

# CHANDLER CROSSING

IRREPLACEABLE +/- 17.36 ACRE MULTIFAMILY  
DEVELOPMENT OPPORTUNITY IN THE  
SUBURBAN OASIS OF HOLLY SPRINGS



DUKE URGENT CARE  
HOLLY SPRINGS

TARGET

HOLLY SPRINGS PLACE  
APARTMENTS

HOLLY SPRINGS  
TOWNE CENTER

THE YIELD HOLLY SPRINGS

ANDORRA APARTMENTS

FOREST SPRINGS  
NEIGHBORHOOD

HENSLEY NEIGHBORHOOD

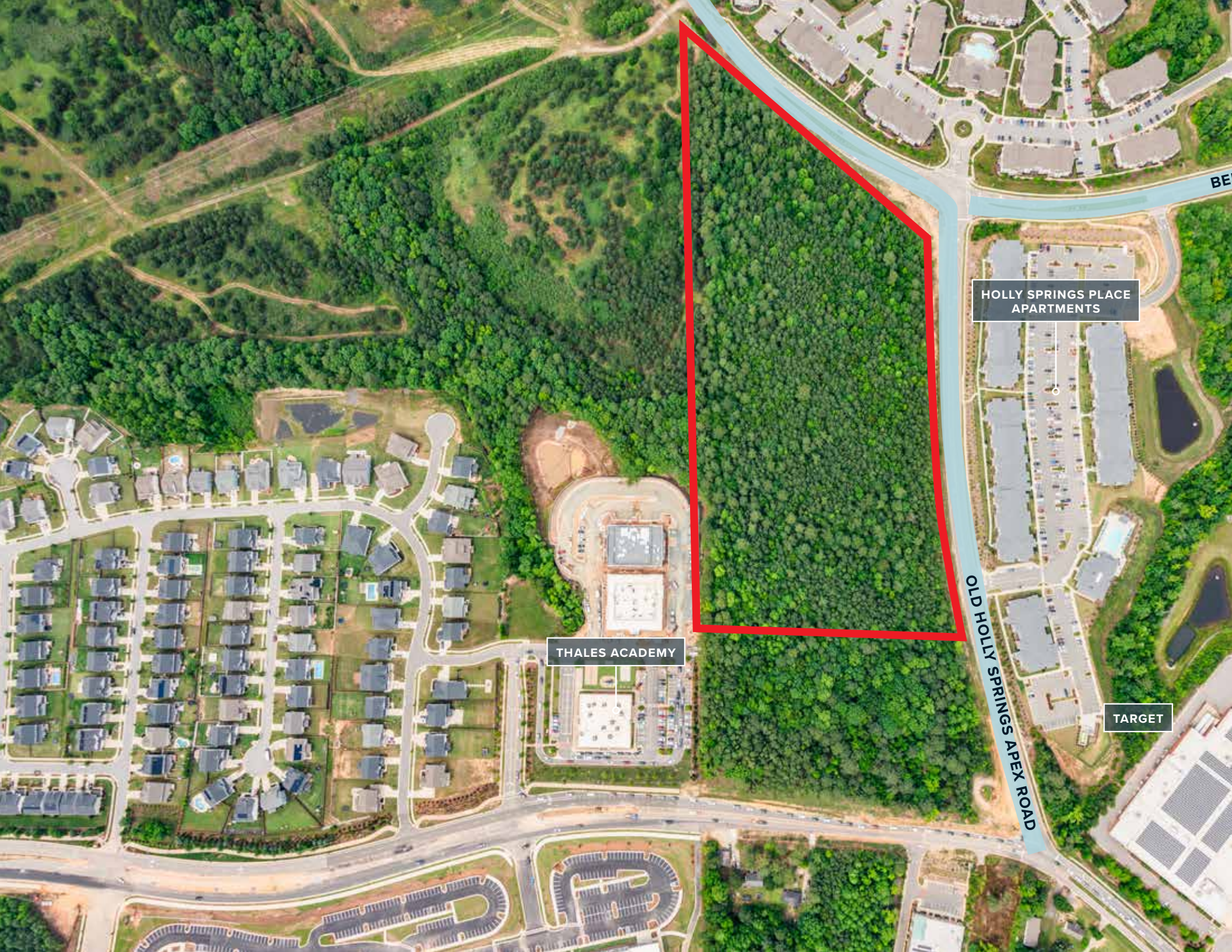
CATALYST BIOCAMPUS

FUJIFILM DIOSYNTH BIOTECHNOLOGIES

CSL SEQIRUS

12 OAKS NEIGHBORHOOD  
AND COUNTRY CLUB





HOLLY SPRINGS PLACE  
APARTMENTS

THALES ACADEMY

OLD HOLLY SPRINGS APEX ROAD

TARGET





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# CHANDLER CROSSING

IRREPLACEABLE +/- 17.36 ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY IN THE SUBURBAN OASIS OF HOLLY SPRINGS

Jones Lang LaSalle, a North Carolina-licensed real estate broker, has been retained as the exclusive sales representative of Chandler Crossing (referred to as the “Site” or “Property”), a one-of-a-kind +/- 17.36-acre surface parked multifamily development opportunity located in the suburban oasis of Holly Springs. The site is situated in the high-traffic and highly amenitized NC Highway 55 (60,500 VPD) corridor that offers swift connectivity to the region’s top biomanufacturing jobs. The property benefits from its chokepoint location between retail power centers, Holly Springs’ Downtown area, and the primary access point between Wake County’s flourishing Life Science hub, anchored by Fujifilm Biosynth’s \$3.2B campus (1,400 jobs), Amgen’s new \$550M CGMP plant (355 jobs), and CSL Seqirus (800+ jobs). Beyond the site’s immediate access to employment centers, the property is situated immediately adjacent to Holly Springs Towne Center, offering future residents’ fast access to top national retailers including Target. Additionally, Downtown Holly Springs, Ting Park, and 12 Oaks Country Club are all within a 5-minute drive of the site.

