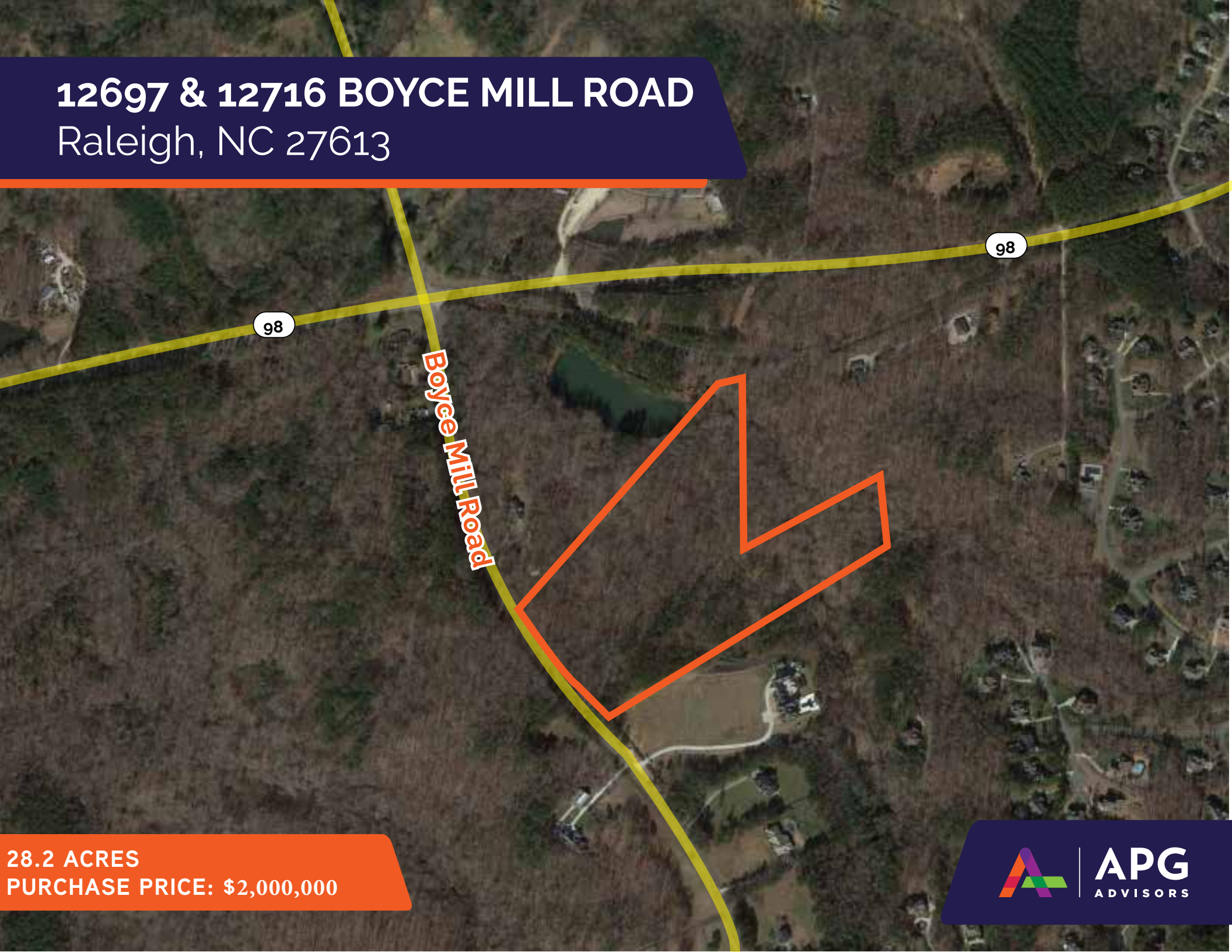
12697 & 12716 BOYCE MILL ROAD

Raleigh, NC 27613



28.2 ACRES

PURCHASE PRICE: $2,000,000

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EXECUTIVE SUMMARY

ADDRESS	12697 & 12716 BOYCE MILL RD RALEIGH, NORTH CAROLINA
Acres	28.2 Acres
Zoning	RR (Residential Rural)
Asking Price	**$2,000,000**

PROPERTY HIGHLIGHTS

- Durham County zoning with Raleigh address
- Potential Estate Lots or Tiny Home development
- Residential Development Opportunity
- Parcel ID Numbers: 0881-41-67-0809, 0881-51-05-8842
- Any development will most likely need to be serviced by private well and septic systems.





