



MY DOOR

AT BRIER CREEK

RALEIGH, NORTH CAROLINA





My Door COMMUNITIES

CARY, NORTH CAROLINA
RALEIGH, NORTH CAROLINA

Jones Lang LaSalle (JLL), a North Carolina licensed real estate broker, has secured the exclusive sales representation for My Door at Brier Creek, alternatively referred to as the "Opportunity" or the "Asset." My Door at Brier Creek was completed in 2023 and features 39 townhome-style units. Developed by Blue Heel Communities, it boasts premium amenities and finishes tailored to its target demographic with personalized entrances, expansive lofts, and generous parking provisions. Each home features a covered porch or rear patio, privacy fences between yards, 2-car garages, while offering residents pristine interior finishes across 3 different floorplans.

Its strategic location in the Brier Creek offers access to exciting amenities, including some of the MSA's hottest new restaurants, social scenes, renowned shopping centers, and public gathering areas. Furthermore, the Asset offers top-rated schools in the area with an average of an "A" Niche rating. My Door at Brier Creek offers a special opportunity to acquire a community supported by favorable micro-market fundamentals, including strong renter demand.

My Door at Brier Creek's investment allure is strengthened by three crucial market dynamics: substantial homeownership expenses, attractive rental rates, and strong local household earnings. This combination presents considerable opportunities for increasing rental income. The portfolio's value is further amplified by its convenient access to highly ranked educational institutions and Raleigh-Durham's major employers. Situated in the heart of the Research-Triangle Park (RTP), the Asset benefits from its strategic location with over 300 companies, and more than 50,000 full-time employees who work in the park. The Asset provides direct access to RDU's primary employment centers while maintaining connections to the city's vibrant urban lifestyle.







DESIGNER BATHROOMS



FAMILY LOFT

SUBMARKET-LEADING UNIT AMENITIES & INTERIORS

My Door at Brier Creek:

- Outdoor Gathering Space
- Miles of Sidewalks
- Energy-efficient Home Designs
- Stylish Chrome Lighting
- Recessed Lighting
- Programmable Thermostat
- Gas Stove
- Electric Car Plug
- Covered Porch or rear patio (per plan)
- Privacy Fence between yards
- 2 Car Garage
- Two-tone Paint Scheme
- 9' Smooth Ceilings
- Luxury vinyl plank flooring
- Ceramic tile Backsplash
- Ceiling fans in master bedroom and living room
- Quartz Countertops
- Stainless Steel Appliances
- Office Work Area
- Open Floor Plan



OUTDOOR GATHERING AREA



TWO-TONE PAINT SCHEME



2-CAR GARAGE



LUXURY VINYL PLANK FLOORING



FENCED-IN BACKYARD



OFFICE WORK AREA



PRIVATE PATIO



LAUNDRY ROOM



OPEN FLOOR PLAN

EXCEPTIONAL RETAIL AND ENTERTAINMENT AMENITIES WITHIN WALKING DISTANCE

MY DOOR AT BRIER CREEK



RESTAURANTS

McDonald's
Wingstop
Red Robin Gourmet Burgers and Brews
Starbucks
Cinnaholic
Moe's Southwest Grill
Cold Stone Creamery
Panera Bread
Marco's Pizza
Wild Wing Cafe
Flame Kabob
San Jose Tacos & Tequila
Carolina Ale House - Brier Creek
V Pizza - Brier Creek
Angus Barn
Wendy's
Olive Garden Italian Restaurant
LongHorn Steakhouse
Alpaca Peruvian Charcoal Chicken
Chili's Grill & Bar
Brixx Wood Fired Pizza + Craft Bar
Bad Daddy's Burger Bar
Starbucks
First Watch
Schianos Restaurant



GROCERY/RETAIL

Walmart Supercenter
Target
Fresh International Market - Raleigh
Food Lion
Harris Teeter
Publix Super Market at Leesville
Market Place
Harris Teeter
CVS



