



Hillsborough Street Opportunity

3334 Hillsborough St, Raleigh NC 27607



Nikita Zhitov

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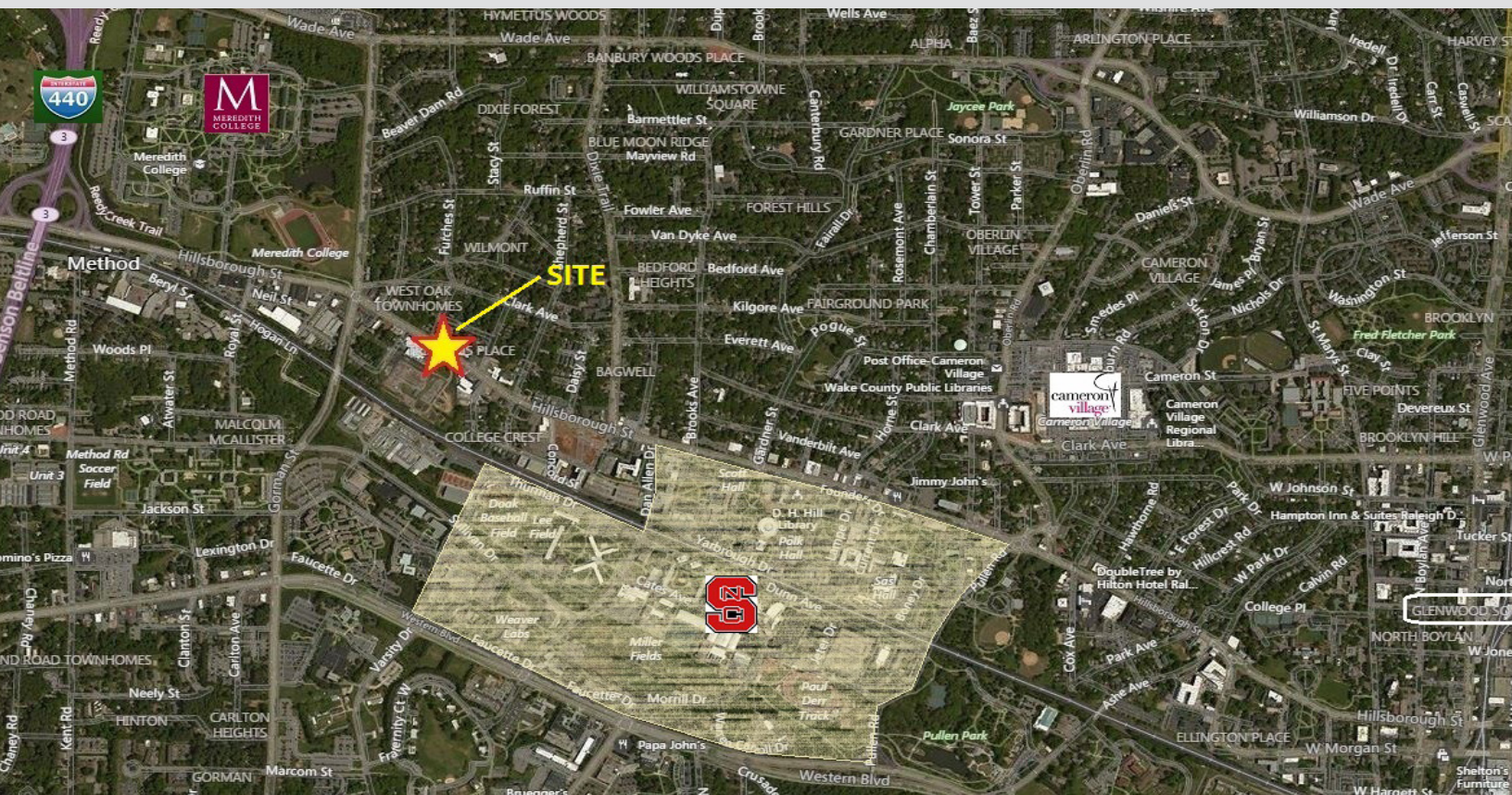
Executive Summary

Blue Sky Services Real Estate is pleased to present a one-of-a-kind, Acquisition Opportunity at 3334 Hillsborough Street in Raleigh NC.

This 0.26 ac includes 72 feet of frontage on Hillsborough Street, ensuring constant visibility on this main NC State thoroughfare in Raleigh (18,600 VPD). The property is surrounded by supporting retail, thousands of new and under construction student housing units and is located within walking distance of NC State University.

Existing 2,500 sq ft office building on-site is currently leased to Hart & Hickman, P.C. through 02/28/2018. This property is a high-profile, excellent opportunity for a wide variety of uses, or a candidate for redevelopment.

| | |
|----------------------|--|
| Property Address | 3334 Hillsborough Street Raleigh NC 27607 |
| Property Type | Office -Single Tenant |
| Acreage | 0.26 Ac |
| Zoning | NX-3-UG |
| Frontage | 72 feet |
| Rentable Square Feet | 2,500 sq ft |
| Tenant Trade Name | Hart & Hickman, P.C. |
| Lease Expiration | 02/28/2018 |
| Lease Type | Modified Gross |
| FOR SALE | \$700,000 |