TOPOGRAPHY MAP

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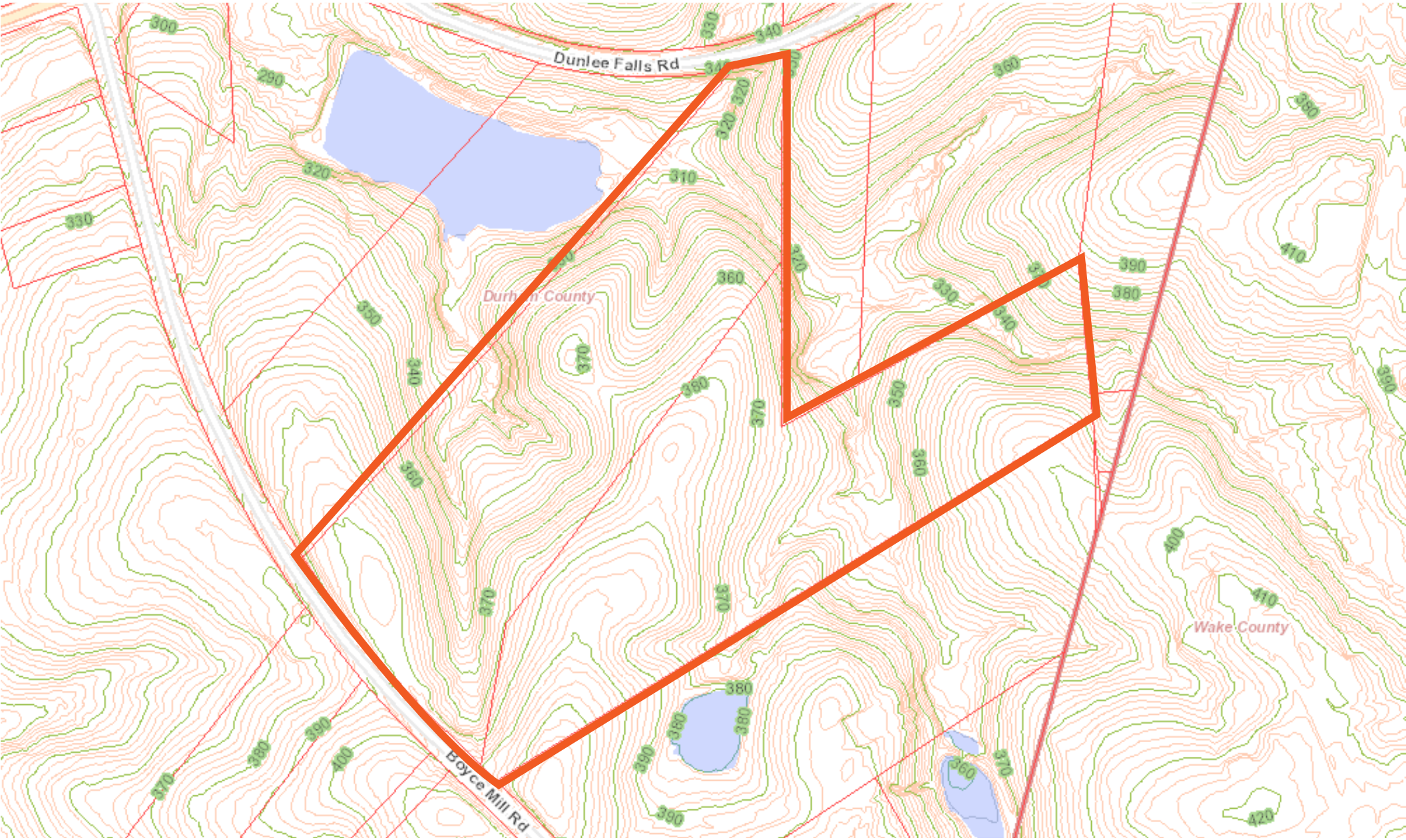
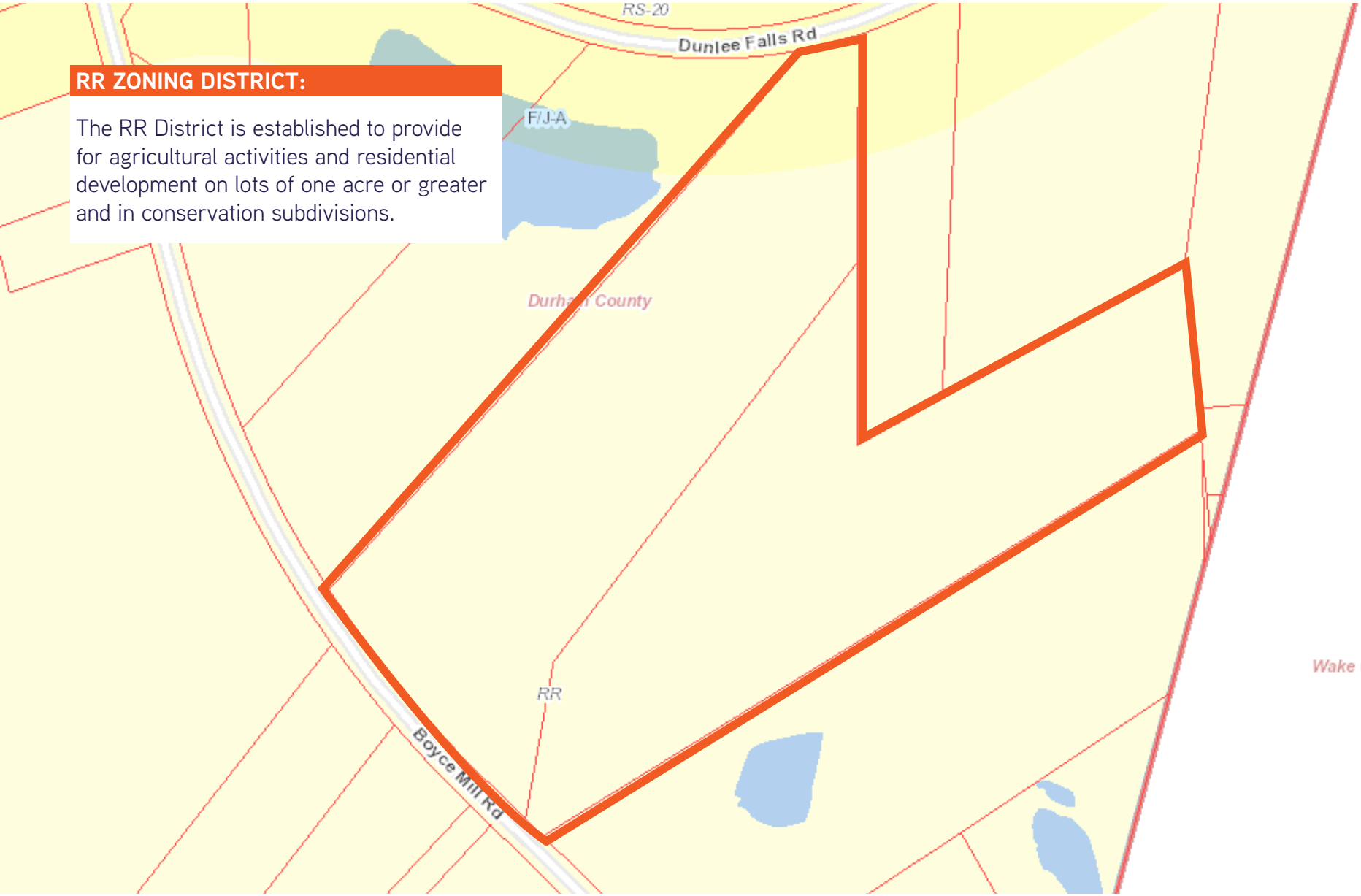