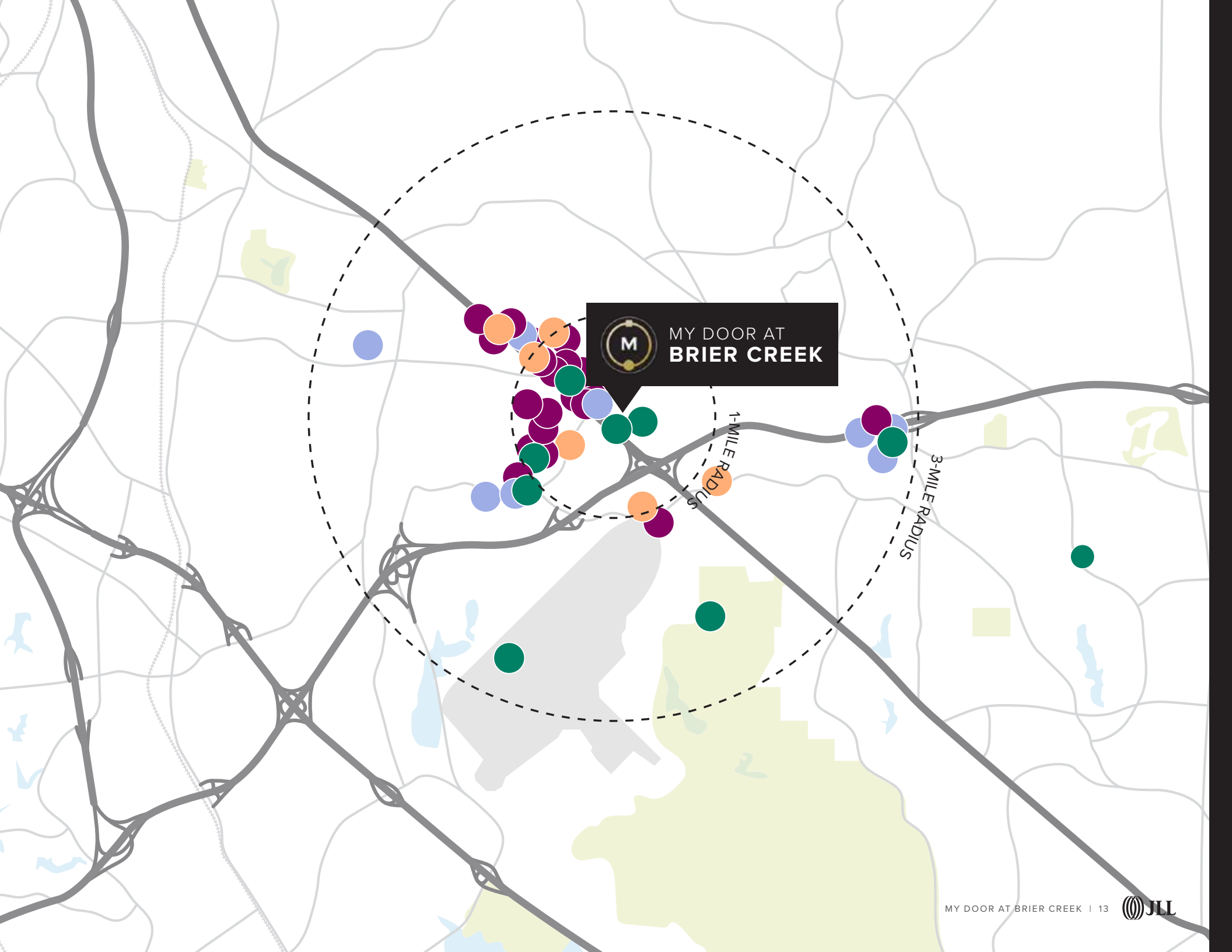
PARKS/ATTRACTIONS

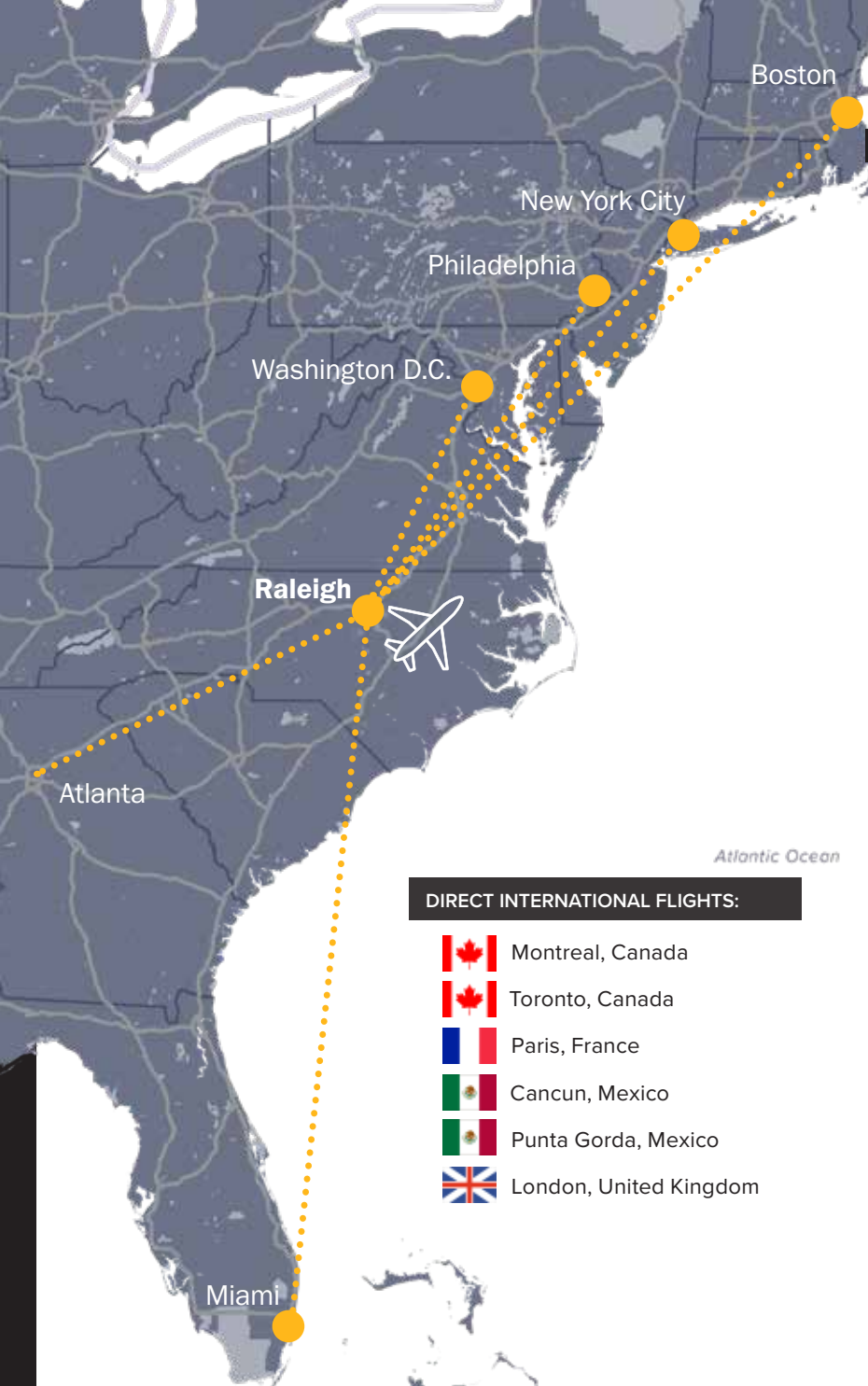
Alexander Place
William B. Umstead State Park
Raleigh-Durham International Airport
Brier Creek Commons
Regal Brier Creek
Brier Creek Memorial Gardens
Frankie's of Raleigh
Leesville Towne Centre
Lake Lynn Park



FITNESS

O2 Fitness Raleigh - Brier Creek
Planet Fitness
BC Fitness
Archetype Strength RTP
DFX Crossfit
Cambridge Fitness Brier Creek