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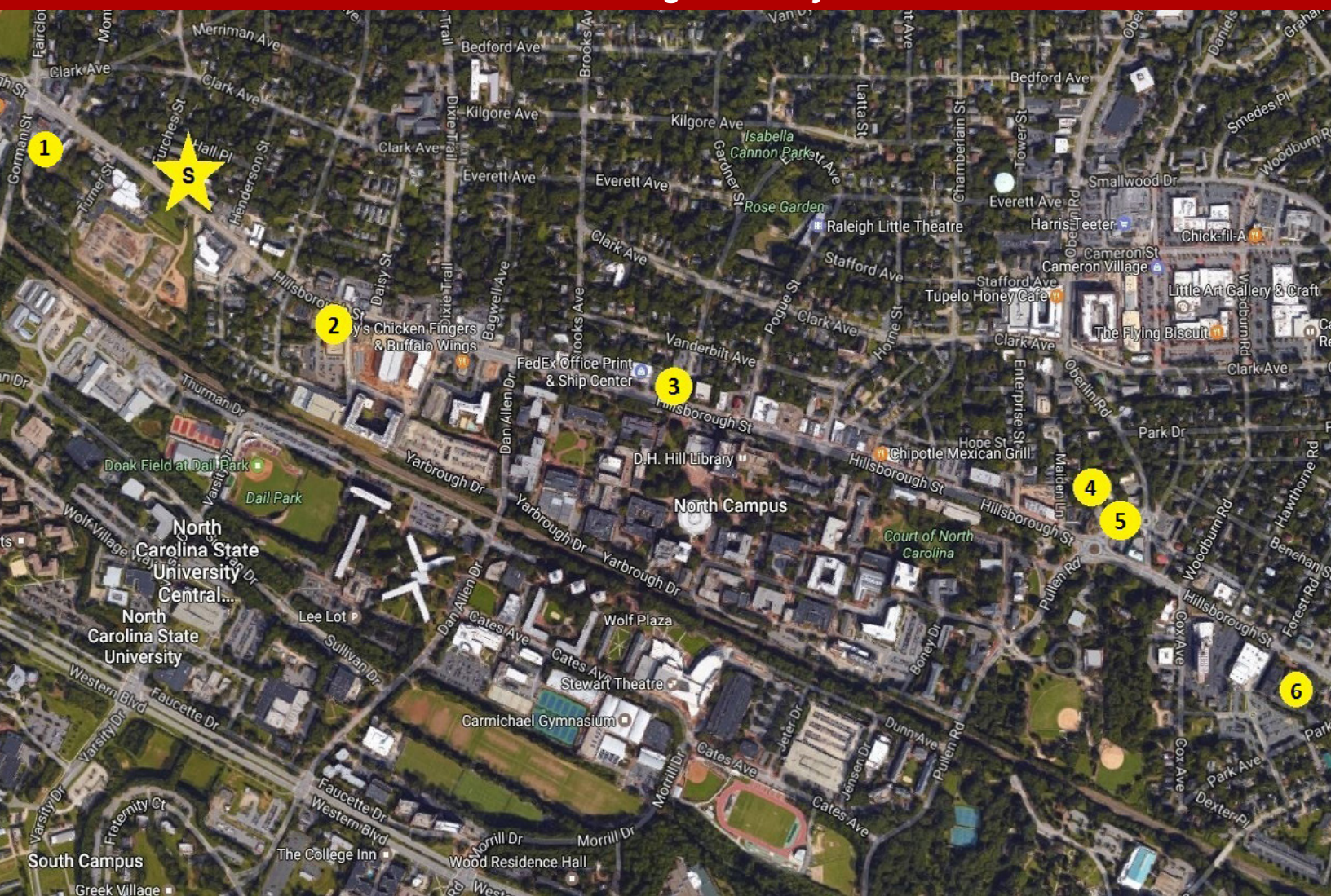
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Land Pricing Summary



Recent Land Sales in Immediate Vicinity

| PROPERTY | SALES PRICE | ACRES | \$ Per Sq Ft | Date | Comments |
|-------------------------------------|--------------|-------|----------------|------------|-----------------------------|
| S 3334 Hillsborough Street | \$700,000 | 0.26 | \$61.81 | - | Subject Property |
| 1 407 Gorman Street | \$500,000 | 0.56 | \$61.49 | 1/18/2017 | No Frontage on Hillsborough |
| 2 3101 Hillsborough Street | \$10,750,000 | 3.23 | \$67.99 | 5/27/2016 | Land-Future Apts |
| 3 2702 Hillsborough Street | \$860,000 | 0.21 | \$94.01 | 2/23/2016 | Land-Future Apts |
| 4 Maiden Lane Assemblage | \$10,485,000 | 3.63 | \$66.31 | 10/7/2016 | Land-Future Apts |
| 5 Maiden Lane Parking (NCSU) | \$2,000,000 | 0.69 | \$66.54 | 12/10/2015 | No Frontage on Hillsborough |
| 6 1505 Hillsborough Street | \$7,924,500 | 2.49 | \$73.06 | 4/4/2016 | Land-Future Apts |
| Average | | | \$71.18 | | |

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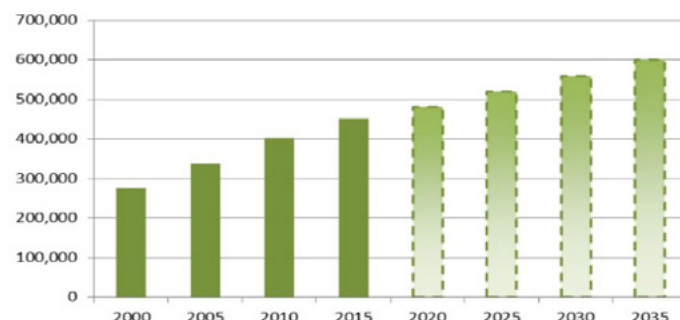
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Raleigh is the capital of NC and the county seat of Wake County. 2015 estimates place the city's population at approximately 451,066, and the Raleigh-Cary MSA topped 1,273,568 as estimated July 1, 2015 by the U.S. Census Bureau. From 2000 to 2010, Wake County grew 43.5%. 2010 U.S. Census records also highlighted Wake County as the second fastest growing county in the United States with a population of more than 500,000, and in 2009-2010 alone, the Raleigh-Cary MSA grew by 12.2%.

POPULATION GROWTH

Raleigh's recent population growth and projections can be seen in the graph below.



RALEIGH AREA ACCOLADES

- **Best Big City in the Southeast, *Money Magazine*, September 2016**

- **2nd Easiest City to Find a Job, *Forbes*, September 2016**

- **2nd in America's Hottest Spots for Tech Jobs, *Forbes*, August 2016**

- **15th in 100 Best Cities for Recent Grads, *Nerd Wallet*, March 2016**

- **3rd in America's 20 Best Cities for Young Professionals, *Forbes*, March 2016**

- **U-Haul Report: North Carolina is No 1 Growth State, *Triangle Business Journal*, February 2016**

- **Number 5 on a list of America's Next Boom Towns, *Forbes*, January 2016**

- **National Mover's Study: North Carolina is Number 5 Among Top Moving Destinations, *Triangle Business Journal*, January 2016**

- **25 Best Cities for Jobs Report: Raleigh is No 1 in USA, *Glass Door*, May 2015**

- **2nd Best Metro Area in USA to work at a small business, *Wallet Hub*, May 2015**

- **Raleigh in the Top 15 Most Innovative Tech Hubs in USA, *Nerd Wallet*, March 2015**