Adjacent to Holly Springs and the Triangle MSA’s major economic drivers, this highly visible property offers a unique development opportunity. With approximately 1,800 feet of road frontage, it presents an ideal location for a best-in-class multifamily project. Situated at the gateway to the nation’s top life science hub, this development promises to benefit from its central location for generations to come.

Current ownership has initiated the rezoning process with the Town of Holly Springs to allow for +/- 300 surface parked multifamily units, paving the way for future residential development. Chandler Crossing presents a truly unmatched opportunity to leave a lasting impression on the landscape of Holly Springs, NC.

## PROPERTY DETAILS

### ADDRESS

4500 Old Holly Springs Apex Road  
Holly Springs, NC 27540

### GOVERNING AUTHORITY

Town of Holly Springs

### PINS

649361536

### ACREAGE (APPROX.)

+/- 17.36 acres

### CURRENT ZONING

Heavy Industrial (HI)

### PROPOSED ZONING

Community Business Conditional  
Zoning District (CB-CD)\*

### CURRENT USE

Vacant Land (Wooded)

### UTILITY ACCESS

Available

### PRICING

Unpriced

*\*Ownership is currently engaged in rezoning process*



**+/- 3,000**  
HIGHLY SKILLED  
JOBS WITHIN A  
3-MILE RADIUS



**CROSSROADS**  
LOCATION



**HIGHLY  
AMENITIZED**  
CORRIDOR



**#2 SAFEST TOWN**  
IN NOTH CAROLINA  
(*Money Geek*)



**\$137,043**  
AVERAGE HOUSEHOLD  
INCOME (1 Mile)



**58.9%**  
COLLEGE DEGREE  
(1 Mile)



**+/- 1,800'**  
OF ROAD FRONTAGE





## LOCALLY AMENITIZED AND REGIONALLY CONNECTED

Situated just 4 minutes away from the recently finished Interstate 540, this location offers excellent access to a key commuter route serving southern Wake County and the greater Raleigh metropolitan area. The site's strategic position, provides optimal connectivity to three major employment centers in the region: Downtown Raleigh (home to 48,000 employees), Downtown Durham (with 19,000 employees), and Research Triangle Park (employing 60,000 people).





## DETAILS ON ZONING

- Ownership has initiated official rezoning process with the Town of Holly Springs .
- Rezoning petition will take property from Heavy Industrial (HI) to Community Business – Conditional Zoning District (CB-CZ).
- Entitlements to include +/- 300 multifamily units with no minimum requirement for vertically integrated retail
- Ownership has received a third round of comments from the Town of Holly Springs as of 10/25/2024.
- Prospective buyer to assume responsibility of the rezoning process.



# CONCEPTUAL SITE PLAN



## SITE DATA:

### SITE:

- +/- 17.36 Acres Gross Land Area
- Density transfer from commercial retail site

### COMMERCIAL:

- Vertically integrated commercial option
- No required minimum

### RESIDENTIAL:

- 300 Dwelling Units
  - 20 Villas/40 Parking Spaces
  - 280 Apartment Flats/420 Parking Spaces
- +/- 1.5 Spaces/Apartment DU Parking Ratio (420)
- +/- 10,000 SF Club/Leasing/Amenity
- Activated recreation park for residents
- Multi-purpose trail

### BUILDING TABULATION:

- Building A: 415-Story
  - 60 Dwelling Units
- Building B: 415-Story
  - 60 Dwelling Units
- Building C: 415-Story
  - 75 Dwelling Units
- Building D: 415-Story
  - 85 Dwelling Units
  - +/- 10,000 SF Club
  - Outdoor Pool Amenity
  - Village Green
- Buildings E-H: 3-Story Villa
  - 20 Dwelling Units (Townhome Form)
  - Basement/Tuck-Under Garages
  - Front Gardens
  - Sidewalk access to OHSA Road

*\*This plan is conceptual and subject to change, pending Town of Holly Springs zoning review. Actual yield will vary due to average unit size and unit mix selected.*

17.36 ACRES (MF LAND)

300 MULTIFAMILY UNITS

4 STORY BUILDINGS

SURFACE PARKING

# CHANDLER CROSSING

IS SITUATED WITHIN ONE OF WAKE COUNTY'S *TOP RESIDENTIAL LOCATIONS*, SURROUNDED BY *RICH SUBURBAN AMENITIES*.

The property offers a developer an extremely rare opportunity to develop a 4 story, surface parked multifamily community in the midst of Holly Springs' major employers, extensive retail offerings, and natural park, trails, and more.



## COMING MULTIFAMILY ENTITLMENTS WITH NO MINIMUM VERTICALLY INTEGRATED MIXED USE REQUIREMENTS

The seller is currently engaged in the rezoning process with the Town of Holly Springs to secure entitlements for approximately 300 multifamily units. Furthermore, the owner strategically opted pursue a initial site plan with no minimum requirement for vertically integrated retail, demonstrating foresight in minimizing overall development costs.