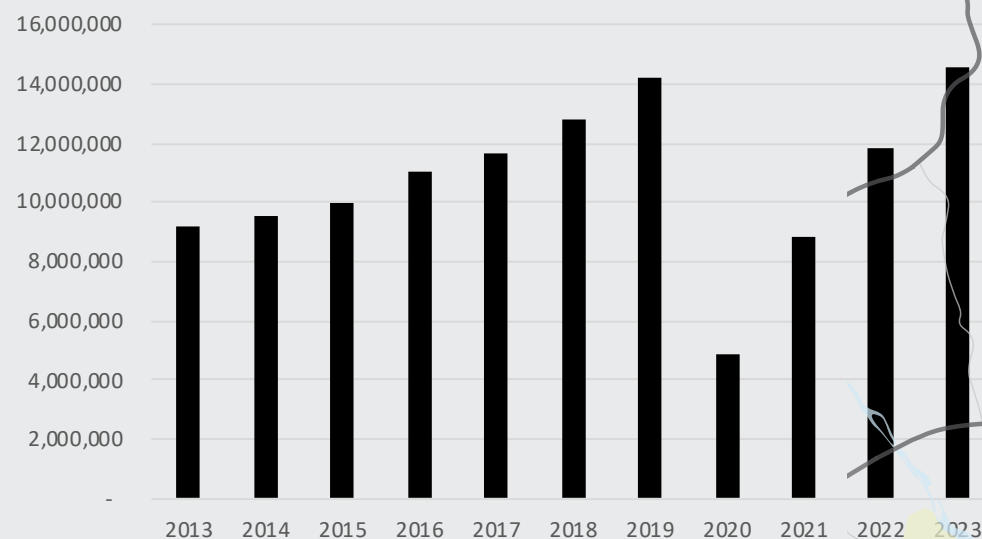
GLOBAL CONNECTIVITY

A PREMIER BRAIN HUB WITH EXCELLENT CONNECTIVITY

Raleigh-Durham International Airport (RDU) is located approximately 20 minutes away from 4800 Falls. RDU transported more than 14.5 million passengers in 2023, its highest annual traffic on record, and is served by ten major airlines providing more than 400 daily flights to more than 60 domestic and international non-stop destinations. The airport recently completed two major projects: completion of a state-of-the-art \$570 million Terminal 2 expansion and a \$68 million Terminal 1 modernization. Both terminals now offer passengers a beautiful, open environment that ranks on par with the nation's premier airports. Future plans include an additional terminal and runway to accommodate for increased travel to and from international destinations, specifically direct flights to and from Asia.

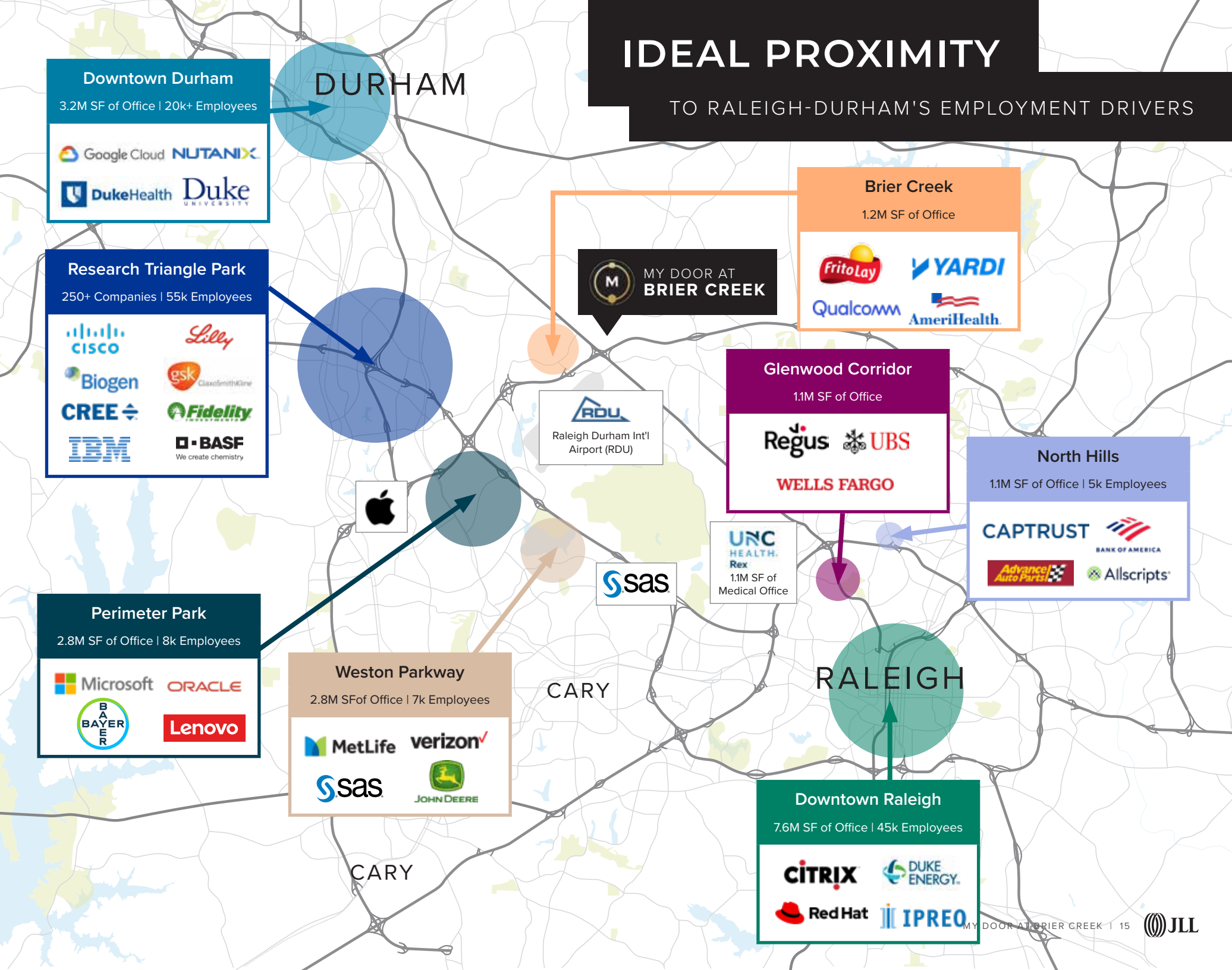
RDU's growing list of non-stop options includes most United States gateway markets such as NYC, Boston, San Francisco, Los Angeles, and Miami along with a handful of international destinations including London, Paris, and Toronto.

RALEIGH-DURHAM INTERNATIONAL AIRPORT
Total Annual Passengers



IDEAL PROXIMITY

TO RALEIGH-DURHAM'S EMPLOYMENT DRIVERS



MARKET-LEADING DEMOGRAPHICS

My Door at Parkside stands out with its exceptional location in the Raleigh MSA. Demographics within a 3-mile radius surpass those of Wake County as a whole. The Raleigh-Durham area sees around 70 people relocating to the area daily, thanks to the presence of top companies that represent numerous industries, job growth is constant. In addition, the educational system — from its highly-ranked public schools, prestigious private schools, and both major universities and smaller colleges that are spread throughout — is top-notch and brings opportunity to all ages.