ZONING MAP

RR ZONING DISTRICT:

The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions.



CONCEPTUAL CABIN LAYOUT PLAN

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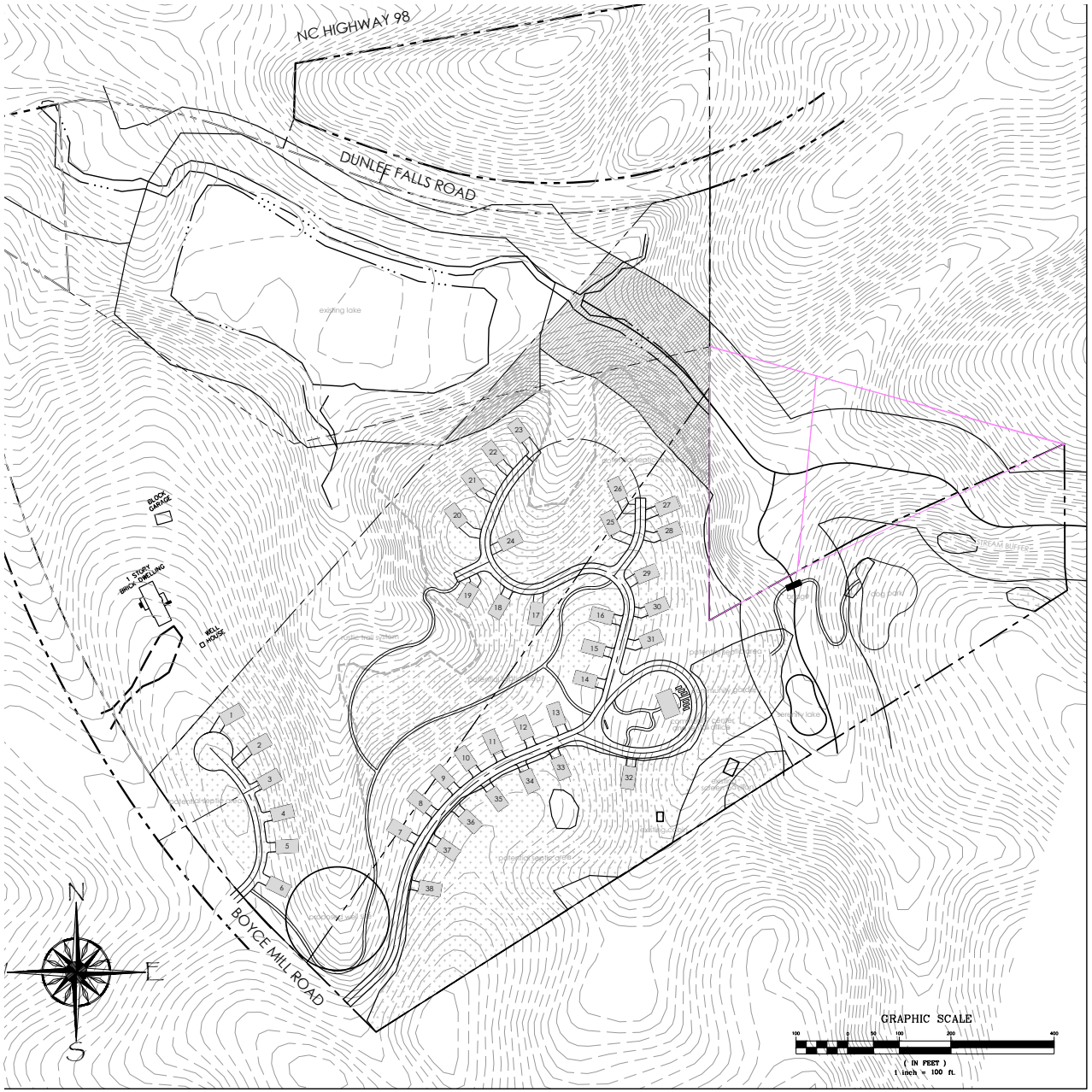
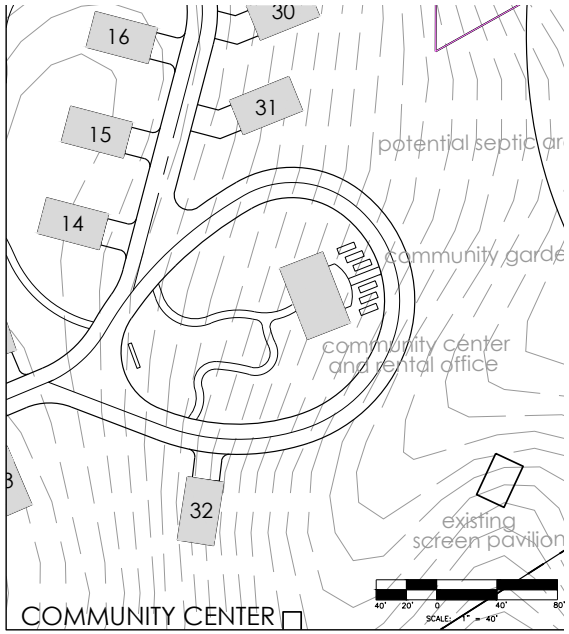