## FRONT DOOR TO THOUSANDS OF QUALITY LIFE SCIENCE JOBS

The site offers unique access to the Holly Springs Business Park, which continues to see significant life science development and investment from some of the biggest players in life science R&D and GMP. These large-scale employers continue to attract a highly skilled workforce to Holly Springs.



## LIMITED MULTIFAMILY SUPPLY AND DIRECT COMPETITION

With limited Class A multifamily development in the surrounding area and minimal new development proposed in the pipeline, Chandler Crossing is well-positioned to capitalize on the continued explosive population growth in Holly Springs with reduced competition compared to other Raleigh submarkets.



## HIGH BARRIER TO ENTRY AT THE "CHOKE POINT" OF HOLLY SPRINGS

Chandler Crossing is ideally positioned within the Highway 55 corridor of Holly Springs, providing access to surrounding suburban amenities in just minutes. The location serves as a "choke point" for employees driving to work, parents taking children to school, shoppers visiting nearby retail destinations, and residents frequenting local parks and outdoor entertainment options. These different worlds converge at Chandler Crossing, making it a pivotal crossroads for the Holly Springs community



# THE OFFERING







# WHY HOLLY SPRINGS?











12 OAKS COUNTRY CLUB



TING PARK



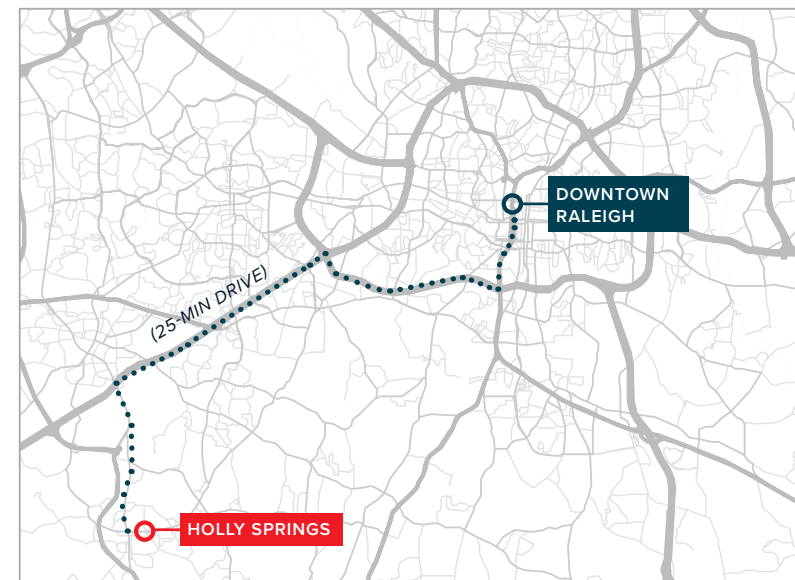
TOWN HALL

## TOWN OF HOLLY SPRINGS: A SUBURBAN OASIS

Holly Springs, nestled in Southwestern Wake County, North Carolina, has emerged as a global biomanufacturing powerhouse. This rapidly expanding community, part of the nation's third-fastest-growing county, offers a strategic location just minutes from Downtown Raleigh, an international airport, Research Triangle Park, and three prestigious universities.

The town's thriving ecosystem combines robust infrastructure, a diverse talent pool, affordability, and an enviable quality of life. Holly Springs seamlessly blends small-town charm with big-city opportunities, attracting both local enterprises and multinational corporations. Its unique appeal lies in providing an ideal environment for both living and working.

Despite its burgeoning population and the presence of large-scale manufacturers and retail centers, Holly Springs maintains its close-knit community spirit. This balance is a testament to the foresight of past town leaders and the continued commitment of current officials to invest in infrastructure. These efforts ensure that Holly Springs remains poised for a promising future.





# REGIONAL CONNECTIVITY

■ RESIDENTIAL ■ EDUCATION ■ RETAIL ■ PARKS / RECREATION □ POINTS OF INTEREST







# THE TRIANGLE'S LEADING LIFESTYLE LOCATION

Holly Springs has experienced explosive population growth over the last decade due to its proximity to Raleigh, high quality school districts, job growth, and rich suburban amenities. Additionally, Holly Springs is consistently considered one of the safest and friendliest communities in North Carolina

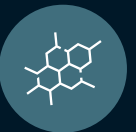
## DRIVE TIME HIGHLIGHTS




**<2 MIN**  
The Yield  
Holly Springs




**3 MIN**  
CSL  
Seqirus  
*(800+ Jobs)*



**3 MIN**  
Catalyst  
Biocampus



**4 MIN**  
Fujifilm  
Diosynth  
Campus  
*(1,400 Jobs)*



**7 MIN**  
Amgen  
*(355 Jobs)*

## DEMOGRAPHIC HIGHLIGHTS

34.5

MEDIAN AGE

(1-MILE)

\$ 137,043

AVERAGE HH INCOME

(1-MILE)

77.2%

WHITE COLLAR WORKERS

(5-MILE)