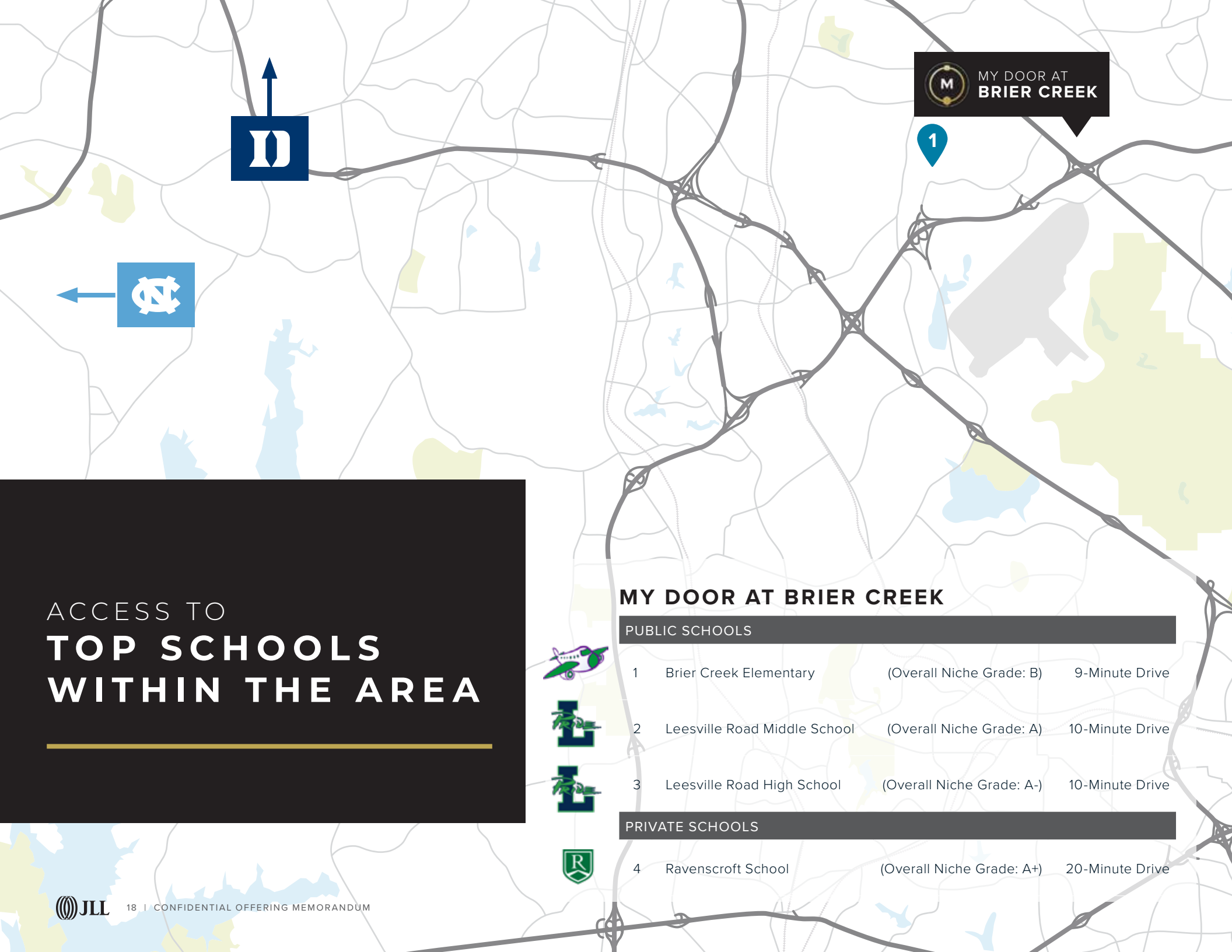
In addition, the universities have ensured the region has the most outstanding healthcare available for residents across the area. Duke and UNC healthcare are top-ranked hospitals with many specialties and types of care available.

Furthermore, the 1, 3 & 5-Mile radius around the Asset showcase a remarkable average household income exceeding \$150k+. This high-income bracket attracts affluent residents to the area, adding to its desirability. Notably, the 1-Mile area around Asset's have experienced a growth rate 3 times greater than that of Wake County since 2010, solidifying its position as a flourishing and prosperous region.

MY DOOR AT BRIER CREEK

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE	WAKE COUNTY
EDUCATION & WORKFORCE				
College Degree <i>(Bachelor or Higher)</i>	84.10%	85.56%	85.46%	80.71%
Unemployment Rate	2.33%	2.31%	2.06%	2.68%
White Collar Workers	80.45%	80.57%	79.36%	73.76%
AVERAGE HOUSEHOLD INCOME				
2024 Estimate	\$111,934	\$156,589	\$157,192	\$148,240
2029 Projection	\$116,287	\$163,178	\$163,614	\$154,722
POPULATION				
2029 Projection	7,504	45,326	103,427	1.3 M
2024 Estimate	7,095	42,625	97,783	1.2 M
2020 Census	6,493	41,645	94,890	1.13 M
Annual Growth <i>(2010-2024)</i>	6.71%	3.69%	3.37%	2.54%
Median Age	34.2	39.0	38.2	36.6
HOUSEHOLDS				
2024 Estimate	3,932	20,267	45,284	484,285
2029 Projection	4,174	21,691	48,086	530,544
Annual Growth <i>(2010-2024)</i>	8.09%	3.90%	3.35%	2.87%





