

# STOVALL STATION

## TOWNHOMES

BRAND NEW STUDENT HOUSING PRODUCT IN  
RALEIGH, NC, ADJACENT TO NC STATE



38829

A photograph of a row of modern townhouses. The houses feature a combination of brick and light grey horizontal siding. They have white trim around windows and doors. The sky is a clear, vibrant blue. The perspective is from the sidewalk, looking down the row of houses.

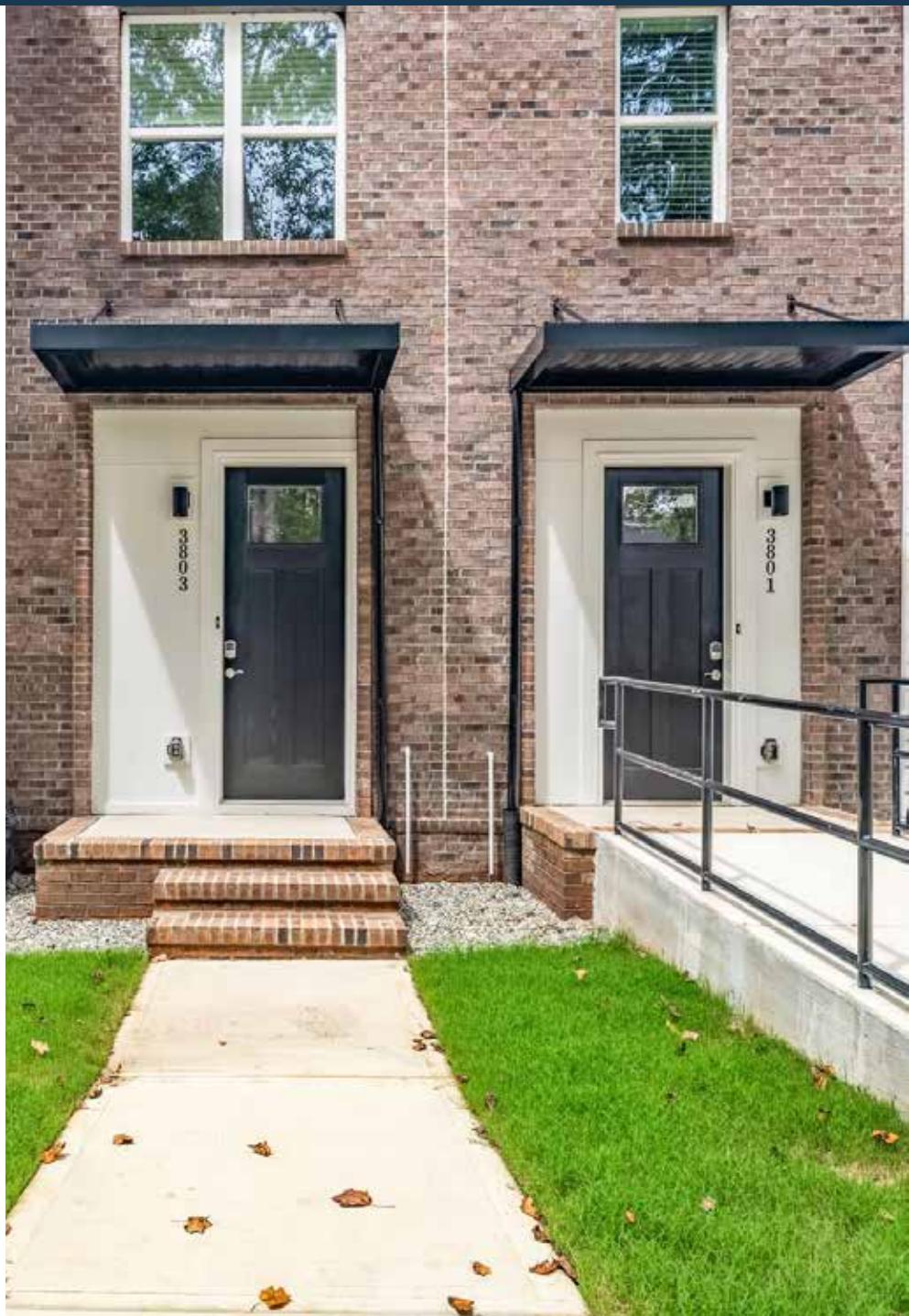
# EXECUTIVE SUMMARY

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# THE OFFERING

## PROPERTY SUMMARY

<b>ADDRESS</b>	3801 SPERRY LAND CT.
<b>CITY, STATE, ZIP</b>	RALEIGH, NC 27606
<b>YEAR BUILT</b>	2025 & 2026
<b>NUMBER OF UNITS</b>	30
<b>NUMBER OF BEDS</b>	120
<b>AVERAGE UNIT SIZE</b>	2,000 SF
<b>TOTAL SF</b>	60,000
<b>NUMBER OF BUILDINGS</b>	6
<b>SITE SIZE</b>	3.37 ACRES
<b>CURRENT DENSITY (UNITS/ACRE)</b>	8.90



# OFFERING PROCEDURES



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**TOUR SCHEDULE:**

Please contact Ryan Gavigan (ryan.gavigan@jll.com), Ben Bury (ben.bury@jll.com), Woody Flythe (woody.flythe@jll.com), or Nate Zima (nathan.zima@jll.com) to schedule a tour. Under no circumstances are Investors allowed to visit the Property without approval from JLL. Failure to adhere to this request will be taken into consideration by the Seller when reviewing offers.

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**OFFER DATE:**

To Be Announced

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**BEST & FINAL:**

Upon review of the initial offers submitted, if appropriate, a select group of Investors will be notified of their participation within the Best and Final Round.

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**TERMS AND CONDITIONS:** The Property is offered on an "as is" basis.

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**SELECTION AND CRITERIA:**

The prospective Investor will be selected by the Owner, in its sole and absolute discretion, on the basis of a complement of factors, including, but not limited to, purchase price; the Investor's financial strength/balance sheet capacity; level of discretion to invest funds; ability to close in a timely fashion; experience in closing similar transactions; reputation within the industry and the extent to which due diligence is completed.

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3829

A photograph of a row of modern townhouses under construction. The buildings feature a mix of brick and light-colored siding. Some units have white trim and shutters. The sky is a clear, vibrant blue. The text 'INVESTMENT HIGHLIGHTS' is overlaid in the center of the image.