6%

ANNUAL GROWTH RATE

OVER THE PAST 10 YEARS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION			
Median Age	34.5	35.6	37.4
Projected Population (2029)	5,772	47,678	113,373
Estimated Population (2024)	4,540	42,826	103,005
Census Population (2020)	3,672	38,849	95,740
Census Population (2010)	1,548	23,622	63,566
HOUSEHOLDS			
Projected Households (2029)	2,079	16,590	39,936
Estimated Households (2024)	1,607	14,754	35,928
Census Households (2020)	1,185	12,951	32,449
Census Households (2010)	502	7,987	21,790
INCOME			
Projected Average Household Income (2029)	\$140,087	\$153,644	\$162,282
Estimated Average Household Income (2024)	\$137,043	\$147,288	\$155,860
Census Average Household Income (2010)	\$81,353	\$82,278	\$90,068
EDUCATIONAL ATTAINMENT			
College Degree + (Bachelor Degree or Higher)	58.9%	57.6%	57.2%
White Collar Workers	73.4%	76.9%	77.2%
Unemployment Rate	2.4%	1.9%	1.8%
Average Minutes Travel to Work	22.9	25.7	25.0





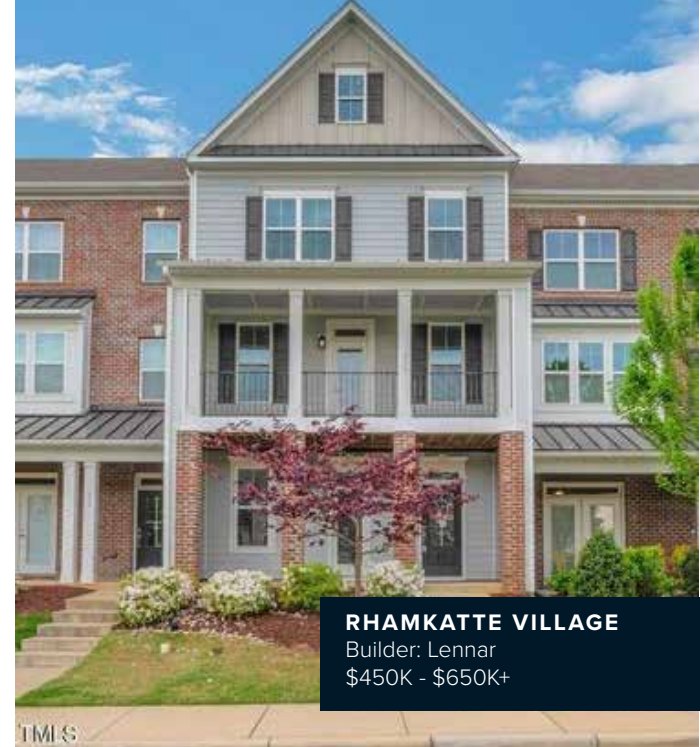
**12 OAKS**

Master Developer: Landeavor  
\$750K - \$1M+



**REGENCY AT HOLLY SPRINGS**

Builder: Toll Brothers  
\$600K - \$800K+



**RHAMKATTE VILLAGE**

Builder: Lennar  
\$450K - \$650K+

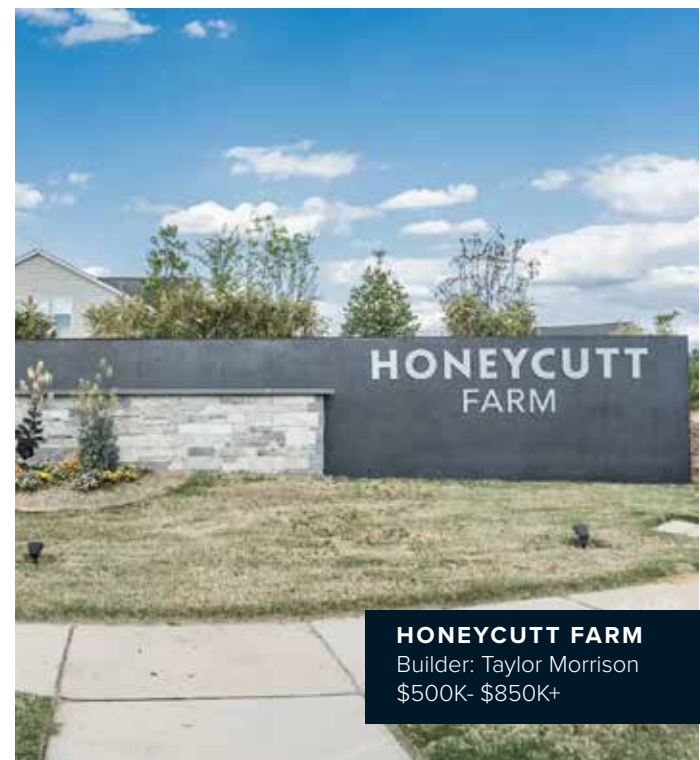


**VARINA GATEWAY**

Builder: DR Horton  
\$400K+

## RECENT HOMEBUILDER SUCCESS STORIES IN HOLLY SPRINGS

The average home sale price in Holly Springs is north of \$500,000. Due to the large influx of residents and high-quality jobs, residential development has seen a significant boom in response to the demand for housing options in Holly Springs.