ACCESS TO
TOP SCHOOLS
WITHIN THE AREA

MY DOOR AT BRIER CREEK

PUBLIC SCHOOLS



1	Brier Creek Elementary	(Overall Niche Grade: B)	9-Minute Drive
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2	Leesville Road Middle School	(Overall Niche Grade: A)	10-Minute Drive
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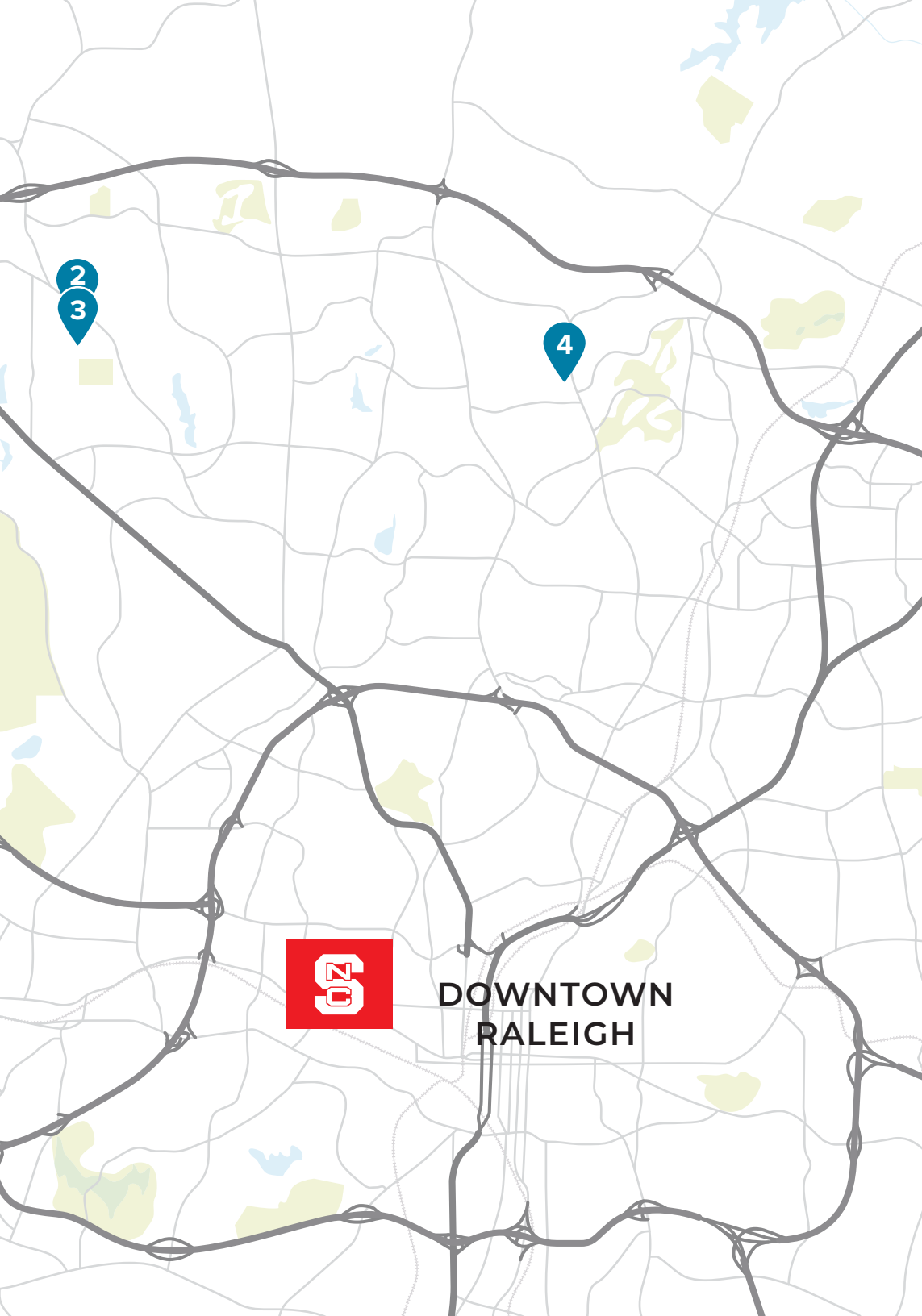


3	Leesville Road High School	(Overall Niche Grade: A-)	10-Minute Drive
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PRIVATE SCHOOLS



4	Ravenscroft School	(Overall Niche Grade: A+)	20-Minute Drive
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Wake County offers excellent access to top-rated schools, making it an ideal choice for families with children. The area is known for its dedication to providing quality education, with a wide range of public, private, and charter schools available to residents. These schools boast high academic standards, experienced teachers, and a strong emphasis on student success.

Families residing in Wake County can take advantage of top-performing public schools within close proximity. These schools have a reputation for providing a well-rounded education and preparing students for future academic and professional achievements. With small class sizes and personalized attention, students in Wake County benefit from an optimal learning environment.

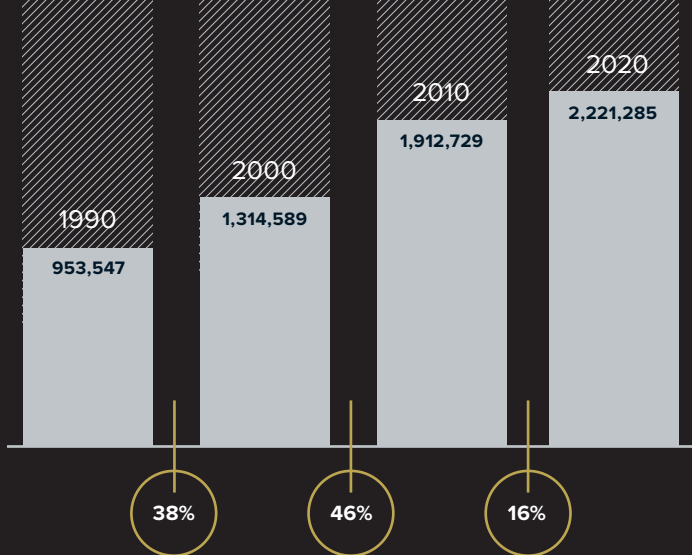
In addition to public schools, Wake County also offers access to prestigious private schools. These educational institutions provide alternative options for families seeking specialized programs and unique learning approaches. The availability of diverse educational choices in Wake County ensures that parents can find the best fit for their children's individual needs and aspirations.



A BOOMING METROPOLITAN AREA

THE TRIANGLE REGION: RALEIGH-DURHAM, CHAPEL HILL

The Triangle Region, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over 2.2 million residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country. Between 2000 and 2020, the area welcomed more than 900,000 newcomers for a nearly 69% cumulative uptick in population and was recently projected to be the second fastest-growing large city in the U.S. between 2015 and 2030, according to the United Nations Population Division. The Triangle is continually ranked among the nation's best metropolitan areas as a result of its robust economy, attractive business climate, highly educated workforce, established infrastructure, and outstanding quality of life. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.



RALEIGH-DURHAM POPULATION

<p>69%</p> <p>CUM. POPULATION GROWTH SINCE 2000</p>	<p>43</p> <p>NEW RESIDENTS PER DAY</p>
<p>No. 1</p> <p>AMERICAN CITIES OF THE FUTURE SINCE 2000</p>	<p>No. 1</p> <p>BEST PLACE TO LIVE MONEY MAGAZINE</p>
<p>No. 1</p> <p>BEST STATE FOR BUSINESS CNBC (2022 AND 2023)</p>	<p>No. 2</p> <p>FASTEST GROWING LARGE U.S. CITY CURRENT-2030, UN POP. DIVISION</p>
<p>No. 2</p> <p>MOST EDUCATED CITY IN THE U.S. FORBES</p>	<p>No. 2</p> <p>TOP 10 CITIES FOR TECH JOBS FAST COMPANY</p>
<p>No. 3</p> <p>HOTTEST JOB MARKET IN AMERICA</p>	<p>No. 6</p> <p>REAL ESTATE INVESTMENT MARKET</p>