# INVESTMENT HIGHLIGHTS

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# EXECUTIVE SUMMARY

Stovall Station Townhomes presents investors with 30 units (120 beds) of best-in-class, new construction, student housing townhome product on the edge of the North Carolina State University (NC State) campus. The asset's prime location between Centennial and Main Campus provides a central location for undergraduate and graduate students alike.

The property has been meticulously planned and constructed to achieve top of market rents with custom home style finishes, two car, side-by-side garages, and large patio spaces at each unit. With all units finishing construction in 2025 or 2026, the asset will require little to no CapEx through the life of the hold.

Locationally, the asset serves NC State which has seen tremendous growth in their student population reaching over 40,000 students for the first time this year with plans to grow north of 42,000 students by 2030.

Student housing market dynamics for NC State remain attractive with occupancy north of 97% since 2022 largely driven by the limited student housing options on and off campus leading to an unmet demand of over 10,000 beds. This bed deficit has also supported strong rent growth with CAGR of 5.9% over the last 5 years.

## UNIT MIX

Unit Type	Unit Count	Square Feet	Market Rent Per Unit	Market Rent Per Bed
4x4.5	28	2,000	\$4,500	\$1,125
4x3.5 (ADA)	2	2,000	\$4,500	\$1,125
<b>Totals / Avg.</b>	<b>30</b>	<b>2,000</b>	<b>\$4,500</b>	<b>\$1,125</b>



## INVESTMENT HIGHLIGHTS



### BRAND NEW CONSTRUCTION OPPORTUNITY

- 2025 & 2026 completion
- Turn Key Asset
- Best in class construction



### STRONG STUDENT HOUSING FUNDAMENTALS

- 95%+ student housing occupancy in the market since 2016
- 4.2% CAGR on rent increases since 2016
- 27.9% on-campus housing beds compared to enrollment



### ROBUST UNIVERSITY GROWTH

- 90%+ freshman applicant growth in last decade.
- 20%+ ten year enrollment growth.
- 42,000+ enrollment goal by 2030.



### WELL LOCATED BRIDGING MAIN AND CENTENNIAL CAMPUS

- Adjacent to Centennial Campus featuring 2+ MSF of commercial space with up to 12 MSF of additional space.
- Centennial Campus expansion plans include a \$180M life science building delivering this year along with \$226M in planned renovations over the next 5-7 years.
- Adjacent to Main Campus featuring dining halls, academic buildings, and serves as the hub of student life at NC State.

## APARTMENT AMENITIES

- Two Car, Side-by-Side Garages
- Large Patios
- Granite Countertops
- Stainless Steel Appliances
- In-unit Washer/Dryers
- Hardwood Floors
- Custom Home Finishes
- Bed/Bath Parity
- Excess Parking

# BEST IN CLASS CONSTRUCTION

The asset presents investors with some of the best student housing construction in the market. Beyond the high-quality craftsmanship and attention to detail from the developer, the asset outpaces the submarket with two car, side-by-side garages, large patios, and excess parking north of the total bed count for the asset.

Given the strong construction profile and recent completion the asset presents investors with a unique opportunity featuring no outstanding capital improvements and unique features that will be difficult to replicate in the dense neighborhood.

OUTPACING THE  
MARKET WITH:

TWO CAR GARAGES

EXCESS PARKING

OVERSIZED PATIOS





# NC STATE UNIVERSITY

NC State welcomed 40,503 students in 2025 across undergraduate and graduate programs, a 5.3% increase from the prior year. The University has seen strong, controlled growth with total enrollment increasing 20% over a ten-year period and breaching 40,000 students for the first time this year.

Recently the school has experienced strong athletic success being the ACC Basketball Champions from the 2023-24 season and making their first Final Four appearance in 40 years, helping to drive freshman applications over 10% between 2023 and 2024. Prior to this success, NC State still saw strong growth in first year applicants due to the national recognition of the University and strong rankings, being the 7th best value among public universities nationwide.



Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	10-Year Change	10-Year Growth
Undergraduate	23,647	24,150	25,199	25,973	26,150	26,505	26,254	27,323	28,422	30,504	6,657	28%
YOY Growth		1.3%	4.3%	3.1%	0.7%	1.4%	-1.9%	4.1%	4.0%	7.3%		
Graduate	9,908	10,282	10,280	10,331	9,892	10,326	10,446	9,991	10,042	9,999	91	1%
YOY Growth		3.8%	0.0%	0.5%	-4.2%	4.4%	1.2%	-4.4%	0.5%	-0.4%		
Total Enrollment	33,755	34,432	35,479	35,304	36,042	36,831	36,700	37,314	39,464	40,503	6,746	20%
YOY Growth		2.0%	3.0%	2.3%	-0.7%	2.2%	-0.4%	1.7%	3.1%	5.3%		
Freshman Applicants	25,929	29,859	30,193	30,995	31,374	32,893	35,420	39,822	44,043	48,352	22,423	90%
YOY Growth		3.6%	12.4%	2.7%	1.2%	4.8%	7.7%	12.4%	10.6%	12.1%		



# NC STATE STUDENT HOUSING MARKET OVERVIEW

Due to limited on-campus housing options and just a one-year on-campus living requirement, NC State offers a large pool of students requiring off-campus housing. Over 25,000 students require off-campus housing as of 2025, compared to 11,190 purpose-built off-campus beds. This imbalance has helped generate 98% market occupancy. Given the large demand pool, Stovall Station Townhomes must capture just 0.46% of full-time, off-campus students to reach 100% occupancy.

While there are beds in the on and off-campus pipeline, NC State is well-positioned to continue excellent performance given the visibility offered into the University's future growth. Enrollment growth through 2030 is forecasted to grow just under 5%. On-campus housing will not increase until 2030, and the University is planning significant dorm demolition along with these future deliveries, resulting in under 1,000 net beds over the next decade.