**HONEYCUTT FARM**

Builder: Taylor Morrison  
\$500K - \$850K+



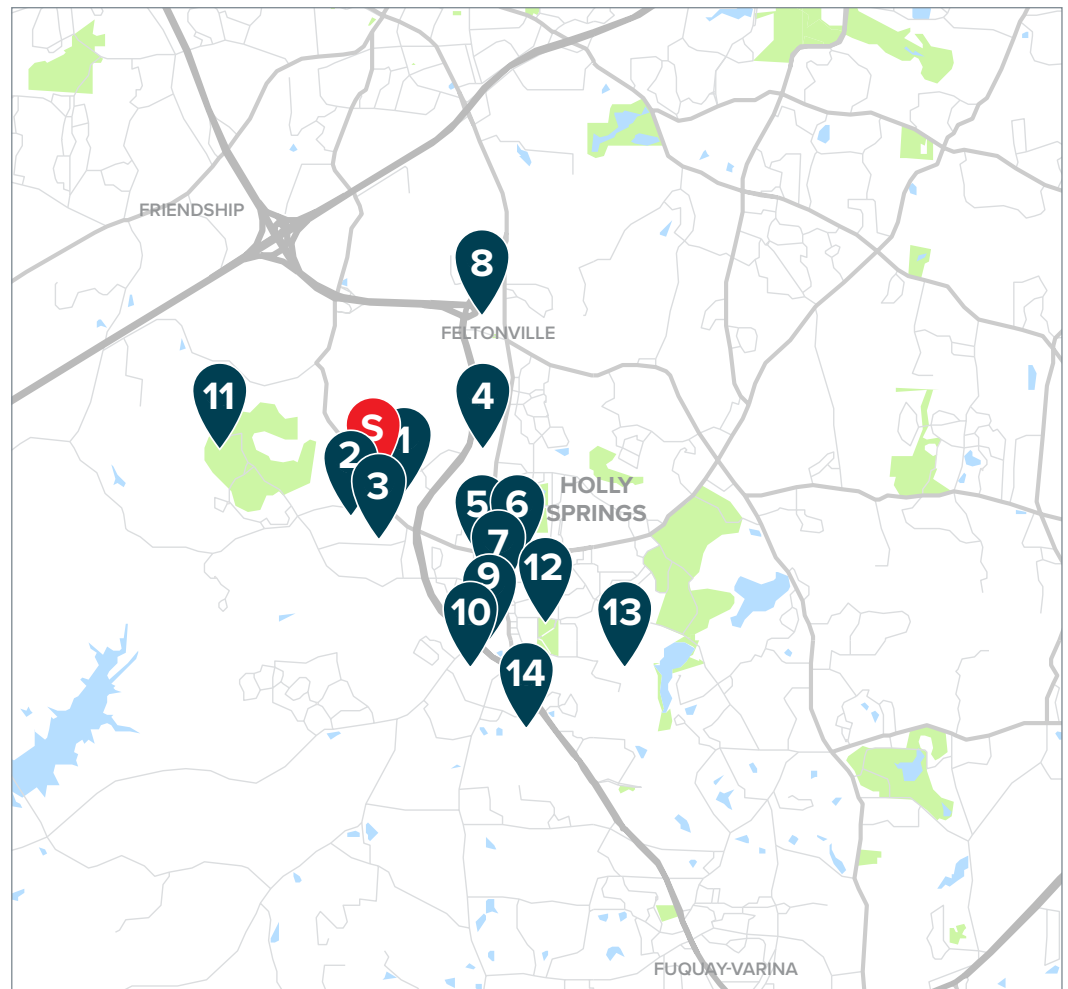
# EASILY ACCESSIBLE AMENITY RICH CORRIDOR

Chandler Crossing features phenomenal access to some of Holly Springs' best and most exciting attractions, including Downtown, Ting Stadium and Park, and 12 Oaks Country Club, all just a short drive away. This well-positioned site connects the area's main employers, popular shopping centers, green spaces, and desirable neighborhoods. People living here will have easy access to good job opportunities, outdoor recreation, and daily necessities like grocery stores, restaurants, and entertainment options.



## DRIVE TIME HIGHLIGHTS

LOCATION	DRIVE TIME
1 Holly Springs Towne Center (Target)	1 minute
2 Holly Springs Business Park	2 minutes
3 Carolina Brewing Company	3 minutes
4 Ting Field and Park	3 minutes
5 Downtown Holly Springs	3 minutes
6 Osha Thai Kitchen and Sushi	4 minutes
7 Smashed - Burgers and Cocktails	4 minutes
8 I-540 Interchange	4 minutes
9 Rex Holly Springs Hospital	4 minutes
10 South Park Village (Harris Teeter)	4 minutes
11 12 Oaks Country Club	5 minutes
12 Womble Park	5 minutes
13 Sugg Farm at Bass Lake	7 minutes
14 Ralph Stephens Rd (Future Wegmans)	7 minutes







HOLLY SPRINGS FARMERS MARKET (DOWNTOWN)