Money

TRIANGLE
BUSINESS JOURNAL

THE WALL
STREET
JOURNAL

Forbes

- **Raleigh is one of 5 Best Retirement Cities in United States, *Money Magazine*, January 2015**
- **2nd Best City to Find a Job, *Forbes*, November 2014**
- **2nd Most Educated City in United States, *Wallet Hub via Forbes*, September 2014**
- **Raleigh is Nation's leading "Baby Boomtown," *Forbes*, September 2014**
- **2nd Best City for Young Professionals, *Forbes*, August 2014**
- **Best Place for Business and Careers in 4 out of the prior 8 years, *Forbes*, July 2014**
- **Best Place to Raise a Family, *Forbes* – April 2014**
- **2nd Fastest Growing City in America, *Forbes*, February 2014**
- **Among the top 10 best run cities in America, *24/7 Wall Street* - January 2014**
- **6th on top 10 list of best U.S. Cities for job seekers, *Nerd Wallet* - January 2014**
- **4th highest increase (7.4 %) between 2007 and 2012 in "prime-age" workers (Ages 30 to 44), *Forbes*, December 2013**
- **Fastest Growing Metropolitan Area, *Forbes*, March 2013**

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University Housing Needs

NC State University student population tops 34,000, including over 9,400 graduate students. Nearly 12,000, or 35% of those students are housed on-campus and more than double that number of students are housed off-campus. Some students commute from apartment communities more than one mile away. Projected growth rate of the NCSU student population is approximately 9.5%, reflecting 37,000 students by the year 2020. Campbell University Law School, Meredith and Peace Colleges are also in close proximity and on a direct transit line near the subject property. Their respective student populations total over 3,400 students, many of whom are also in need of private housing in a studios living environment.



N.C. State University - Raleigh, NC

North Carolina State University, is the largest university in the NC University system, has an enrollment of over 34,000 students and it offers Bachelor's degrees in 106 fields, master's in 104 fields, and doctorates in 61 fields. The university is the nation's 3rd largest recipient of industry-sponsored research among public universities.



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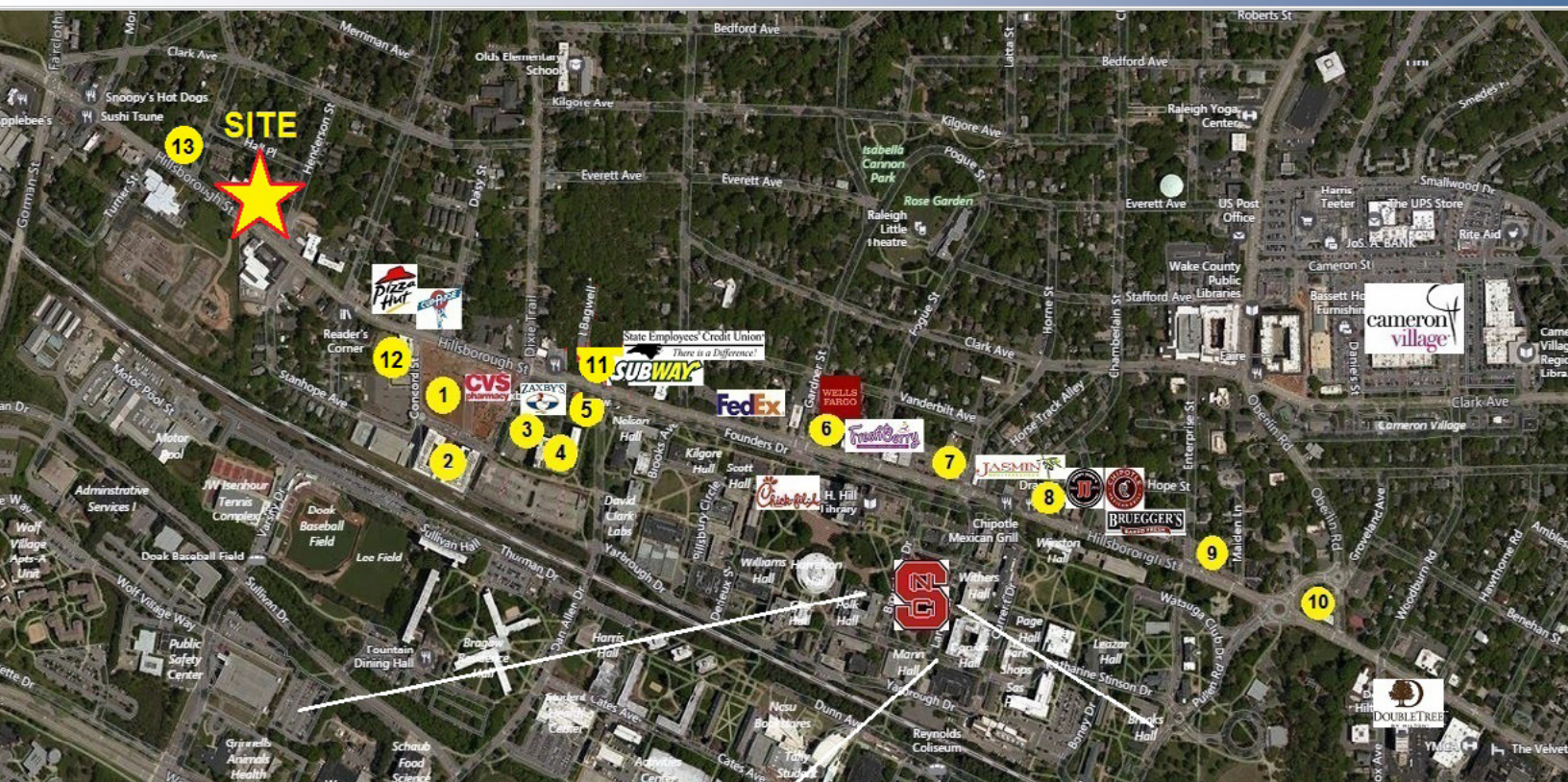
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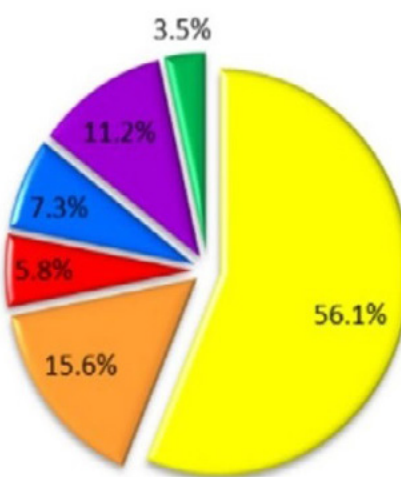