## Capture Ratio

2025 Enrollment	40,503
(-) Part Time Enrollment	-4,393
(-) On-Campus Housing	-9,921
(-) On-Campus Housing Future Supply	-800
(=) Estimated Beds Demanded	25,389
Subject Property Bed Count	120
Capture Ratio	0.47%

## On-Campus Housing Snapshot

Live-On Requirement Freshman	Freshman
University Owned Beds	9921
Anticipated Beds Delivering	800
On-Campus Beds As A % Of Enrollment	26.5%
On-Campus Occupancy	100%

## Off - Campus Housing Snapshot

Privately Owned Beds	11,190
Capitalized Projects In Pipeline	4
Capitalized Beds In Pipeline	4,043
Delivery Year	2026 - 2028

## Student Housing Summary

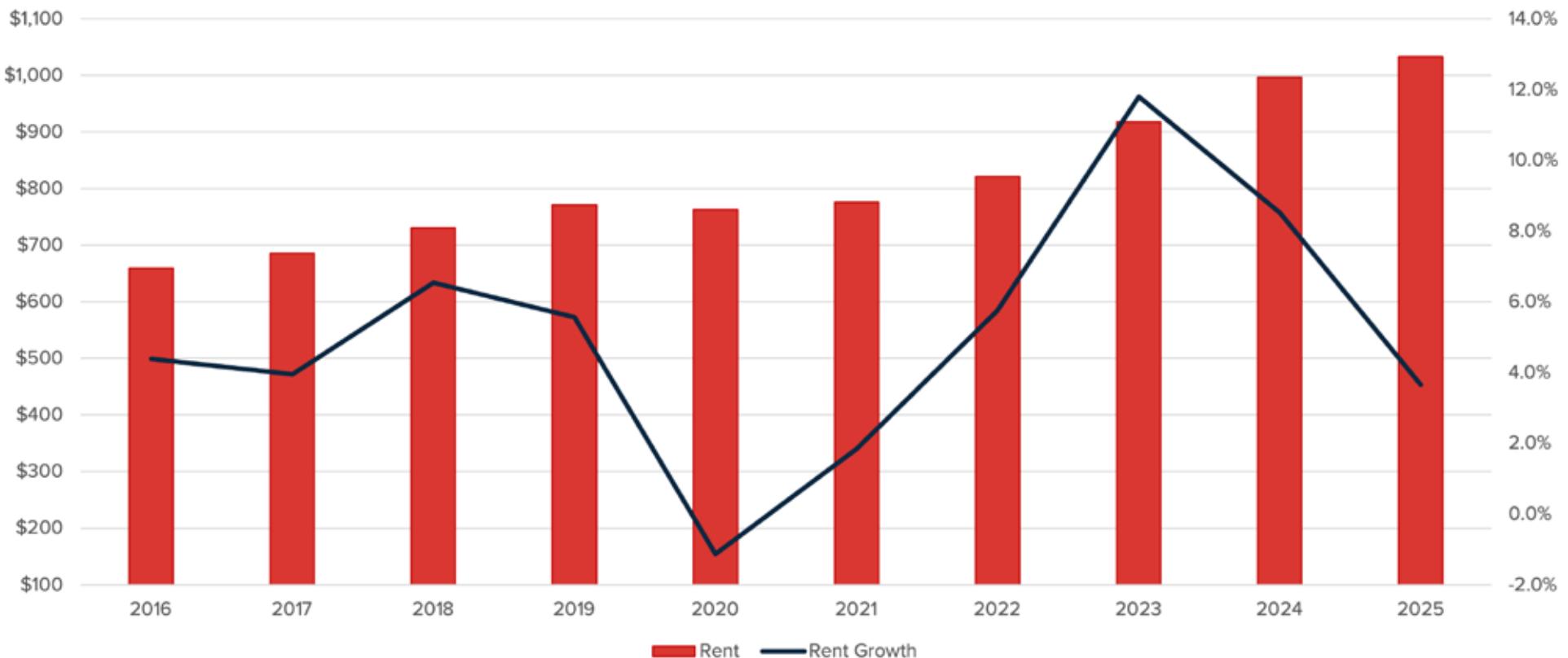
2025 Enrollment	40,503
(-) Part Time Enrollment	-4,393
(-) Existing Student Beds	-21,111
(-) Capitalized On- And Off-Campus Pipeline Beds	-4,843
(=) Unmet Demand	10,156
As A % Of Enrollment	25.1%

# STUDENT HOUSING FUNDAMENTALS

Raleigh's student housing market has remained steady over the last 10 years seeing a CAGR of 4.6% for rent over that period. The only year reflecting a decline in rent was due to COVID along with the delivery of 1,573 beds to the market in the same year.

Occupancy has remained steady over this period as well sitting north of 95% for nine of the last ten years. Enrollment growth over the last two years has been substantial, largely driven by NC State's plan to growth the student population to over 42,225 students by 2030. The scheduled growth plan for the University bodes well for off-campus housing with plans for additional on-campus housing scheduled to deliver in 2030 and only accommodating an additional 800 on-campus beds.