CAROLINA BREWING COMPANY

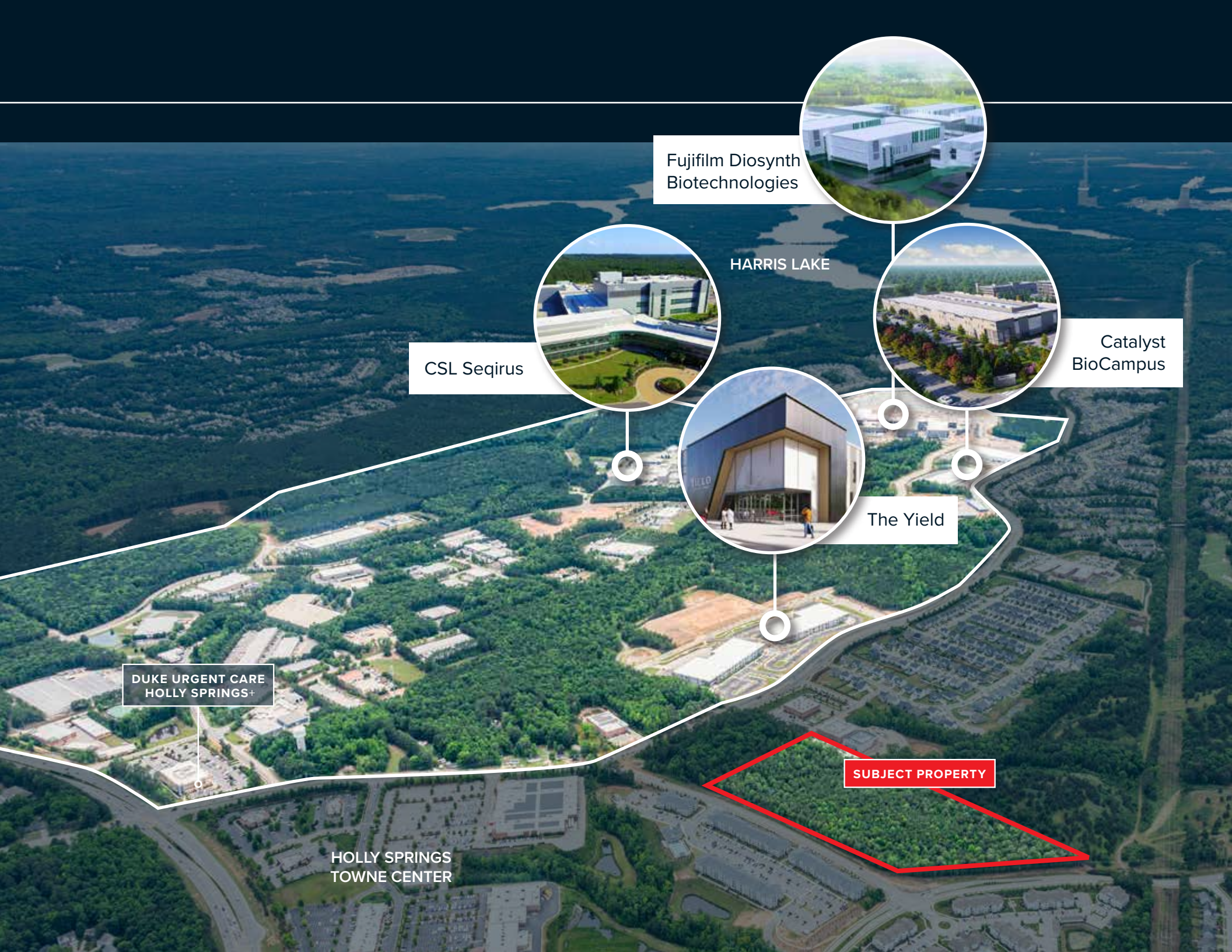


HOLLY SPRINGS TOWNE CENTER



WOMBLE PARK





Fujifilm Diosynth  
Biotechnologies

HARRIS LAKE

CSL Seqirus

Catalyst  
BioCampus


The Yield

DUKE URGENT CARE  
HOLLY SPRINGS+

SUBJECT PROPERTY

HOLLY SPRINGS  
TOWNE CENTER





**HELIX INNOVATION  
PARK AT FRIENDSHIP**  
Future lab, life sciences, and  
manufacturing build-to-suit opportunities

# HOLLY SPRINGS BUSINESS PARK

## *A HUB OF LIFE SCIENCE INVESTMENT AND INNOVATION*

Holly Springs has become a global biomanufacturing hub, and Holly Springs Business Park has seen substantial life science development and investment over the last 10 years, welcoming +/- 3,000 new jobs to the market. There has been over \$4 billion of life science investment in Holly Springs since 2016, and nearly 40% of all life science investment in the Triangle has occurred in Holly Springs. This robust interest in Holly Springs from life science users and developers further solidifies Holly Springs as the top life science hub in North Carolina, with further expansion on the horizon.

## **THE YIELD** (<2 Minute Drive)

Crescent Communities has launched THE YIELD, a new life science brand focused on developing bio-manufacturing and lab spaces in markets with strong life science talent and favorable business environments. The company has already made significant progress in Holly Springs, NC, with three distinct life science campuses totaling 2 million square feet of space and a planned investment exceeding \$1 billion

## **FUJIFILM DIOSYNTH BIOTECHNOLOGIES** (4 Minute Drive)

FUJIFILM Corporation has announced an additional \$1.2 billion investment in its FUJIFILM Diosynth Biotechnologies facility in Holly Springs, North Carolina, bringing the total investment to over \$3.2 billion. The expansion will make it one of the largest cell culture biopharmaceuticals CDMO facilities in North America. This investment will create 680 new jobs by 2031, bringing the total number of new, highly skilled local jobs to 1400 in Holly Springs.

## **CATALYST BIOCAMPUS** (3 Minute Drive)

The Catalyst BioCampus is a state-of-the-art biomanufacturing facility offering nearly half a million square feet of space for cGMP production, process development, laboratory work, and offices. Its innovative High-Performance Shell design enables pharmaceutical companies to expedite their market entry by up to 15 months, significantly reducing traditional timelines for facility setup and production initiation.

## **CSL SEQIRUS** (3 Minute Drive)

Seqirus, a leading global influenza prevention company, has received BARDA recognition for its domestic manufacturing capability of cell-based seasonal and pandemic influenza vaccines at its Holly Springs, North Carolina facility. This acknowledgment confirms Seqirus can produce 150 million doses of cell-based pandemic influenza vaccine. The Holly Springs facility, constructed via a public-private partnership with BARDA, is the world's largest cell-based influenza vaccine production site.