Recent/Upcoming Development Projects

| PROPERTY | TYPE | UNITS |
|-----------------------|-----------------------------|-------|
| 1 Stanhope Commons | Student Apartments + Retail | 300 |
| 2 Valentine Commons | Student Apartments | 277 |
| 3 Friendly Apartments | Student Apartments + Retail | 16 |
| 4 University Towers | Student Apartments | 485 |
| 5 2811 Hillsborough | Student Apartments + Retail | 30 |
| 6 2604 Hillsborough | Student Apartments + Retail | 15 |
| 7 2506 Hillsborough | Student Apartments + Retail | 24 |
| 8 2304 Hillsborough | Student Apartments + Retail | 12 |
| 9 2100 Hillsborough | A Loft Boutique Hotel | 135 |
| 10 1912 Hillsborough | Student Apartments + Retail | 52 |
| 11 2812 Hillsborough | Future Student Apartments | 30 |
| 12 3101 Hillsborough | Future Student Apartments | 650 |
| 13 3400 Hillsborough | Future Student Apartments | TBD |

Although low density, residential zoning makes up approximately half the land area within Raleigh City limits, 62% of new, residential construction permits in 2015 were for multi-family developments.

~Source, City of Raleigh, 2017



- Low/Medium Density Residential
- High Density/Mixed Use Residential
- Mixed Use Commercial
- Office/Mixed Use Office
- Industrial
- Open

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Current Development Activity



| Recent Development Projects | | | Current Development Activity | | |
|-----------------------------|-----------------------------|-------|------------------------------|-----------------------------|-------|
| PROPERTY | TYPE | UNITS | PROPERTY | TYPE | UNITS |
| 1 Valentine Commons | Student Apartments | 277 | A 3400 Hillsborough | Future Student Apartments | TBD |
| 2 Stanhope Commons | Student Apartments + Retail | 300 | B 3101 Hillsborough | Future Student Apartments | 650 |
| 3 Friendly Apartments | Student Apartments + Retail | 16 | C 2812 Hillsborough | Future Student Apartments | 30 |
| 4 2811 Hillsborough | Student Apartments + Retail | 30 | D 102 Logan Court | Future Student Apartments | TBD |
| 5 2604 Hillsborough | Student Apartments + Retail | 15 | E 113 Chamberlain Ct | Future Student Apartments | TBD |
| 6 2506 Hillsborough | Student Apartments + Retail | 24 | F Maiden Lane | Future Market Apartments | TBD |
| 7 2304 Hillsborough | Student Apartments + Retail | 12 | G 1912 Hillsborough | Student Apartments + Retail | 52 |
| 8 2100 Hillsborough | A Loft Boutique Hotel | 135 | | | |

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Hillsborough Street Revitalization Project, Phase II



“The Hillsborough Street Revitalization Project will improve the usability of this minor thoroughfare roadway carrying an average of 18,600 vehicles per day (2013 ADT). By using a “complete streets” design approach, the completed improvements will provide superior access for vehicular, bicycle and pedestrian traffic. A revitalized Hillsborough Street will provide a fully functional, multi-modal corridor, improve safety for motorists and pedestrians, and provide a sustainable solution along this important business district and the northern perimeter of the NC State University Campus.”

~ City of Raleigh

Hillsborough Street will be modified from the existing multi-lane, undivided roadway section to a two lane road with

- Raised medians
- Marked bike lanes
- On-street parking where feasible, from Gardner Street to the Rosemary/Shepherd St intersection
- Proposed roundabouts at Brooks Avenue, Dixie Trail and Rosemary/Shepherd Streets.
- **Fall 2017 Projected Completion**

Est. Project Cost: \$17.3 million

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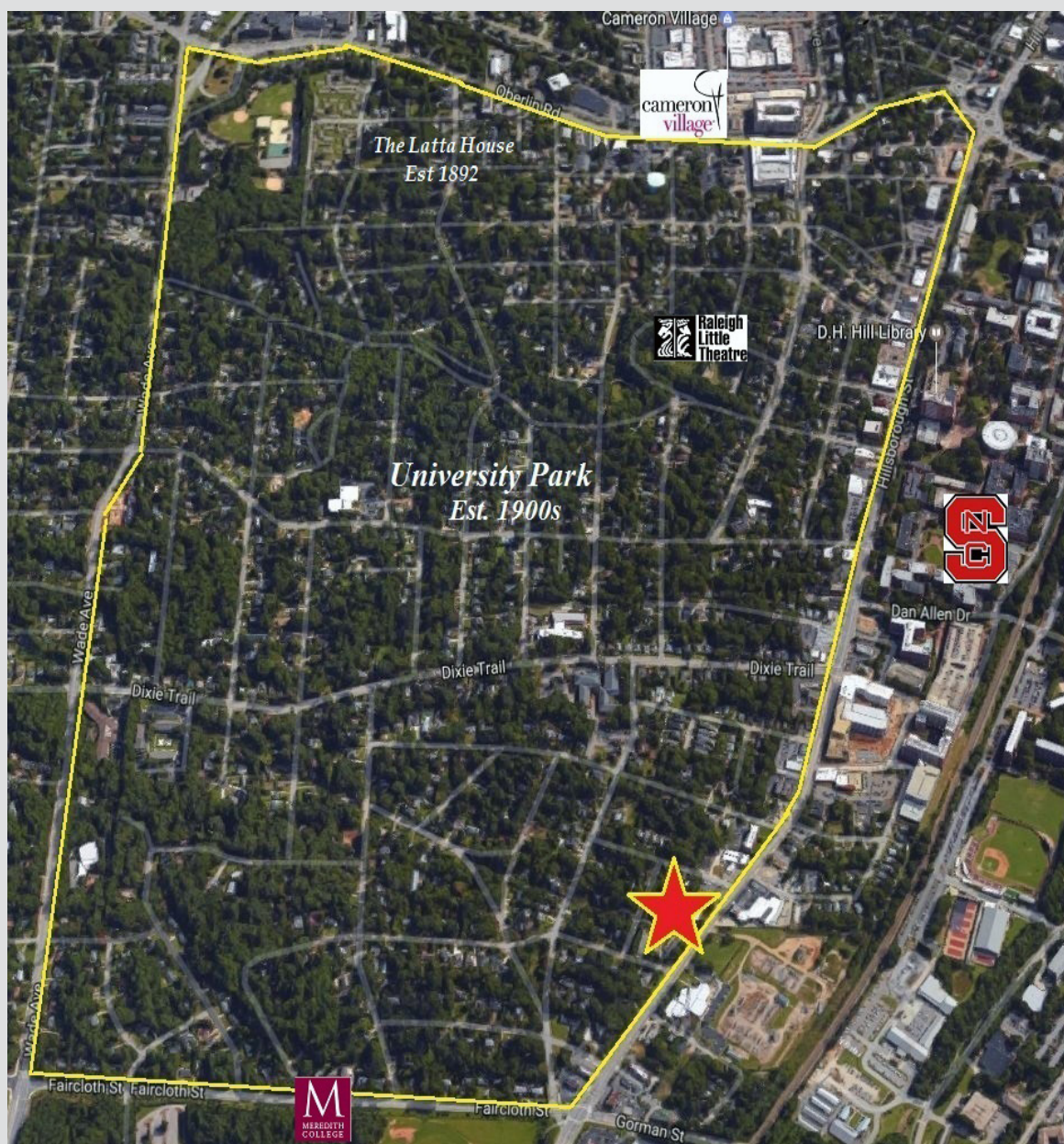
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University Park