## HISTORIC RENT GROWTH



**4.6%**

10-YEAR RENT CAGR

**98.7%**

CURRENT OCCUPANCY

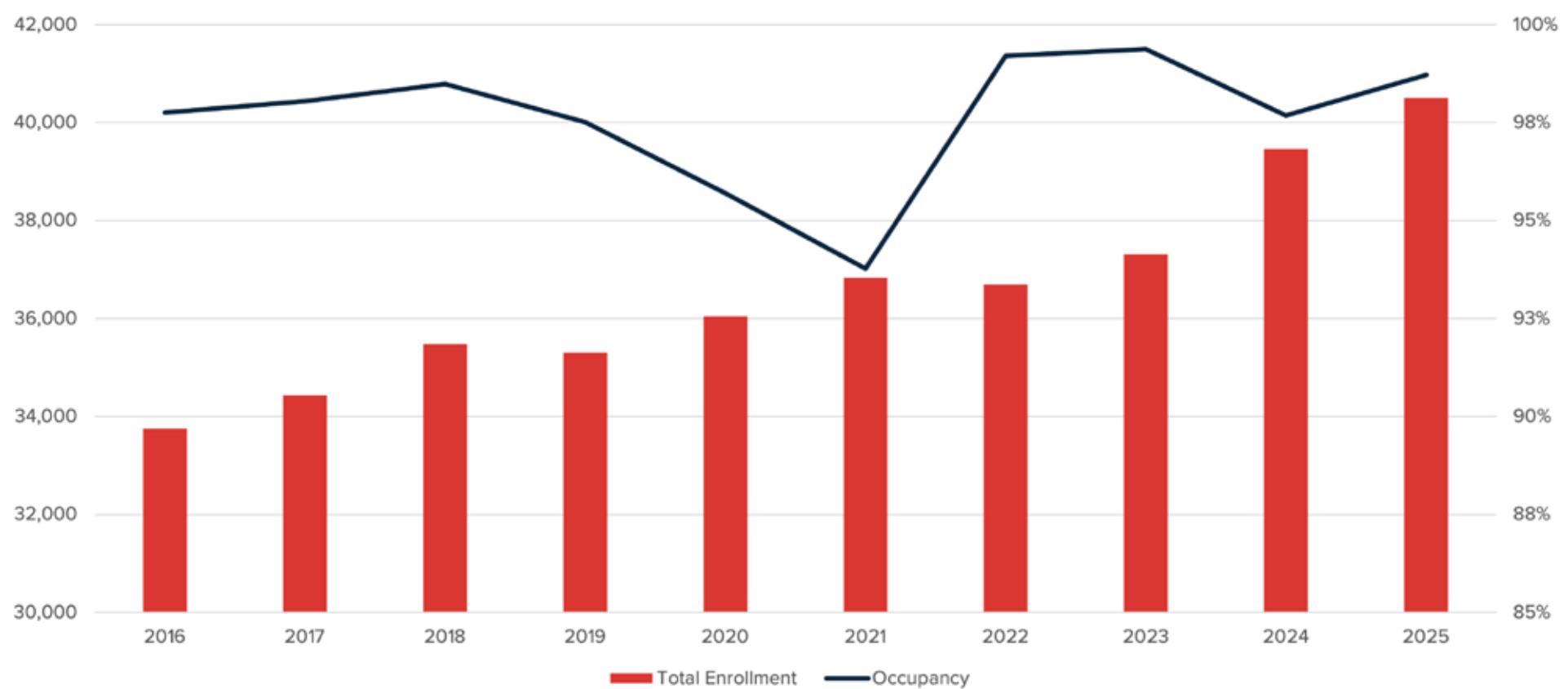
**8.5%**

STUDENT POPULATION  
GROWTH SINCE 2023

**42,225+**

PLANNED STUDENT  
POPULATION BY 2030

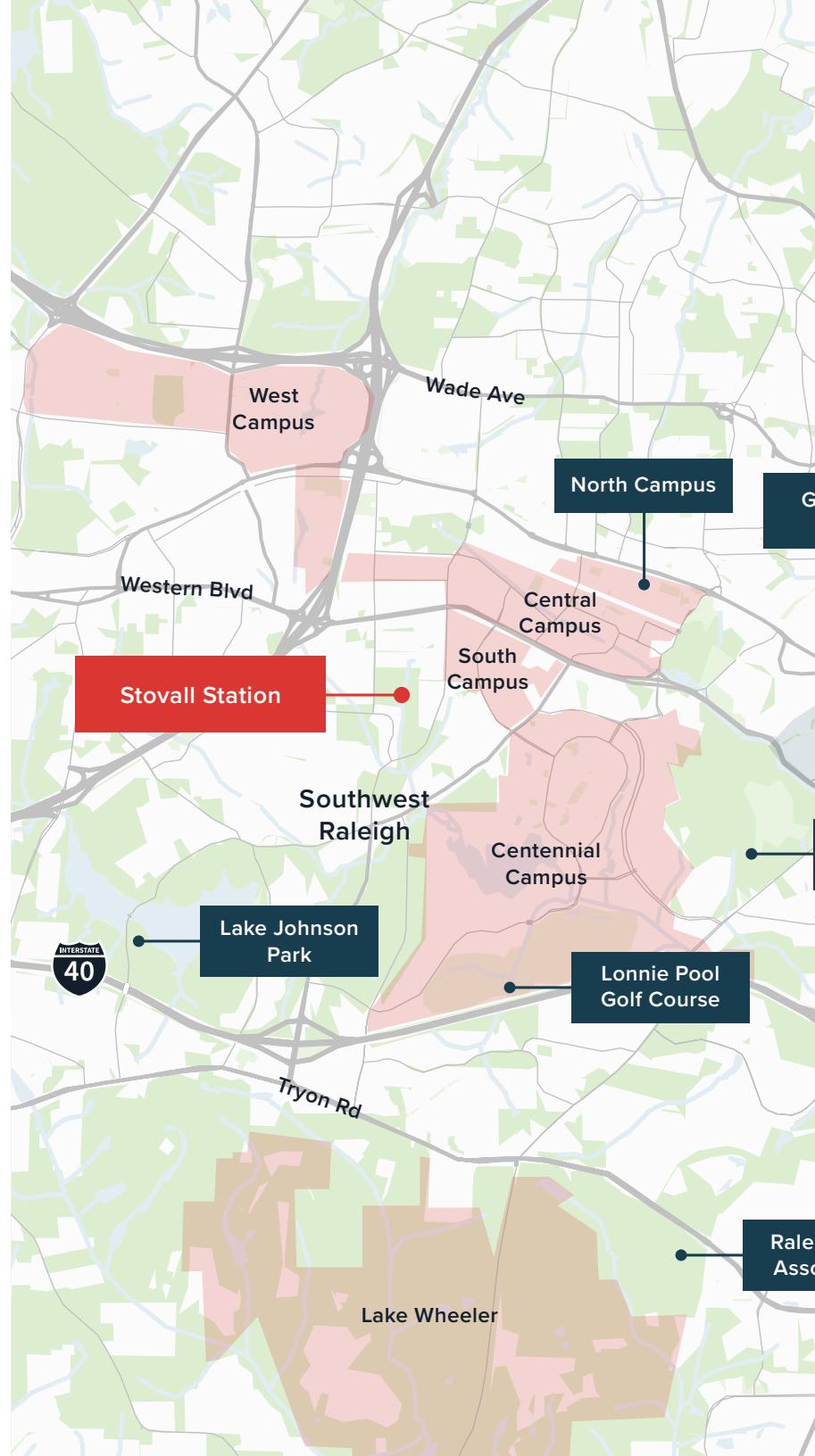
## OCCUPANCY & ENROLLMENT

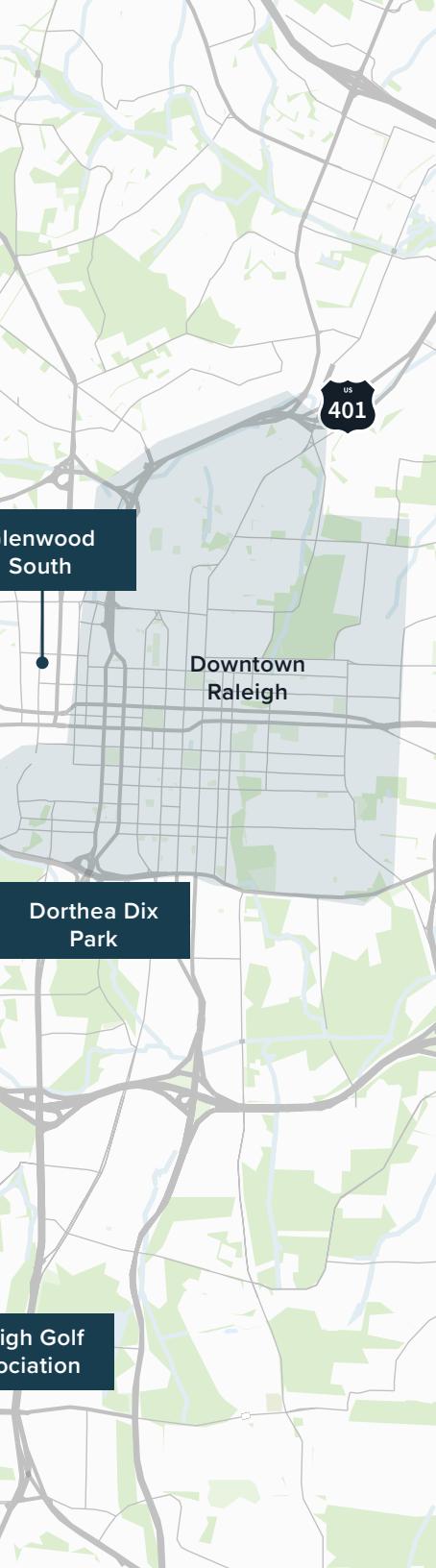


## CENTRAL LOCATION FOR ALL AREAS OF STUDY

Located between Centennial and Main Campus (comprised of South, Central and North Campus), Stovall Station provides students with easy access to where they will spend a majority of their time at NC State.

With West Campus serving as an on-campus residential hub and the Reedy Creek and Lake Wheeler locations serving as specialized field labs for equine research and agricultural technology, respectively, most students will be heavily based on Centennial and Main Campus.





## NORTH AND CENTRAL CAMPUS

Central and North Campus serve as the primary hub for student life on campus, with ample green space, the Talley Student Union, DH Hill Jr. Library, as well as numerous athletic facilities and performing art locations. Beyond the recreational draws to Central and North Campus, the area features multiple residence halls and academic and administrative buildings.



## SOUTH CAMPUS

South Campus serves as the connective tissue between Centennial and Central Campus housing the Carroll Joyner Visitor Center and McKimmon Center, which serves as a hub for conferences, professional development, and training events. The Campus also provides ample amenities being adjacent restaurants along Avent Ferry Road and the WRAL Azalea Garden to name a few.



## CENTENNIAL CAMPUS

Home to 70+ University partnerships with companies, government, and nonprofits alike the location serves as the research hub of the University helping to launch over 190 startups. Centennial Campus houses the College of Engineering, Textiles, Agriculture and Life Sciences, as well as serving as the hub for NC State's graduate school. In recent news, a \$180M life science building will be delivering this year along with another \$226M slated for additional renovations on the campus over the next 5-7 years.