A WELL-BALANCED ECONOMY

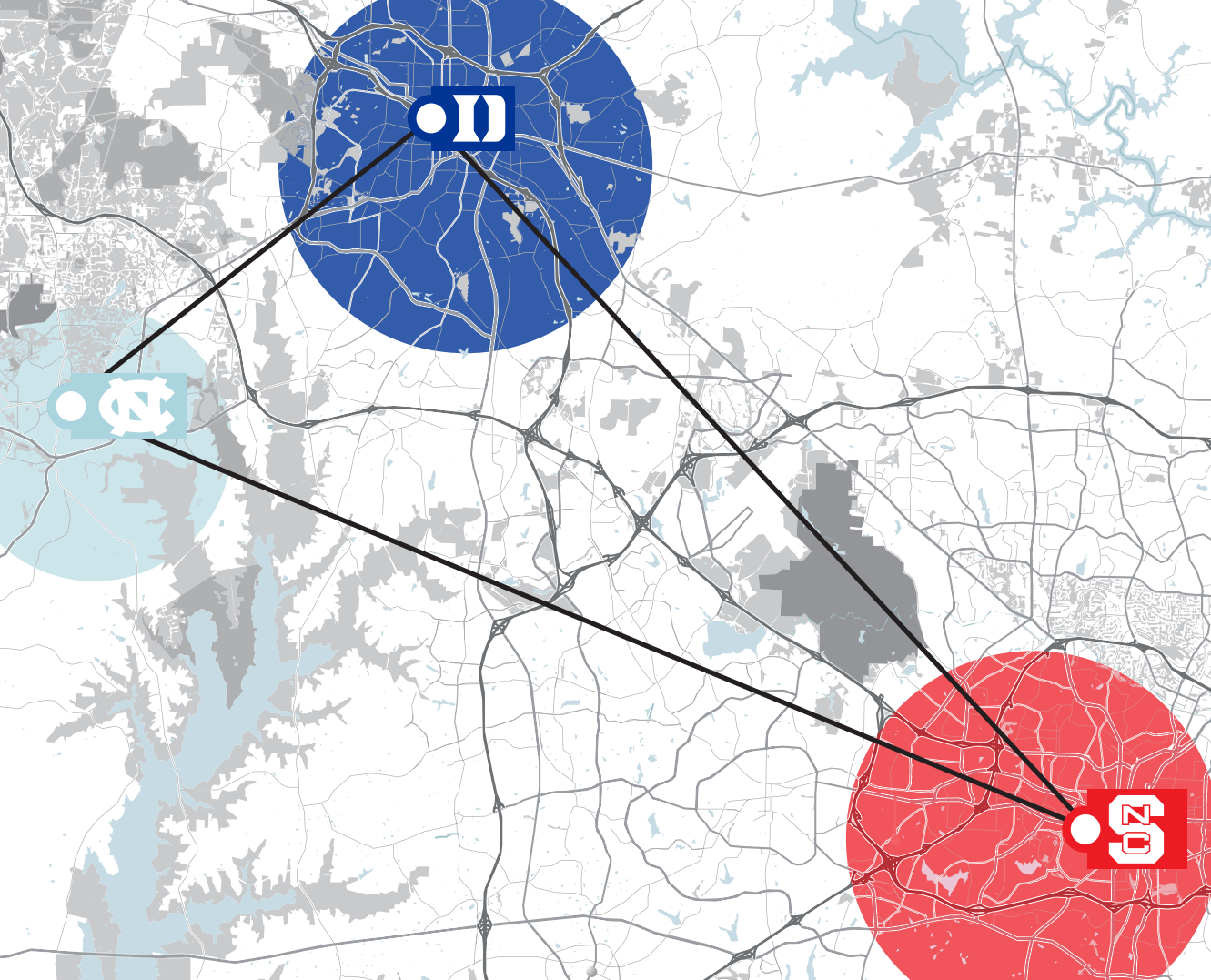
WITH STRONG ECONOMIC FUNDAMENTALS

The Research Triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country

The Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government. Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to take advantage of the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. Economic expansion has been further amplified by research funding and innovations at several world-class medical research centers, such as UNC Health Care and Duke University Medical Center.

The region continues to attract large new-to-market companies that have made major hiring announcements, such as Apple, Google, Fujifilm, Eli Lilly, GRAIL Therapeutics, Beam Therapeutics, Advanced Auto and Pfizer, among many others.

Several recent in-market growth announcements were made by companies such as Syneos Health, Bandwidth, ABB, Credit Suisse, LabCorp, GlaxoSmithKline, Rho, Lenovo, LabCorp, Precision Biosciences, Red Hat, Citrix, Nutanix, AskBio, Pendo and Xerox, among others.



TIER-1 RESEARCH UNIVERSITIES

ECONOMIC DRIVERS PROPELLED BY LEADING ACADEMIC INSTITUTIONS

The Research Triangle area is home to twelve colleges and universities that enroll more than 100,000 students. Not only do these institutions provide the area with more than 25,000 graduates each year, they also are a fundamental reason why the Triangle region is home to the second most educated workforce in the country. Approximately half of the population holds a Bachelor's degree and nearly one in five people hold a graduate degree.



NC STATE UNIVERSITY RALEIGH

[NCSU.EDU](https://www.ncsu.edu)

No. 2
BEST VALUE
AMONG NC PUBLIC
UNIVERSITIES

100+ startups and spinoffs based on NC State research, attracting a total of **\$1.6 billion** in venture capital

No. 16 school for entrepreneurship according to the Princeton Review

No. 5 in invention disclosures among universities without a medical school

DUKE UNIVERSITY DURHAM

[ADMISSIONS.DUKE.EDU](https://admissions.duke.edu)

No. 10
IN THE NATION IN
R&D SPENDING
FORBES FEB 2021 ARTICLE

84% of Duke graduates go on to pursue advanced degrees

\$1.2 billion in annual research expenditures

No. 12 Among Universities, Research Institutions, and Hospitals for NIH funding, \$484M (2020)

UNIVERSITY OF NORTH CAROLINA CHAPEL HILL

[RESEARCH.UNC.EDU](https://research.unc.edu)