Property is located in the Historic University Park Neighborhood, bounded by Wade Avenue, Faircloth Street, Hillsborough Street and Oberlin Road, and neighbor to Cameron Village, NC State University and Meredith College, just to name a few.

Early development of this area dates back to the 1860's when a Freedmen's Village was established in 1869. NC State University staff and faculty lived in the Maiden Lane area in the early 1900s, while Bagwell Avenue is named for a farmer who developed a neighborhood on his land during the same period. The Wilmont Apartments were constructed on what was once plantation land in 1924, remaining today as a richly historic example of period architecture. Also in the University Park area is the Latta House Historic Site. Situated in the Oberlin Neighborhood, this property includes parts of the former Latta University (est. 1892). Today, University Park is a diverse and vibrant combination of urban homes, greenways, businesses and higher learning opportunities, including Raleigh Little Theatre, established in 1936 to provide community theatre opportunities.



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Zoning

Adopted UDO Zoning: NX-3-UG

Description

Neighborhood Mixed Use (NX-) with height up to 3-stories with Urban General Frontage

Base Zoning

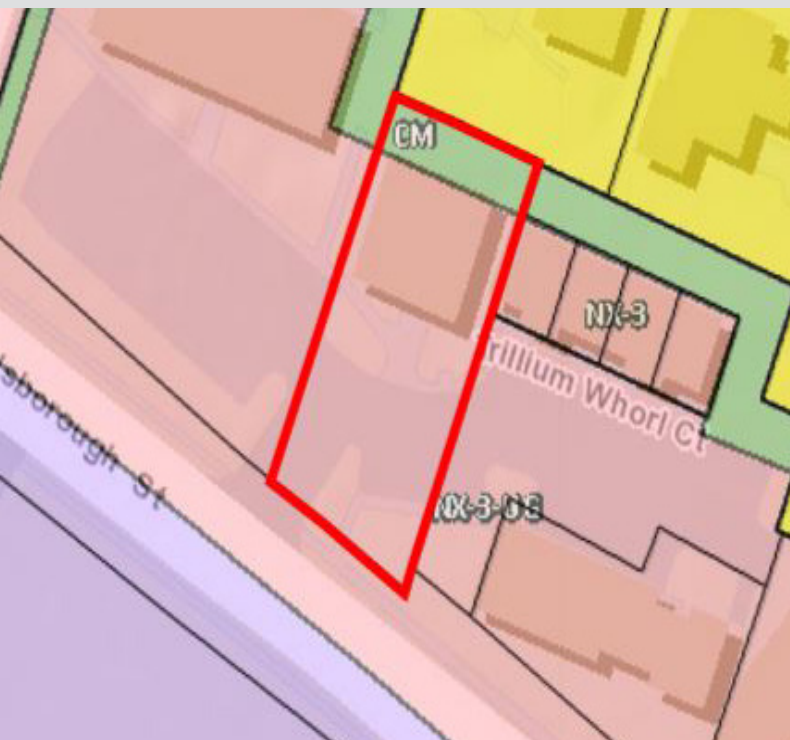
NX - (Neighborhood Mixed Use): This district is intended to provide for mixed use development in proximity to residential neighborhoods.

Height

3-stories / 50 feet max

Frontage

-UG (Urban General): This frontage is intended for areas where parking between the building and the street are not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required than the -UL Frontage.



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Proforma Income Pricing - 3334 Hillsborough Street

RENT ROLL

| 3334 Hillsborough Street | Unit Type | Unit Size | Lease Start | Lease End | Current Rate | Market Rate |
|--------------------------|-----------|------------|-------------|-----------|---------------------|---------------------|
| First Floor - Unit 100 | Office | 2,500 sqft | 3/1/2008 | 2/28/2018 | \$17.17 / sqft | \$24.00 / sqft |
| Total Income | | | | | \$ 42,925.00 | \$ 60,000.00 |

INCOME

| | 2013 | 2014 | 2015 | 2016 | 2017 - Projected | Market Rents |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Gross Annual Rents | \$ 40,626.84 | \$ 42,873.60 | \$ 42,873.60 | \$ 42,331.14 | \$ 42,331.14 | \$ 60,000.00 |
| Total Income | \$ 40,626.84 | \$ 42,873.60 | \$ 42,873.60 | \$ 42,331.14 | \$ 42,331.14 | \$ 60,000.00 |