# PROPERTY PROFILE

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# PROPERTY PROFILE

## SITE DESCRIPTION

ITEM	DESCRIPTION
Address	3801 Sperry Land Ct. Raleigh, NC 27606
Parcel Number	0793187260
Year Completed	2025 & 2026
Number Of Buildings	6
Number Of Floors	3
Number Of Units / Beds	30 / 120
Net Rentable Square Footage	60,000
Total Land Area	3.37 Acres

## UTILITIES

ITEM	DESCRIPTION
Electricity	Residents Pays Except for Common Area
Water / Sewer	Residents Pays Except for Stormwater
Trash / Recycling	Property Pays
Phone	Residents Pays
Cable	Residents Pays
Internet	Residents Pays

## KITCHEN APPLIANCE SPECIFICATIONS

ITEM	DESCRIPTION
Stove / Oven	Stainless Steel
Dishwasher	Stainless Steel
Countertop Materials	Granite
Backsplash Material	White Tile
Flooring Material	Hardwood Floor
Disposal	Yes
Refrigerator	Stainless Steel
Washer / Dryer	Side-by-Side
Microwave	Stainless Steel

## PARKING SPACES

TYPE	SPACES
Garage	60
Behind Garage	60
Back Lot	9
Total Spaces	129
Overall Ratio Per Bed	>1

# FLOOR PLANS

28 UNITS | 4X4.5



2 UNITS | 4X3.5 ADA



Note: Not to Exact Scale, Dimensions are Approximate



An aerial photograph of the downtown Raleigh, North Carolina skyline. The city is built on a hill, with a mix of modern skyscrapers and lower residential and office buildings. In the foreground, there's a mix of industrial buildings with blue roofs, green trees, and a railway line with tracks. A modern bridge or overpass is visible on the left. The sky is clear and blue.

# LOCATION OVERVIEW

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# A BOOMING METROPOLITAN AREA

## THE RESEARCH TRIANGLE REGION: RALEIGH, DURHAM, CHAPEL HILL

THE RESEARCH TRIANGLE REGION, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over two million residents and enjoys the distinction of being one of the fastest growing metropolitan areas in the country. Between 2000 and 2021, the area welcomed more than 750,000 newcomers for a 69% cumulative surge 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

**69%**

CUM. POPULATION GROWTH  
SINCE 2000

**43**

NEW RESIDENTS PER DAY

**No. 1**

AMERICAN CITIES OF THE FUTURE  
SINCE 2000

**No. 1**

BEST PLACE TO LIVE  
MONEY MAGAZINE

**No. 1**

BEST STATE FOR BUSINESS  
CNBC (2022 AND 2023)