## NEARBY INVESTMENT IN: DOWNTOWN HOLLY SPRINGS

*The Town of Holly Springs remains committed to allocating resources for the preservation and enhancement of its historic downtown area.*

The Holly Springs Town Council has approved an updated plan for Downtown Holly Springs. The future vision includes key features such as an expanded farmers market, a street designed for festivals, new greenway links, and enhancements to Mims Park. This plan will continue to merge the town's charming Southern roots with its promising future.

The plan aims to create a distinct Downtown identity through public art, a Town square, and other elements that reflect Holly Springs' character and history. Implementation strategies outlined in the plan include developing a parking strategy, updating Mims Park, and launching a new Downtown brand. The Town of Holly Springs has continued to curate a vibrant and interconnected downtown area.



### PRIORITY PROJECTS:

MIMS PARK  
ENHANCEMENTS

PUBLIC MARKET

PERMANENTLY  
CLOSED FESTIVAL  
STREET

CURATED  
DOWNTOWN  
EXPERIENCE

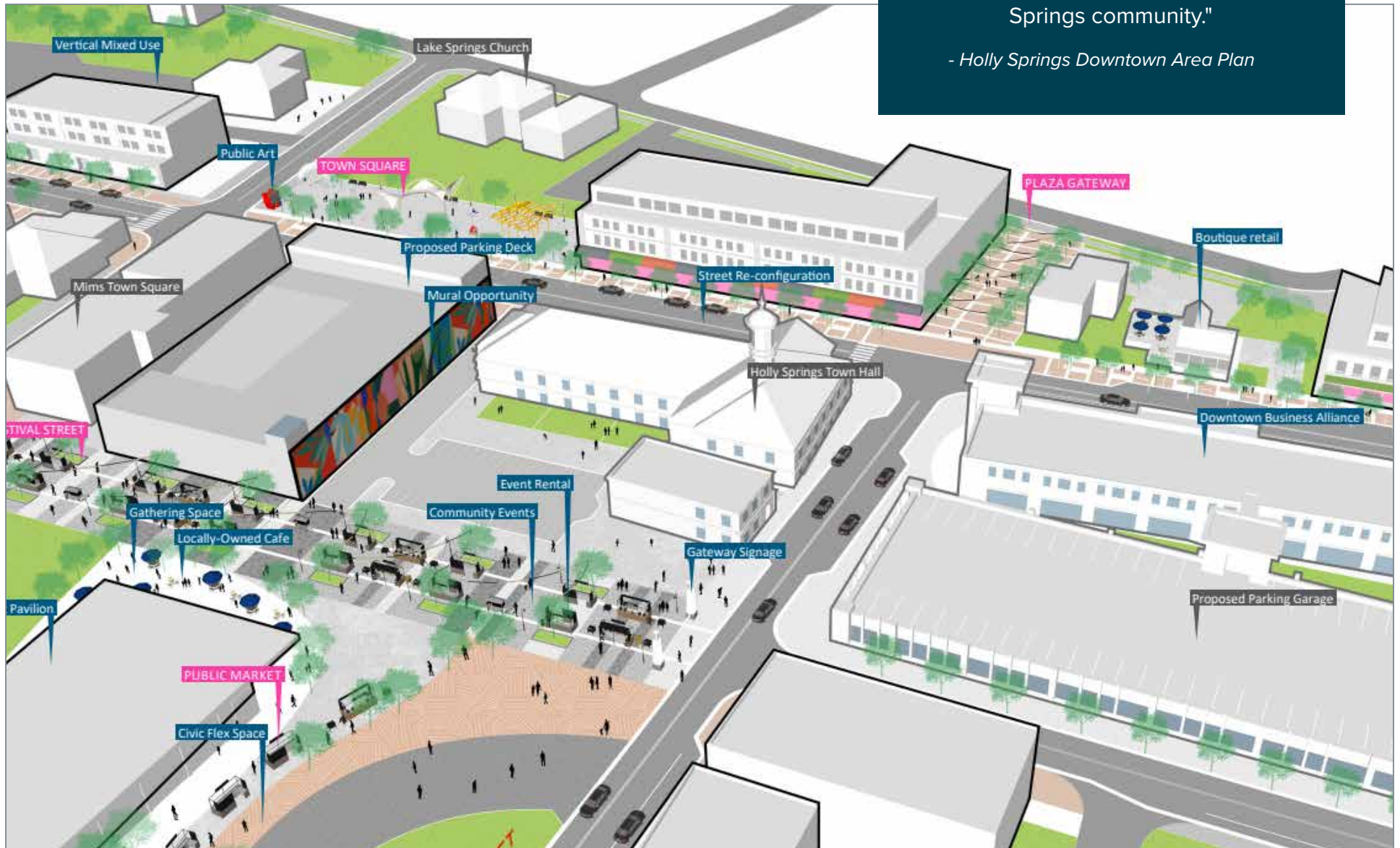
ADDITIONAL  
GREENWAY  
CONNECTIONS



# A CURATED DOWNTOWN

"Downtown will be widely recognized as a vibrant, family-friendly destination, celebrating its rich history and diverse culture, weaving the natural beauty of the area throughout, and supporting the entrepreneurial spirit of the Holly Springs community."