EXPENSES

| | 2013 | 2014 | 2015 | 2016 | 2017 - Projected | Market Rents |
|-----------------------|---------------------|--------------------|---------------------|---------------------|--------------------|--------------|
| Pest Control | \$ 200.00 | \$ 200.00 | \$ 200.00 | \$ 200.00 | \$ 200.00 | NNN Lease |
| City-Fire Inspection | \$ - | \$ - | \$ - | \$ 55.00 | \$ - | NNN Lease |
| Plumbing-Repairs | \$ - | \$ 65.00 | \$ - | \$ 193.00 | \$ - | NNN Lease |
| Carpet Cleaning | \$ 85.00 | \$ - | \$ - | \$ - | \$ - | NNN Lease |
| HVAC Repairs | \$ - | \$ - | \$ 75.00 | \$ - | \$ - | NNN Lease |
| HVAC Replacement | \$ - | \$ - | \$ 4,287.00 | \$ 8,024.00 | \$ - | NNN Lease |
| Electrical Repairs | \$ - | \$ - | \$ 88.30 | \$ - | \$ - | NNN Lease |
| Genl. Maint. | \$ 90.00 | \$ 45.00 | \$ 331.03 | \$ 528.75 | \$ 248.70 | NNN Lease |
| Painting | \$ 235.00 | \$ - | \$ - | \$ - | \$ - | NNN Lease |
| Management | \$ 1,617.84 | \$ 1,714.92 | \$ 1,714.92 | \$ 1,690.50 | \$ - | NNN Lease |
| Leasing Svc | \$ 5,144.83 | \$ - | \$ - | \$ - | \$ - | NNN Lease |
| Mgmt. Other | \$ 55.00 | \$ - | \$ - | \$ - | \$ - | NNN Lease |
| Assoc. Dues | \$ 2,592.00 | \$ 2,592.00 | \$ 2,592.00 | \$ 2,592.00 | \$ 2,592.00 | NNN Lease |
| Taxes - Property | \$ 2,991.51 | \$ 3,330.51 | \$ 3,488.52 | \$ 3,431.01 | \$ 3,431.01 | NNN Lease |
| Total Expenses | \$ 13,011.18 | \$ 7,947.43 | \$ 12,776.77 | \$ 16,714.26 | \$ 6,471.71 | - |

NET OPERATING INCOME

| | 2013 | 2014 | 2015 | 2016 | 2017 - Projected | Market Rents |
|------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| NOI | \$ 27,615.66 | \$ 34,926.17 | \$ 30,096.83 | \$ 25,616.88 | \$ 35,859.44 | \$ 60,000.00 |

NOI Analysis

| | |
|---|--------------------|
| 4-Year Average NOI | \$29,563.89 |
| 2017 PROJECTED NOI | \$35,859.44 |
| MARKET RENT (\$24/sq ft NNN) NOI | \$60,000.00 |



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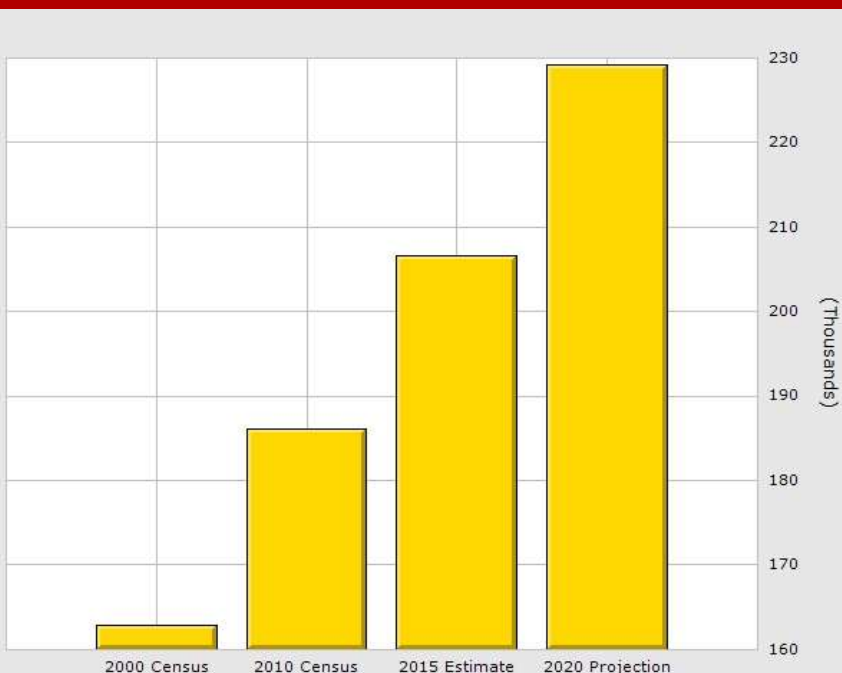
SUBJECT PROPERTY



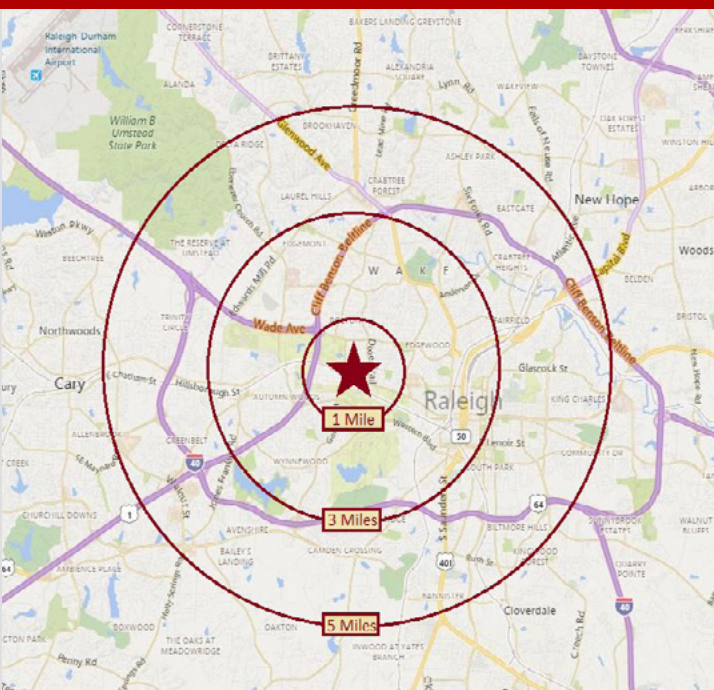
DEMOGRAPHIC SUMMARY

| POPULATION (Jul14) | | | |
|-----------------------------|-----------|-----------|-----------|
| Raleigh | 439,896 | | |
| Wake County | 998,691 | | |
| 3334 Hillsborough St | | | |
| | 1 mile | 3 miles | 5 miles |
| Population | 14,194 | 87,046 | 206,539 |
| Employees | 11,549 | 70,912 | 164,997 |
| Average Age | 28.90 | 34.40 | 35.00 |
| % Employed | 55.02% | 62.58% | 62.96% |
| HOUSEHOLDS | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Households | 3,609 | 36,025 | 84,047 |
| Median HH Value | \$404,562 | \$334,666 | \$256,588 |
| Average HH Income | \$78,310 | \$76,224 | \$73,648 |