**No. 2**

FAASTEST GROWING LARGE U.S. CITY  
CURRENT-2030, UN POP. DIVISION

**No. 2**

MOST EDUCATED CITY IN THE U.S.  
FORBES

**No. 2**

TOP 10 CITIES FOR TECH JOBS  
FAST COMPANY

**No. 3**

HOTTEST JOB MARKET IN AMERICA

**No. 6**

REAL ESTATE INVESTMENT MARKET



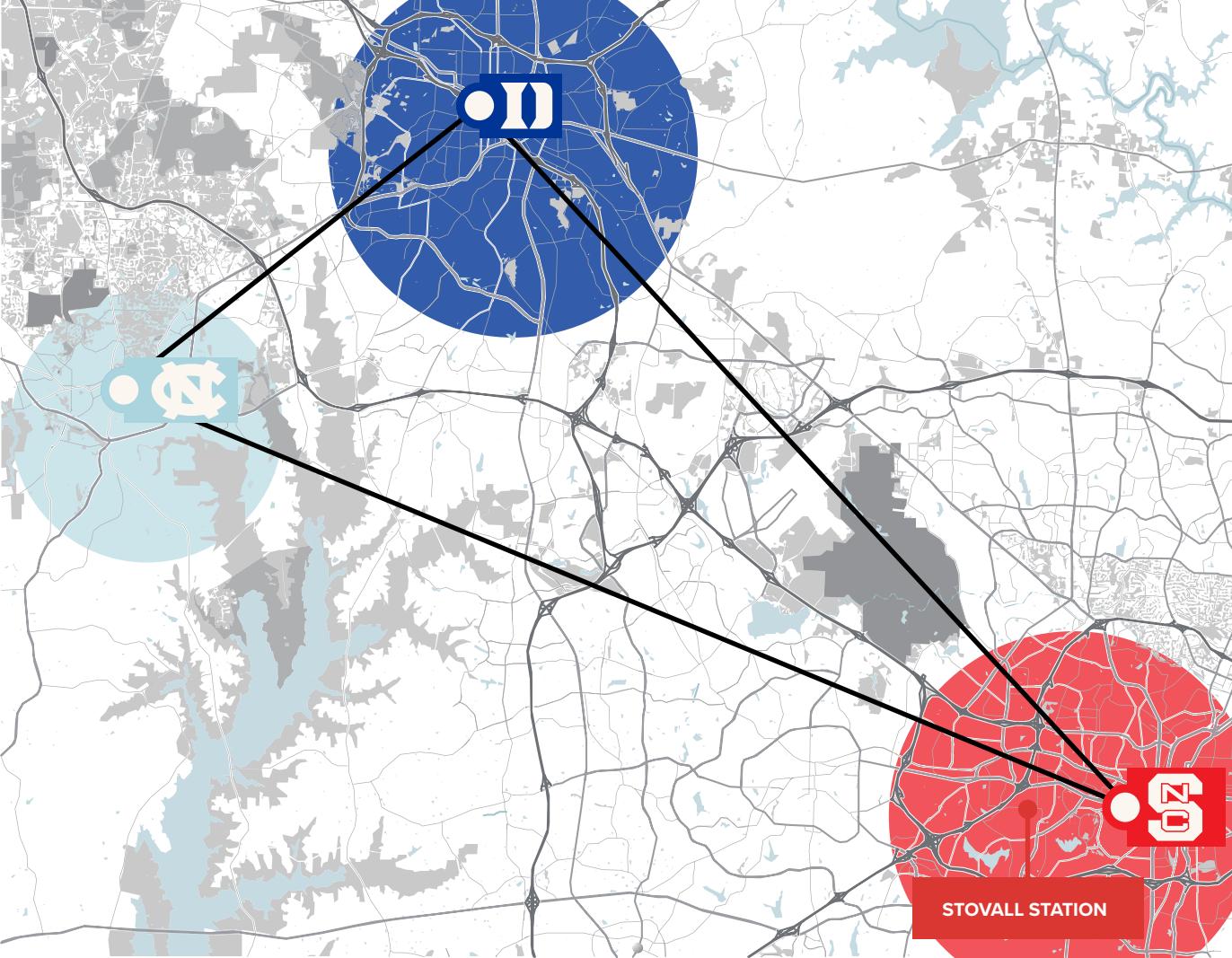
## A WELL-BALANCED ECONOMY WITH STRONG ECONOMIC FUNDAMENTALS

*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

**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

ADMISSIONS.DUKE.EDU

### DUKE UNIVERSITY DURHAM

**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)

RESEARCH.UNC.EDU

### UNIVERSITY OF NORTH CAROLINA CHAPEL HILL

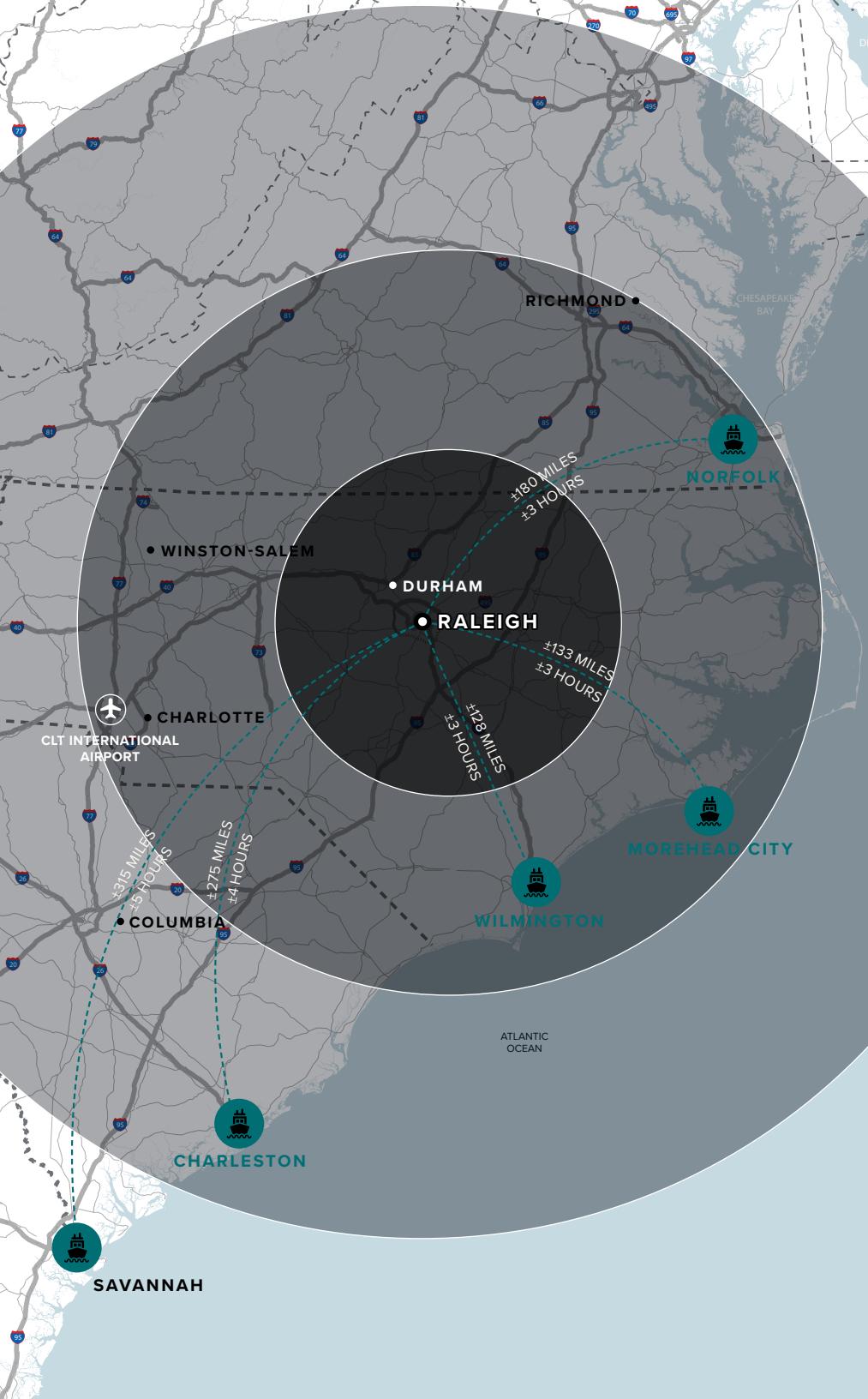
**No. 5**  
BEST PUBLIC  
UNIVERSITY IN THE  
UNITED STATES