COMMUNITY SITE PLAN

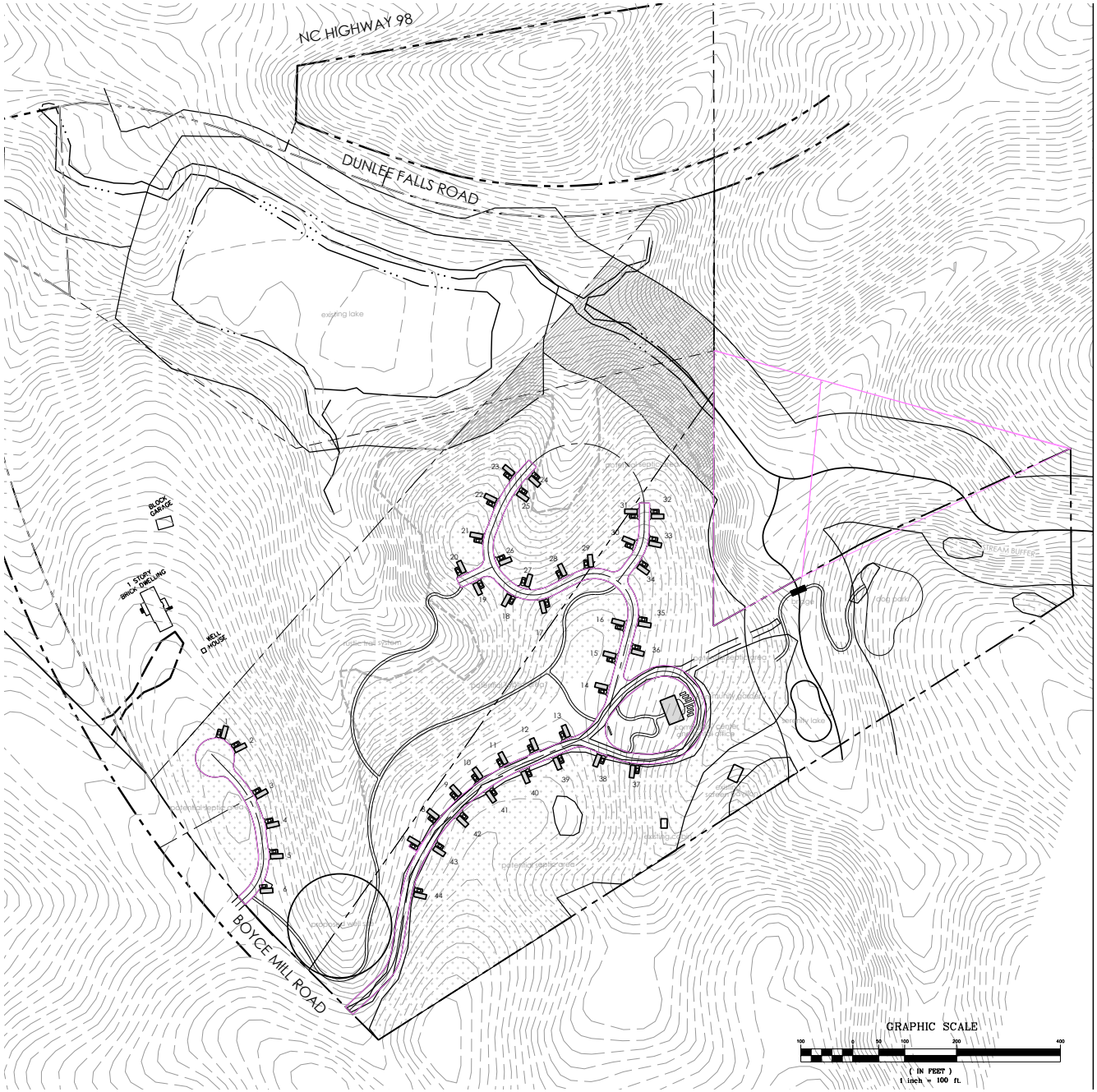


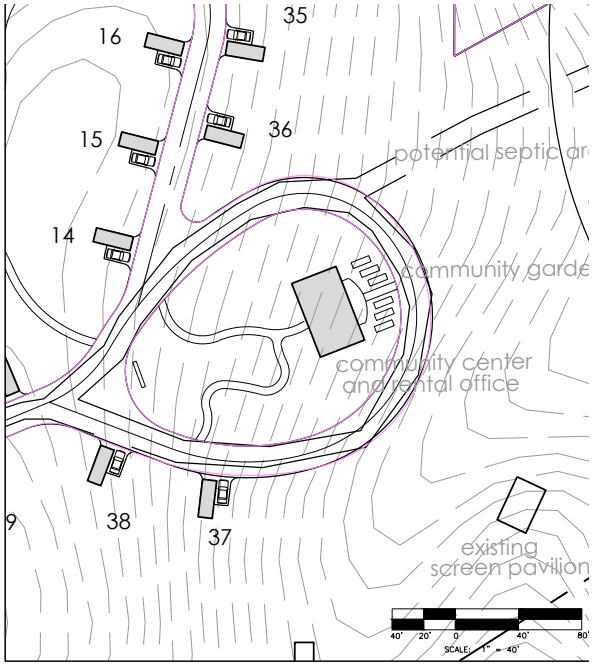
38- 24'x35' (840 SF footprint) Cabins

MAX IMPERVIOUS (F/J A- 0.5+ MI)= 9%
1,204,486 SF TOTAL * 9% = 108,403 SF MAX IMPERVIOUS
108,371 SF (9.3%) Impervious Shown