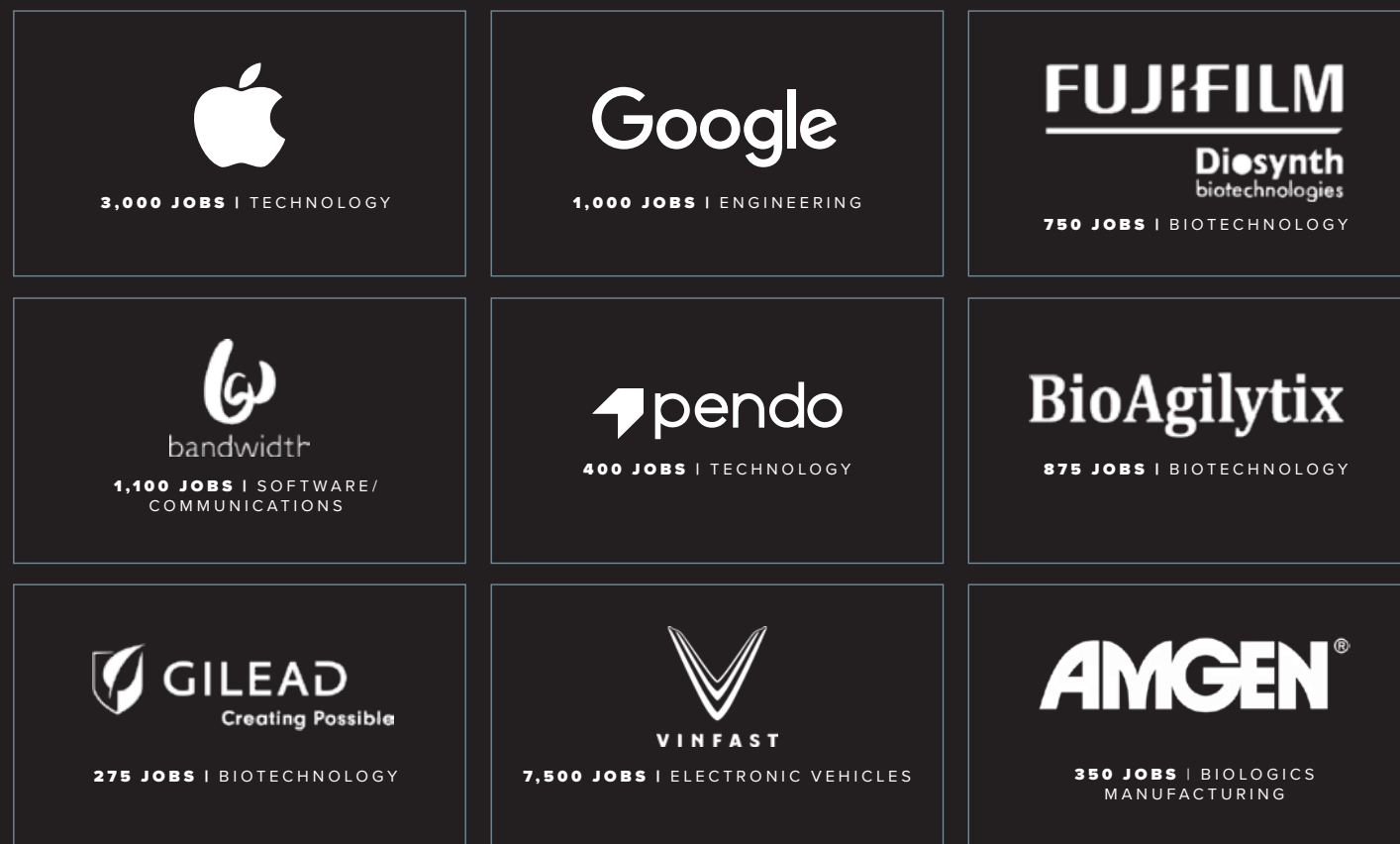
No. 5
BEST PUBLIC
UNIVERSITY IN THE
UNITED STATES
U.S. NEWS & WORLD
REPORT'S 2018 "BEST
COLLEGES" GUIDEBOOK

\$1.1 billion in annual research expenditures

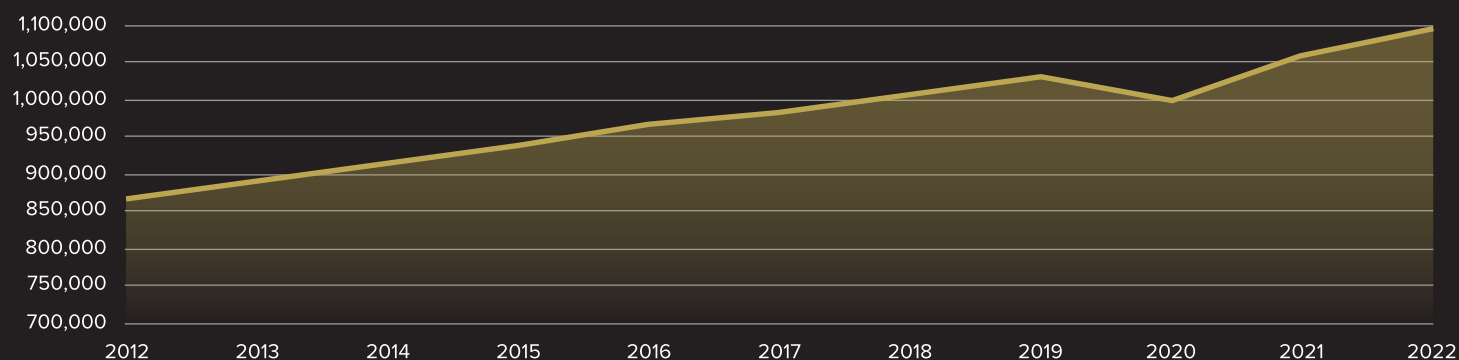
More than \$10 billion in annual revenue generated in Carolina-based startups

No. 6 University - In US for federal research, \$721M

RECENT REGIONAL ECONOMIC + JOB ANNOUNCEMENTS



RALEIGH-DURHAM EMPLOYMENT GROWTH (2011-2022)



LARGEST EMPLOYERS

STATE OF NORTH CAROLINA

49,500 employees

DUKE UNIVERSITY & HEALTH SYSTEM

41,206 employees

UNC CHAPEL HILL & HEALTH SYSTEM

20,200 employees

WAKE COUNTY PUBLIC SCHOOL SYSTEM

18,554 employees

IBM CORPORATION

10,000 employees

WAKEMED HEALTH & HOSPITALS

8,500 employees

SAS INSTITUTE, INC.