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



## TRANSPORTATION & MARKET ACCESS

Raleigh-Durham is centrally-located along the Eastern Seaboard in between such metropolitan areas as New York City and Washington, DC to the north and Atlanta and Miami to the south. The area is uniquely positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

### ROADS & HIGHWAYS

- I-40 is the “largest” interstate in North Carolina and is the primary artery running through the Raleigh-Durham region, connecting Raleigh-Durham, Greensboro and Winston-Salem as far west as California
- I-85, the industrial backbone of the Southeast, connects Raleigh to Richmond to the north and Greensboro, Charlotte, Greenville-Spartanburg and Atlanta to the south
- I-87 provides direct access to I-95, the primary north/south artery of the East Coast
- I-540 and I-440, the outer and inner Raleigh beltlines respectively, provide seamless connectivity throughout the Triangle region
- Ability to reach more than half of the U.S. population within a single day’s drive

### RALEIGH-DURHAM INTERNATIONAL AIRPORT (RDU)

- Busiest airport in the Triangle region with 450+ domestic and international daily departures
- Fourteen (14) passenger airlines offer non-stop service to 68 domestic and international destinations
- Two (2) cargo terminals operated by FedEx, UPS and various commercial airlines
- Over 14.2 million passengers and approximately 95,500 tons of cargo moved through the airport as of January 2021 TTM

### RAIL ACCESS

- CSX Transportation’s (“CSX”) rail system includes over 21,000 miles of track and offers access to 70 ports across the country, in addition to nationwide transloading and warehousing services
- Norfolk Southern Corporation (“NS”) provides extensive rail service throughout the Triangle region
- Amtrak provides passenger rail service out of Raleigh via the Carolinian & Piedmont trains traveling daily between Raleigh, Charlotte and New York City

### PORT ACCESSIBILITY

- Less than three (3) hours from two (2) modern, deep water ports in Wilmington and Morehead City
- Port of Virginia and Port of Charleston are located within 200 and 300 miles respectively and are easily accessible via I-95 and I-495/I-64
- Foreign Trade Zones in operation at both North Carolina ports, Research Triangle Park, Greensboro, Charlotte and the Global TransPark in Kinston, North Carolina

RALEIGH, NORTH CAROLINA

# THE CITY OF OAKS

The Raleigh metropolitan area is comprised of ten counties across the state and is home to over 2.0 million residents. Affectionately referred to as the “City of Oaks” for its intentional integration of pocket parks, open space, and street scaping. Downtown Raleigh is in the midst of a historic boom, building upon a rich tapestry of southern culture. Since 2015, Downtown Raleigh boasts over \$7.4 billion in development pipeline of projects planned, under construction, or completed.



## LOW TAX BURDEN

North Carolina's 2.5% corporate income tax rate is one of the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.



## BUSINESS FRIENDLY

The state is consistently recognized as a “Best State for Business,” and Raleigh was recently recognized as a top three fastest growing cities in the US.



## QUALITY OF LIFE

Raleigh's mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the region as a premier region for families and professionals to relocate. For these reasons, Raleigh was recently crowned the third fastest growing city in the country.

No. 2

BEST STATE FOR BUSINESS  
(CNBC, 2024)

TOP 10

BEST CITIES IN THE SOUTH  
(SOUTHERN LIVING, 2024)