CONCEPTUAL TINY HOMES PLAN

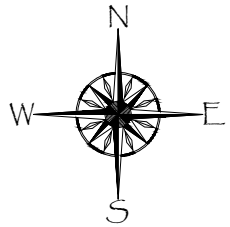




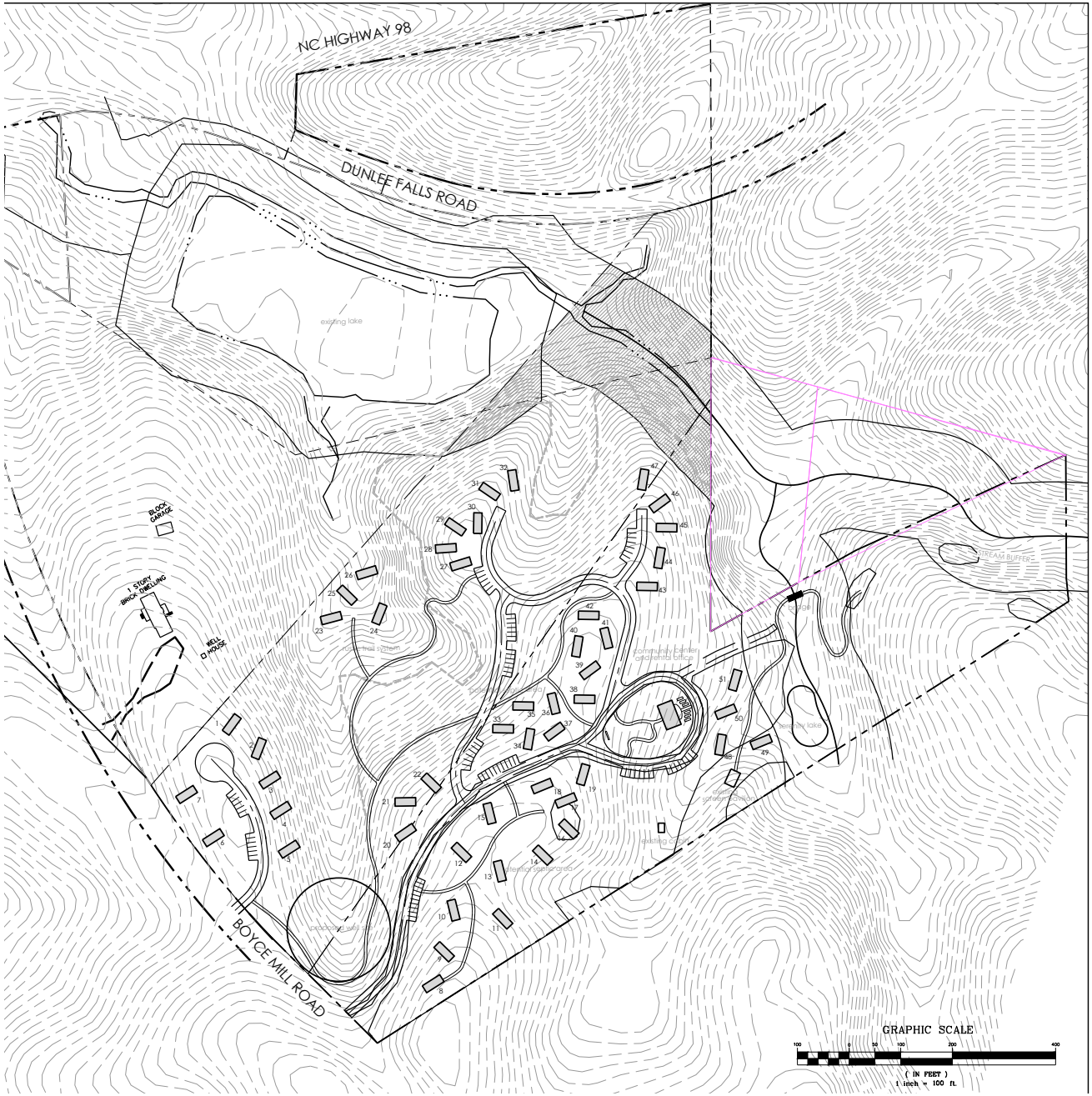
COMMUNITY CENTER

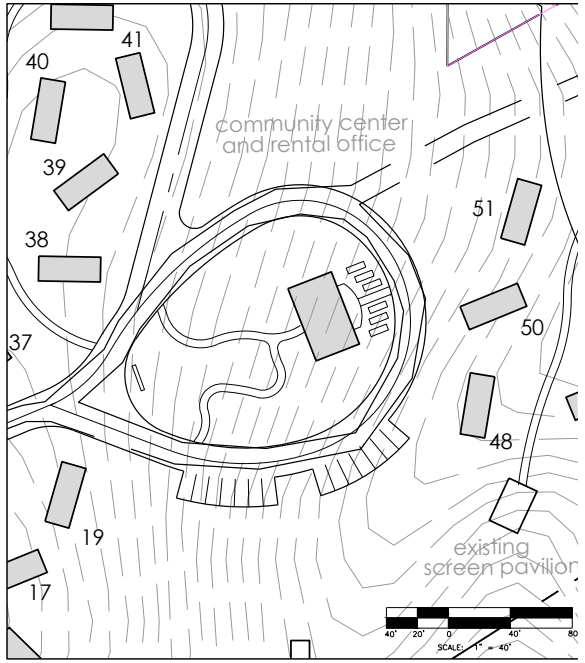
44- 10'x24' Tiny Homes

MAX IMPERVIOUS (F/J A- 0.5+ MI)= 9%
1,204,486 SF TOTAL * 9% = 108,403 SF MAX IMPERVIOUS
76,451 SF (6.3%) Impervious Shown