POPULATION GROWTH ANALYSIS



RADIUS MAP



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DEMOGRAPHIC ANALYSIS

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------|--------|--------|--------|--------|---------|--------|
| Population | | | | | | |
| 2020 Projection | 15,170 | | 96,016 | | 229,206 | |
| 2015 Estimate | 14,194 | | 87,046 | | 206,539 | |
| 2010 Census | 13,808 | | 80,499 | | 186,148 | |
| Growth 2015 - 2020 | 6.88% | | 10.30% | | 10.97% | |
| Growth 2010 - 2015 | 2.80% | | 8.13% | | 10.95% | |
| 2015 Population by Age | | | | | | |
| | 14,194 | | 87,046 | | 206,539 | |
| Age 0 - 4 | 1,269 | 8.94% | 6,664 | 7.66% | 15,727 | 7.61% |
| Age 5 - 9 | 714 | 5.03% | 4,873 | 5.60% | 12,846 | 6.22% |
| Age 10 - 14 | 419 | 2.95% | 3,709 | 4.26% | 10,634 | 5.15% |
| Age 15 - 19 | 1,220 | 8.60% | 4,475 | 5.14% | 11,689 | 5.66% |
| Age 20 - 24 | 2,660 | 18.74% | 8,888 | 10.21% | 17,990 | 8.71% |
| Age 25 - 29 | 2,678 | 18.87% | 11,448 | 13.15% | 22,577 | 10.93% |
| Age 30 - 34 | 1,569 | 11.05% | 9,626 | 11.06% | 20,614 | 9.98% |
| Age 35 - 39 | 788 | 5.55% | 6,895 | 7.92% | 16,299 | 7.89% |
| Age 40 - 44 | 523 | 3.68% | 5,512 | 6.33% | 13,771 | 6.67% |
| Age 45 - 49 | 435 | 3.06% | 4,676 | 5.37% | 11,964 | 5.79% |
| Age 50 - 54 | 413 | 2.91% | 4,343 | 4.99% | 11,201 | 5.42% |
| Age 55 - 59 | 393 | 2.77% | 4,039 | 4.64% | 10,322 | 5.00% |
| Age 60 - 64 | 349 | 2.46% | 3,544 | 4.07% | 8,916 | 4.32% |
| Age 65 - 69 | 274 | 1.93% | 2,876 | 3.30% | 7,221 | 3.50% |
| Age 70 - 74 | 168 | 1.18% | 1,949 | 2.24% | 5,126 | 2.48% |
| Age 75 - 79 | 105 | 0.74% | 1,292 | 1.48% | 3,611 | 1.75% |
| Age 80 - 84 | 81 | 0.57% | 939 | 1.08% | 2,666 | 1.29% |
| Age 85+ | 136 | 0.96% | 1,298 | 1.49% | 3,364 | 1.63% |
| Age 65+ | 764 | 5.38% | 8,354 | 9.60% | 21,988 | 10.65% |
| Median Age | 26.50 | | 31.80 | | 32.90 | |
| Average Age | 28.90 | | 34.40 | | 35.00 | |

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DEMOGRAPHIC ANALYSIS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|----------------|
| 2015 Population By Race | 14,194 | 87,046 | 206,539 |
| White | 10,939 77.07% | 63,662 73.14% | 137,364 66.51% |
| Black | 2,027 14.28% | 15,909 18.28% | 52,889 25.61% |
| Am. Indian & Alaskan | 60 0.42% | 651 0.75% | 1,979 0.96% |
| Asian | 854 6.02% | 5,034 5.78% | 9,798 4.74% |
| Hawaiian & Pacific Island | 14 0.10% | 60 0.07% | 141 0.07% |
| Other | 299 2.11% | 1,732 1.99% | 4,369 2.12% |
| Population by Hispanic Origin | 14,194 | 87,046 | 206,539 |
| Non-Hispanic Origin | 13,468 94.89% | 81,023 93.08% | 184,532 89.34% |
| Hispanic Origin | 726 5.11% | 6,024 6.92% | 22,007 10.66% |
| 2015 Median Age, Male | 26.70 | 31.90 | 32.40 |
| 2015 Average Age, Male | 28.60 | 33.90 | 34.10 |
| 2015 Median Age, Female | 26.30 | 31.70 | 33.40 |
| 2015 Average Age, Female | 29.10 | 34.90 | 36.00 |
| 2015 Population by Occupation Classification | 11,549 | 70,912 | 164,997 |
| Civilian Employed | 6,354 55.02% | 44,375 62.58% | 103,875 62.96% |
| Civilian Unemployed | 339 2.94% | 2,324 3.28% | 6,151 3.73% |
| Civilian Non-Labor Force | 4,856 42.05% | 24,164 34.08% | 54,821 33.23% |
| Armed Forces | 0 0.00% | 49 0.07% | 150 0.09% |
| Households by Marital Status | | | |
| Married | 958 | 10,487 | 27,440 |
| Married No Children | 537 | 6,072 | 15,958 |
| Married w/Children | 421 | 4,414 | 11,483 |
| 2015 Population by Education | 8,963 | 64,707 | 151,692 |
| Some High School, No Diploma | 632 7.05% | 5,874 9.08% | 15,726 10.37% |
| High School Grad (Incl Equivalency) | 884 9.86% | 7,172 11.08% | 21,729 14.32% |
| Some College, No Degree | 1,858 20.73% | 12,863 19.88% | 33,418 22.03% |
| Associate Degree | 1,051 11.73% | 6,271 9.69% | 14,038 9.25% |
| Bachelor Degree | 2,221 24.78% | 19,335 29.88% | 41,491 27.35% |
| Advanced Degree | 2,317 25.85% | 13,192 20.39% | 25,290 16.67% |