- Holly Springs Downtown Area Plan





# LAND SALE COMPARABLES

## RECENT TRIANGLE SURFACE PARKING MULTIFAMILY LAND SALE COMPARABLES

COMMUNITY / ADDRESS	AREA	FUTURE USE	ACRES	SALE PRICE	\$/ACRE	UNITS	DENSITY/ ACRE	\$/UNIT	\$/LAND FOOT	SALE DATE	DEVELOPER
<b>Azalea at the Park</b> Carpenter Fire Station Rd	Cary	Multifamily	19.53	\$12,400,000	\$634,921	307	16	\$40,391	\$14.58	Jul-24	ZOM Living
<b>Elevate 64</b>	Apex	Multifamily	35.15	\$13,000,000	\$369,844	392	11	\$33,163	\$8.49	May-24	Signature Property Group
<b>Avalon Lumley</b> Lumley and Page Road	Brier Creek	Multifamily	48.00	\$14,000,000	\$291,667	400	8	\$35,000	\$6.70	Apr-24	Avalon Bay
<b>Wendell Falls Multifamily (Collective)</b>	Wendell	Multifamily	24.18	\$10,250,000	\$423,904	376	16	\$27,261	\$9.73	Dec-23	Chaucer Creek
<b>Marlowe at Capital Hills</b> 3901 Capital Hills	North Raleigh	Multifamily	17.69	\$11,750,000	\$664,217	404	23	\$29,084	\$15.25	Sep-23	Greystar
<b>Marlowe at Buffalo Bend</b> 7300 Buffalo Road	East Raleigh	Multifamily	25.63	\$11,000,000	\$429,185	412	16	\$26,699	\$9.85	Sep-23	Greystar
<b>5009 Louisburg Rd</b>	Northeast Raleigh	Multifamily	20.71	\$14,000,000	\$676,002	350	17	\$40,000	\$15.52	Sep-23	The Halle Companies
<b>Averages</b>			<b>27.27</b>	<b>\$12,342,857</b>	<b>\$498,534</b>			<b>\$33,085</b>	<b>\$11.44</b>		

## RECENT LIFE SCIENCE LAND SALE COMPARABLES

SITE / ADDRESS	AREA	FUTURE USE	ACRES	SALE PRICE	\$/ACRE	\$/LAND FOOT	SALE DATE	BUYER/DEVELOPER
<b>Catalyst Biocampus*</b> 11651 Holly Springs New Hill Road	Holly Springs	Life Science	37.64	\$42,518,500	\$1,129,609	\$25.93	Dec-22, Mar-24	Apollo Global Management
<b>Helix Innovation Park</b> 0 Friendship Road	Holly Springs	Life Science	500.00	\$68,000,000	\$136,000	\$3.12	Apr-22	Creative Manufacturing Properties (CMP)
<b>AMGEN</b> 4130 Friendship Road	Holly Springs	Life Science	108.94	\$24,606,500	\$225,872	\$5.19	Dec-21	AMGEN
<b>FUJIFILM DIOSYNTH BIOTECHNOLOGIES</b> 100 Biotechnology Avenue	Holly Springs	Life Science	147.52	\$21,000,000	\$142,354	\$3.27	Jul-21	Fulifilm Diosynth Biotechnologies
<b>CSL Seqirus</b> 475 Green Oaks Parkway	Holly Springs	Life Science	157.91	\$15,000,000	\$94,991	\$2.18	Jul-15	CSL Seqirus
<b>Averages</b>			<b>190.40</b>	<b>\$34,225,000</b>	<b>\$345,765</b>	<b>\$7.94</b>		

\*Sale across multiple transaction. Includes two buildings +/- 18 acres of land for further development.



# RENT COMPARABLES

NAME	RENT	RENT/SF	OCCUPANCY	TOTAL UNITS	YEAR BUILT	AREA	ADDRESS	BUILDING LEVELS	TRUE OWNER	STATUS
Sweetwater Town Center	\$ 1,763	\$ 1.83	4.4 %	230	2024	962	1481 Richardson Rd	4	The Kalikow Group	Lease-Up
The Flats at 540	\$ 1,854	\$ 1.80	96.7 %	212	2018	1027	4001 Reedybrook Crossing	4	Hercules Living	Stabilized
Meridian at Ten Ten	\$ 1,706	\$ 1.73	93.4 %	272	2021	984	1000 Brynmar Oaks Cir	3	Northview Partners	Stabilized
Abberly Royal Creek	\$ 1,747	\$ 1.68	0.0 %	250	2025	1037	15101 Royal Creek Dr	4	HHHunt	Under Construction / Lease-Up
Comet Garner	\$ 1,475	\$ 1.67	98.5 %	264	2023	881	1500 Isner Ln	3	Cambridge Properties Inc	Stabilized
Holly Springs Place	\$ 1,560	\$ 1.65	92.5 %	239	2021	945	1501 Hendricks Hill Ln	3	Amzak Capital Management LLC	Stabilized
Main Street Square	\$ 1,593	\$ 1.64	99.4 %	172	2010	972	1001 Hayes Ln	3	Privately Owned	Stabilized
Magnolia South	\$ 1,432	\$ 1.59	82.1 %	168	2022	900	1000 Sweet Almond Dr	3	Southwood Realty	Stabilized
Andorra	\$ 1,502	\$ 1.46	88.2 %	288	2019	1,026	4000 Coleway Dr	3	King Properties Inc	Stabilized
<b>Averages</b>	<b>\$ 1,626</b>	<b>\$ 1.67</b>	<b>72.8 %</b>			<b>814</b>				





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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.