6,600 employees

CISCO SYSTEMS, INC

4,500 employees

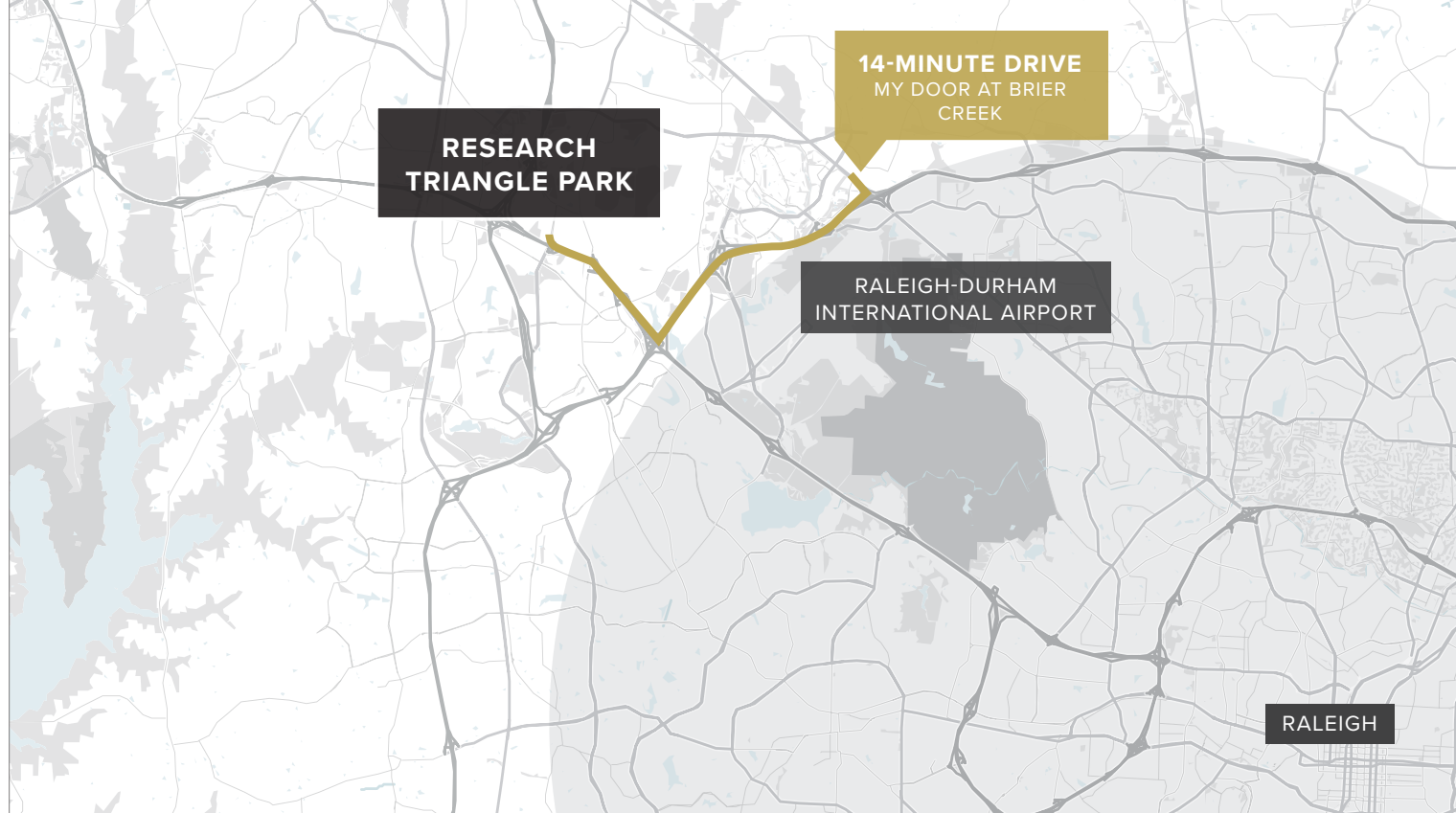
No. 1
LARGEST RESEARCH
PARK IN THE COUNTRY

22.5M
SQUARE FEET OF
BUILT SPACE

300+
COMPANIES IN
RESEARCH TRIANGLE
PARK

50,000+
TOTAL EMPLOYEES

\$2.7B
RTP EMPLOYEES'
COMBINED ANNUAL
SALARIES



Notable Inventions Include:

1965
AstroTurf by Chemstrand

1972
The barcode by IBM

1987
3D ultrasound by Duke University

1988
Periodic Table of Elements by
the International Union of Pure and
Applied Chemistry (IUPAC)

2013
Auditory brain stem implant
by UNC Hospital

SUSTAINED INFLUENCE

RESEARCH TRIANGLE PARK

Lauded as a center of scientific innovation, Research Triangle Park (RTP) is the largest high-technology research and science park in North America. It was founded in 1959 with the hopes to inspire collaboration between businesses, government, and universities. RTP's founders have succeeded in their goal to transform post-war North Carolina from a poor tobacco-growing state into a thriving and innovative economy. The Park is supported by three surrounding universities; Duke University, UNC - Chapel Hill, and NC State University, which frequently partner with RTP companies on research initiatives.

RTP currently includes over 300 companies and more than 50,000 full time employees work in the park. Businesses in fields such as micro-electronics, telecommunications, biotechnology, chemicals, pharmaceuticals, and environmental sciences make up the bulk of the tenants. Industries invest more than \$296 million in research and development at the region's universities each year – double the average research and development investment for innovation clusters elsewhere in the nation.

Nearly 65 years after its founding, RTP has garnered international attention as a leading science and technology center.

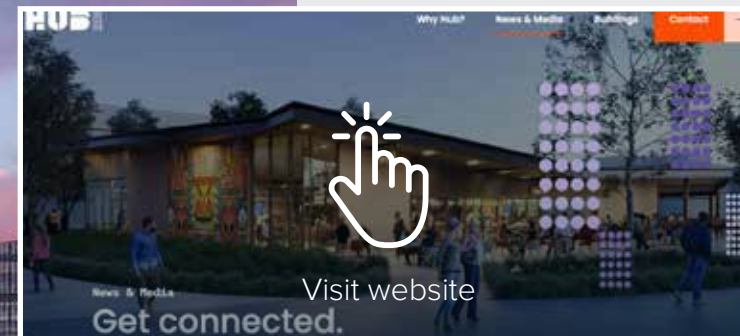


Horseshoe at HUB RTP lands first office tenant, Data443

UNMATCHED ACCESS TO AMENITIES

One of Research Triangle Park's newest additions, Hub RTP is a 44-Acre \$1.5B Investment which broke ground in early 2021. Phase I of the project, slated to bring 50,000 square feet of retail and office, is expected to be completed in Q2 of 2024.

Best-in-class Developers



HUB RTP

mixed-use vision

75,000
SF of retail

1,000,000
SF of class-A custom
office space

150
Room boutique hotel
on site

275
Room full-service
hotel on site

14
Acres dedicated
greenspace



Boxyard RTP

Boxyard RTP provides Research Triangle Park with more than 18,000 square feet of retail, dining, and entertainment from re-purposed shipping containers. Boxyard RTP offers tenants within the park and surrounding areas a place to eat, drink, collaborate, and innovate.



MY DOOR AT BRIER CREEK

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About JLL

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