CONCEPTUAL TINY HOMES PLAN

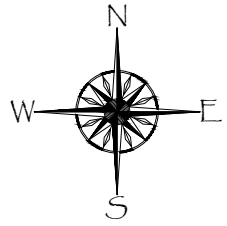




COMMUNITY CENTER

51- 16'x40' Tiny Homes

MAX IMPERVIOUS (F/J A- 0.5+ MI)= 9%
1,204,486 SF TOTAL * 9% = 108,403 SF MAX IMPERVIOUS
107,200 SF (9%) Impervious Shown



CONCEPTUAL ESTATE PLAN

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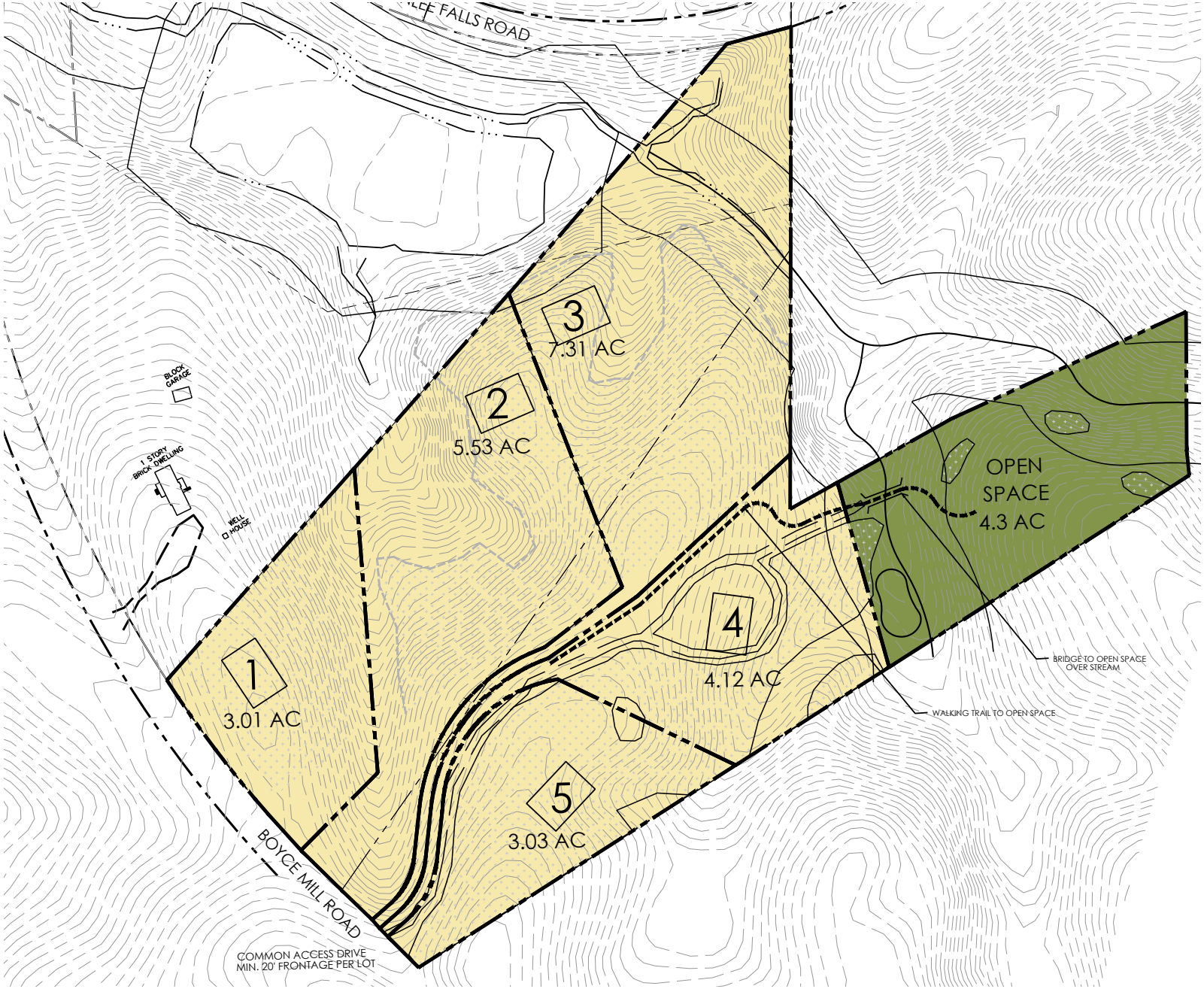