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DEMOGRAPHIC ANALYSIS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|---------------|---------------|----------------|
| 2015 Population by Occupation | 11,778 | 82,484 | 191,678 |
| Real Estate & Finance | 220 1.87% | 2,641 3.20% | 6,206 3.24% |
| Professional & Management | 3,887 33.00% | 30,108 36.50% | 66,737 34.82% |
| Public Administration | 151 1.28% | 1,755 2.13% | 4,633 2.42% |
| Education & Health | 2,043 17.35% | 10,832 13.13% | 23,711 12.37% |
| Services | 1,226 10.41% | 7,879 9.55% | 19,500 10.17% |
| Information | 40 0.34% | 1,171 1.42% | 2,724 1.42% |
| Sales | 1,588 13.48% | 10,179 12.34% | 23,976 12.51% |
| Transportation | 255 2.17% | 1,762 2.14% | 3,669 1.91% |
| Retail | 1,013 8.60% | 4,981 6.04% | 11,528 6.01% |
| Wholesale | 28 0.24% | 936 1.13% | 2,122 1.11% |
| Manufacturing | 236 2.00% | 2,631 3.19% | 6,248 3.26% |
| Production | 459 3.90% | 2,825 3.42% | 6,646 3.47% |
| Construction | 178 1.51% | 1,601 1.94% | 5,407 2.82% |
| Utilities | 158 1.34% | 1,066 1.29% | 2,707 1.41% |
| Agriculture & Mining | 6 0.05% | 156 0.19% | 402 0.21% |
| Farming, Fishing, Forestry | 0 0.00% | 106 0.13% | 362 0.19% |
| Other Services | 290 2.46% | 1,855 2.25% | 5,100 2.66% |
| 2015 Worker Travel Time to Job | 5,789 | 41,811 | 98,706 |
| <30 Minutes | 4,930 85.16% | 34,734 83.07% | 79,394 80.43% |
| 30-60 Minutes | 779 13.46% | 5,774 13.81% | 15,690 15.90% |
| 60+ Minutes | 80 1.38% | 1,303 3.12% | 3,622 3.67% |
| 2010 Households by HH Size | 3,468 | 32,895 | 75,249 |
| 1-Person Households | 1,202 34.66% | 12,808 38.94% | 27,248 36.21% |
| 2-Person Households | 1,144 32.99% | 10,852 32.99% | 24,708 32.83% |
| 3-Person Households | 495 14.27% | 4,348 13.22% | 10,588 14.07% |
| 4-Person Households | 453 13.06% | 3,255 9.90% | 7,703 10.24% |
| 5-Person Households | 120 3.46% | 1,052 3.20% | 2,942 3.91% |
| 6-Person Households | 32 0.92% | 351 1.07% | 1,184 1.57% |
| 7 or more Person Households | 22 0.63% | 229 0.70% | 876 1.16% |
| 2015 Average Household Size | 2.20 | 2.10 | 2.20 |
| Households | | | |
| 2020 Projection | 3,972 | 40,045 | 93,766 |
| 2015 Estimate | 3,609 | 36,025 | 84,047 |
| 2010 Census | 3,467 | 32,894 | 75,248 |
| Growth 2015 - 2020 | 10.06% | 11.16% | 11.56% |
| Growth 2010 - 2015 | 4.10% | 9.52% | 11.69% |

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Hillsborough Street Opportunity

3334 Hillsborough St, Raleigh NC 27607

DEMOGRAPHIC ANALYSIS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2015 Households by HH Income | 3,608 | 36,024 | 84,049 |
| <\$25,000 | 1,135 31.46% | 10,473 29.07% | 21,353 25.41% |
| \$25,000 - \$50,000 | 855 23.70% | 8,323 23.10% | 21,094 25.10% |
| \$50,000 - \$75,000 | 458 12.69% | 5,510 15.30% | 14,038 16.70% |
| \$75,000 - \$100,000 | 323 8.95% | 3,416 9.48% | 9,178 10.92% |
| \$100,000 - \$125,000 | 125 3.46% | 2,440 6.77% | 6,020 7.16% |
| \$125,000 - \$150,000 | 159 4.41% | 1,313 3.64% | 3,253 3.87% |
| \$150,000 - \$200,000 | 202 5.60% | 1,532 4.25% | 3,724 4.43% |
| \$200,000+ | 351 9.73% | 3,017 8.37% | 5,389 6.41% |
| 2015 Avg Household Income | \$78,310 | \$76,224 | \$73,648 |
| 2015 Med Household Income | \$44,141 | \$46,954 | \$49,392 |
| 2015 Occupied Housing | 3,609 | 36,025 | 84,046 |
| Owner Occupied | 1,355 37.55% | 14,806 41.10% | 37,631 44.77% |
| Renter Occupied | 2,254 62.45% | 21,219 58.90% | 46,415 55.23% |
| 2010 Housing Units | 3,688 | 37,173 | 85,884 |
| 1 Unit | 1,958 53.09% | 17,121 46.06% | 44,658 52.00% |
| 2 - 4 Units | 745 20.20% | 5,245 14.11% | 9,098 10.59% |
| 5 - 19 Units | 910 24.67% | 9,860 26.52% | 20,905 24.34% |
| 20+ Units | 75 2.03% | 4,947 13.31% | 11,223 13.07% |
| 2015 Housing Value | 1,355 | 14,805 | 37,632 |
| <\$100,000 | 41 3.03% | 774 5.23% | 3,256 8.65% |
| \$100,000 - \$200,000 | 130 9.59% | 2,988 20.18% | 10,398 27.63% |
| \$200,000 - \$300,000 | 261 19.26% | 2,908 19.64% | 9,122 24.24% |
| \$300,000 - \$400,000 | 233 17.20% | 2,113 14.27% | 5,368 14.26% |
| \$400,000 - \$500,000 | 274 20.22% | 1,858 12.55% | 3,357 8.92% |
| \$500,000 - \$1,000,000 | 380 28.04% | 3,344 22.59% | 4,872 12.95% |
| \$1,000,000+ | 36 2.66% | 820 5.54% | 1,259 3.35% |
| 2015 Median Home Value | \$404,562 | \$334,666 | \$256,588 |
| 2015 Housing Units by Yr Built | 3,752 | 37,393 | 87,148 |
| Built 2010+ | 113 3.01% | 2,043 5.46% | 5,635 6.47% |
| Built 2000 - 2010 | 234 6.24% | 4,066 10.87% | 13,707 15.73% |
| Built 1990 - 1999 | 252 6.72% | 4,426 11.84% | 11,292 12.96% |
| Built 1980 - 1989 | 442 11.78% | 5,728 15.32% | 13,825 15.86% |
| Built 1970 - 1979 | 477 12.71% | 5,396 14.43% | 12,741 14.62% |
| Built 1960 - 1969 | 396 10.55% | 3,674 9.83% | 11,593 13.30% |
| Built 1950 - 1959 | 683 18.20% | 4,395 11.75% | 8,229 9.44% |
| Built <1949 | 1,155 30.78% | 7,665 20.50% | 10,126 11.62% |
| 2015 Median Year Built | 1960 | 1974 | 1980 |

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Hillsborough Street Opportunity

Confidentiality Statement

3334 Hillsborough Street, Raleigh NC 27607

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All potential buyers must verify all of the information set forth herein.

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