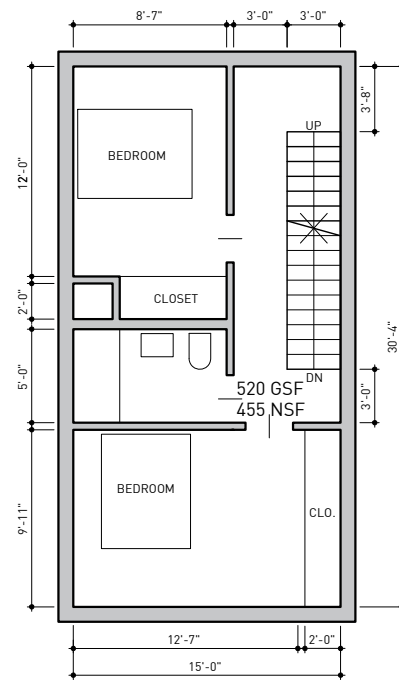


ROOF PLAN

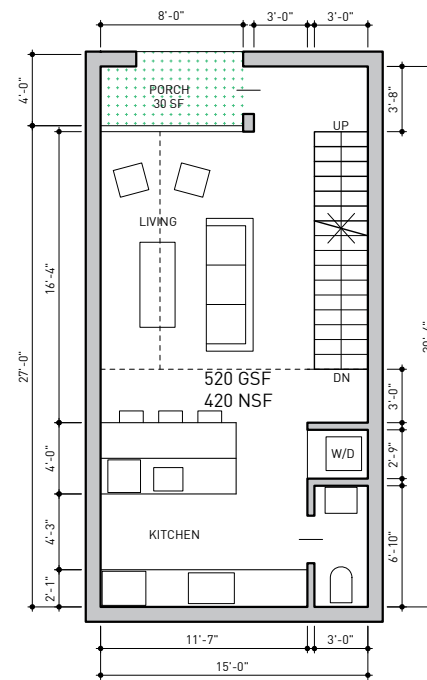
UNIT TYPES | TOWNHOUSE B



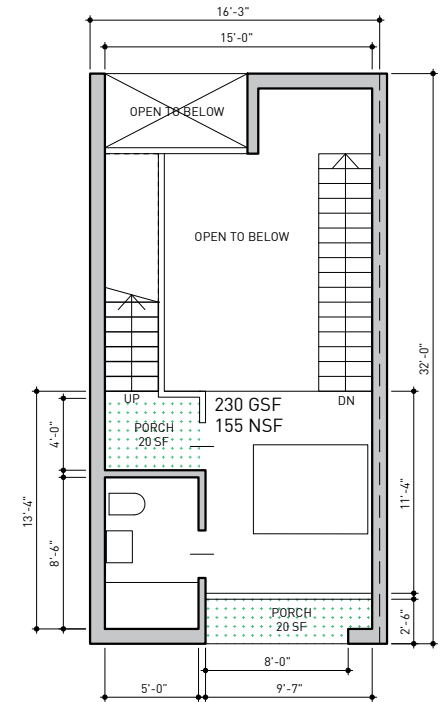
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



MEZZANINE LEVEL