DEMOGRAPHICS

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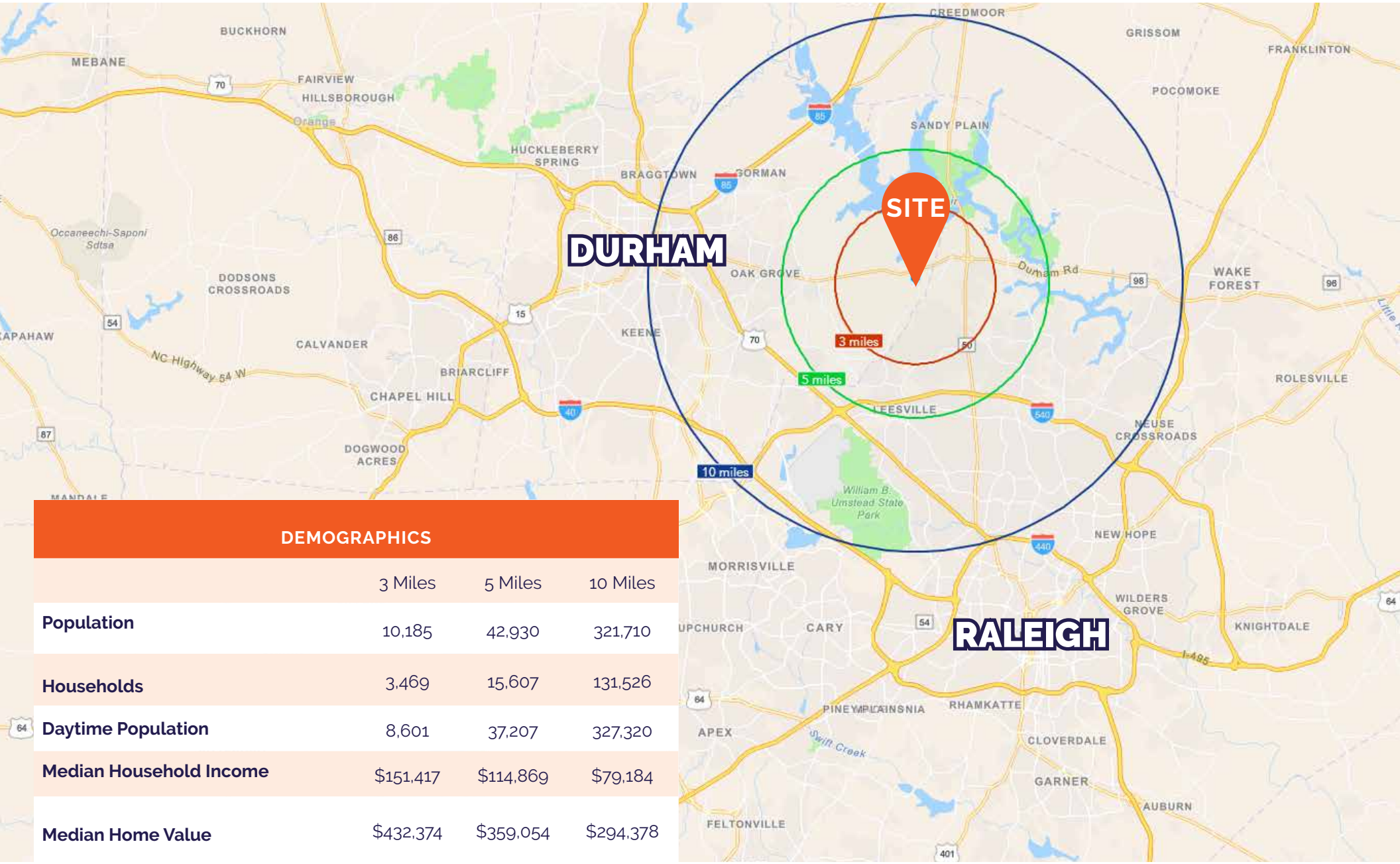

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	10,185	42,930	321,710
Households	3,469	15,607	131,526
Daytime Population	8,601	37,207	327,320
Median Household Income	$151,417	$114,869	$79,184
Median Home Value	$432,374	$359,054	$294,378

THE MARKET
TRIANGLE REGION

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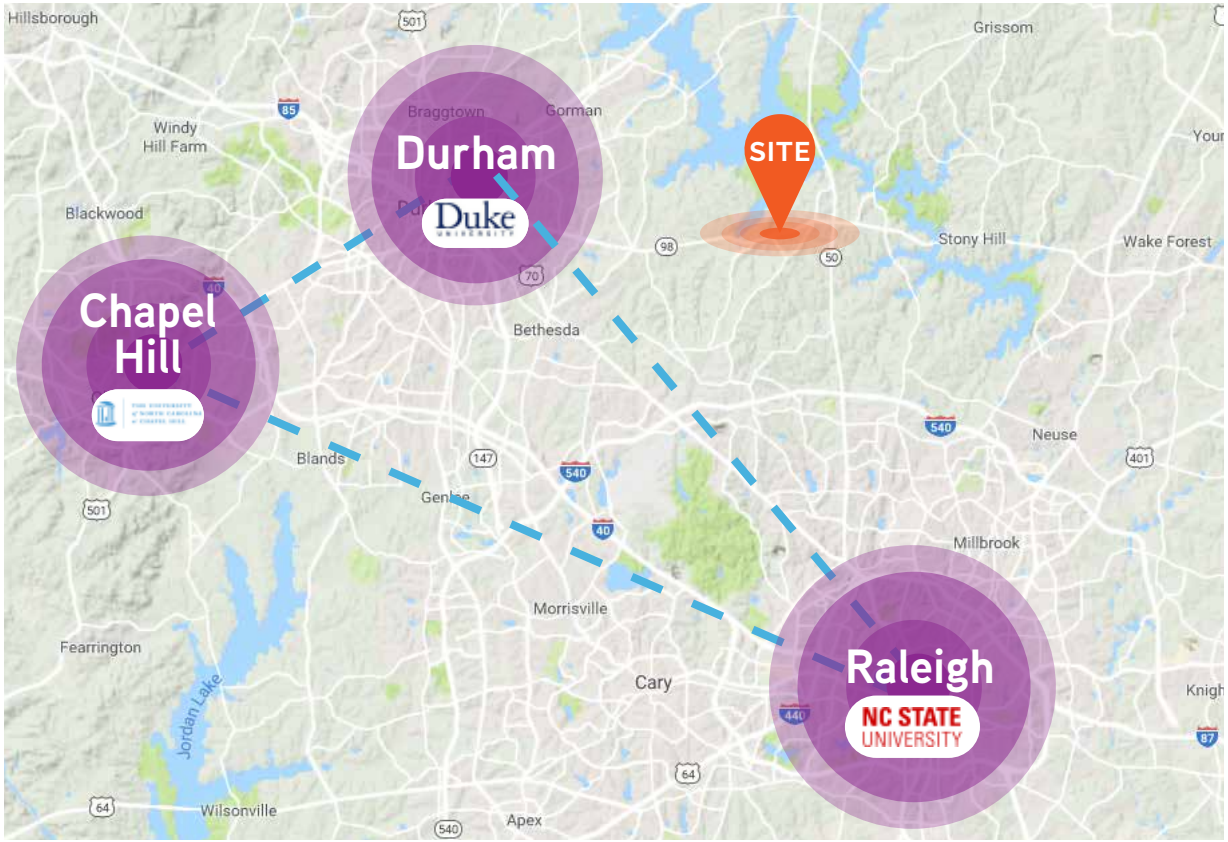



Conveniently situated midway along the Eastern seaboard, the Triangle is within 700 miles of 170 million consumers and 65 of the nation's top 100 metro areas. The Triangle is formed by the geographic nexus of the cities of Raleigh, Cary, Durham and Chapel Hill and at the heart of The Triangle is Research Triangle Park. The area is a creative class hub which boasts a rich intellectual climate with an impressive core of highly-skilled workers, mature and expanding infrastructure, and a modest cost-of-living. An unrivaled quality of life is another attractive feature of the Triangle, from its dynamic cultural amenities and vibrant history to its world-class medical facilities, educational opportunities and leading high technology centers. Excellent universities, world class health care and a business climate that supports global corporations and startup innovator companies drive the region's economy. Because of the stabilizing presence of health care and educational institutions, as well as a diverse and innovative private sector, job loss in The Triangle has remained stable throughout decline seen in other areas of the country.

- One of U.S. News and World Report's 25 Best Areas to Live in the U.S. in 2018
- #6 among 10 Areas Primed for Economic Growth and Opportunity in 2018 (CardRates.com)
- #8 Top Real Estate Markets for 2017, Realtor.com
- Raleigh Durham International Airport Best Connected Medium Sized Airport 2017 (Massachusetts Institute of Technology International Center for Aviation)

DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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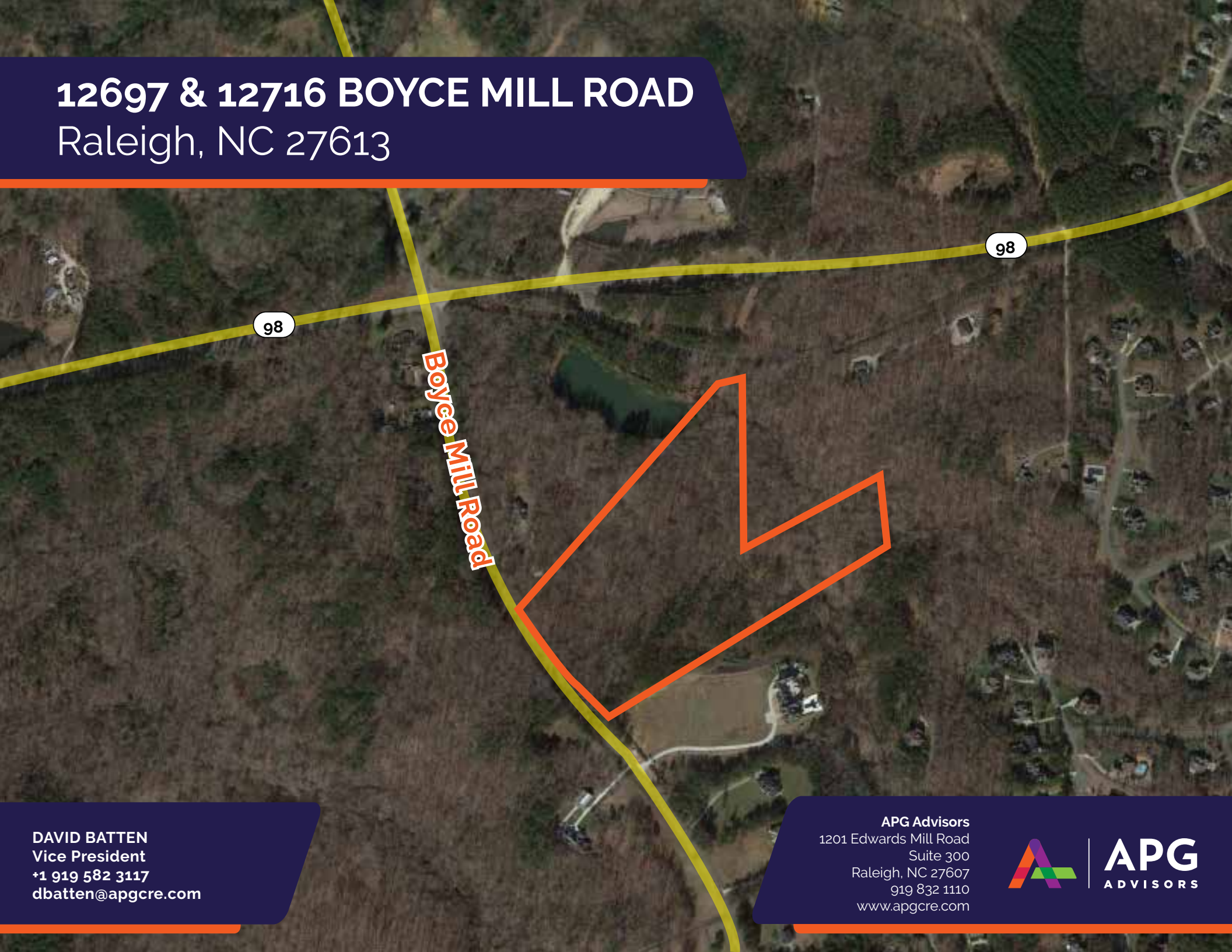

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