2022

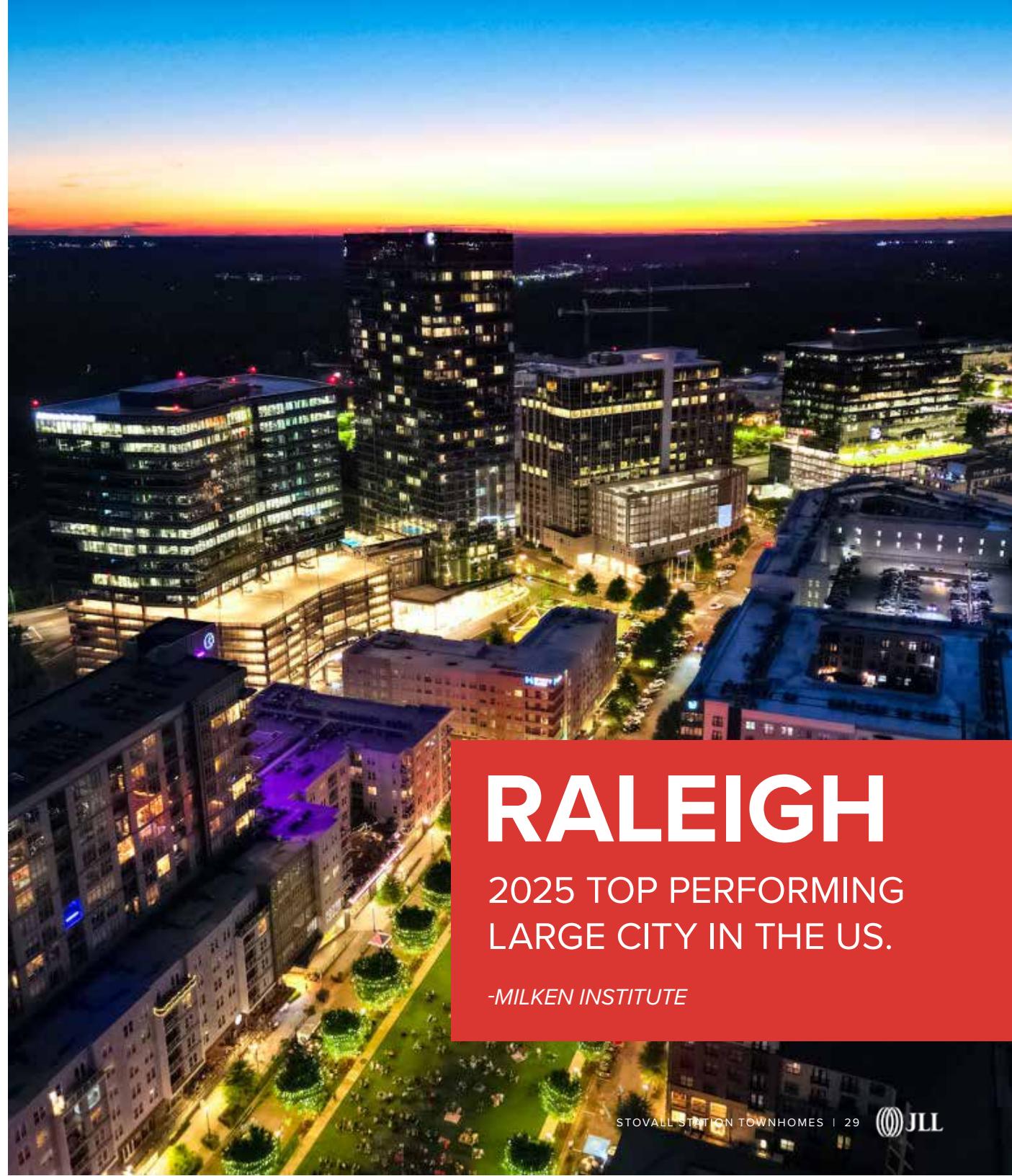
STATE OF THE YEAR  
(BUSINESS FACILITIES MAGAZINE)

No. 2

BEST PLACES TO LIVE  
(LIVABILITY, 2019)

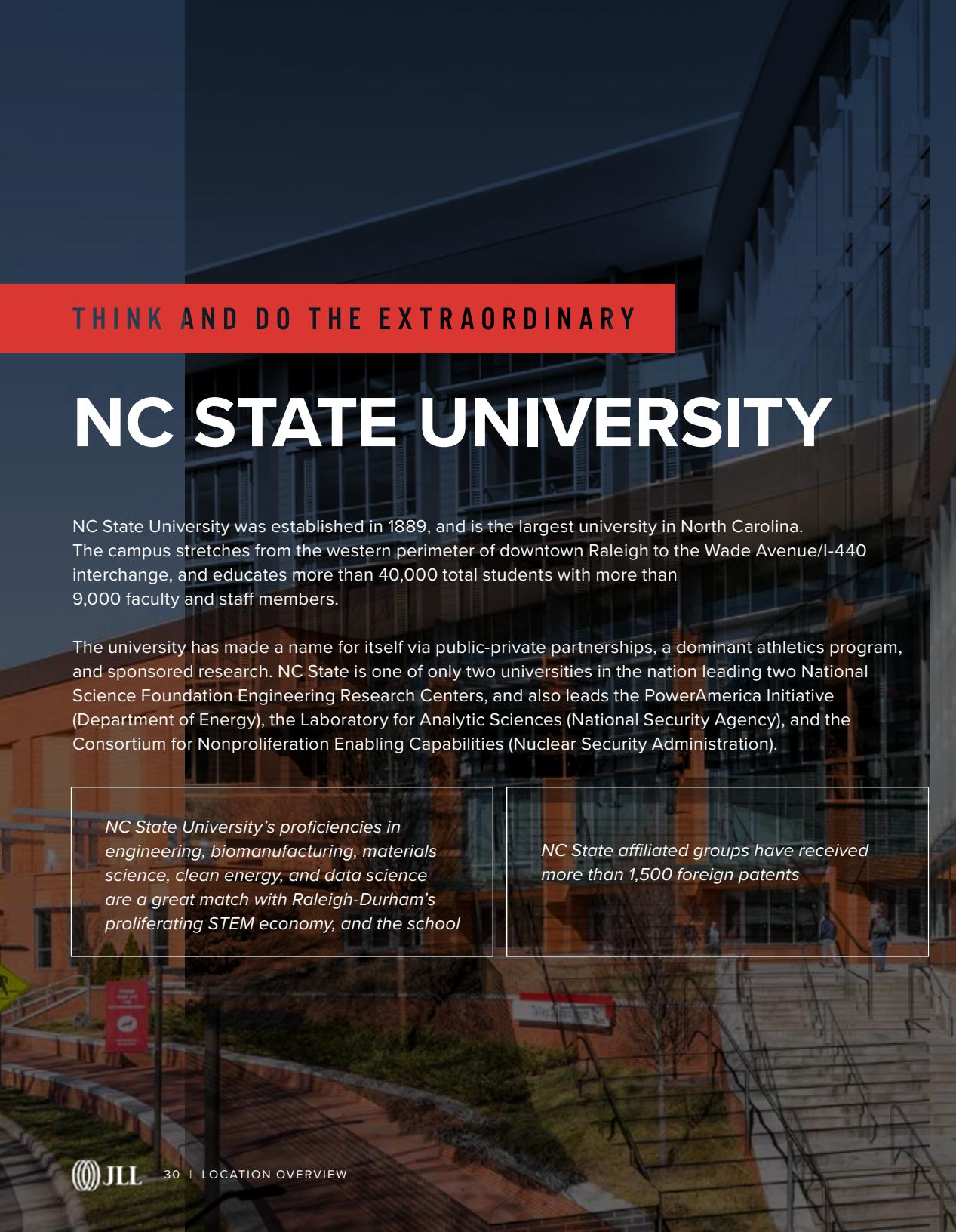
No. 5

BEST US CITIES FOR MILLENNIALS  
GROWELLA, MARCH 2020



**RALEIGH**  
2025 TOP PERFORMING  
LARGE CITY IN THE US.

*-MILKEN INSTITUTE*

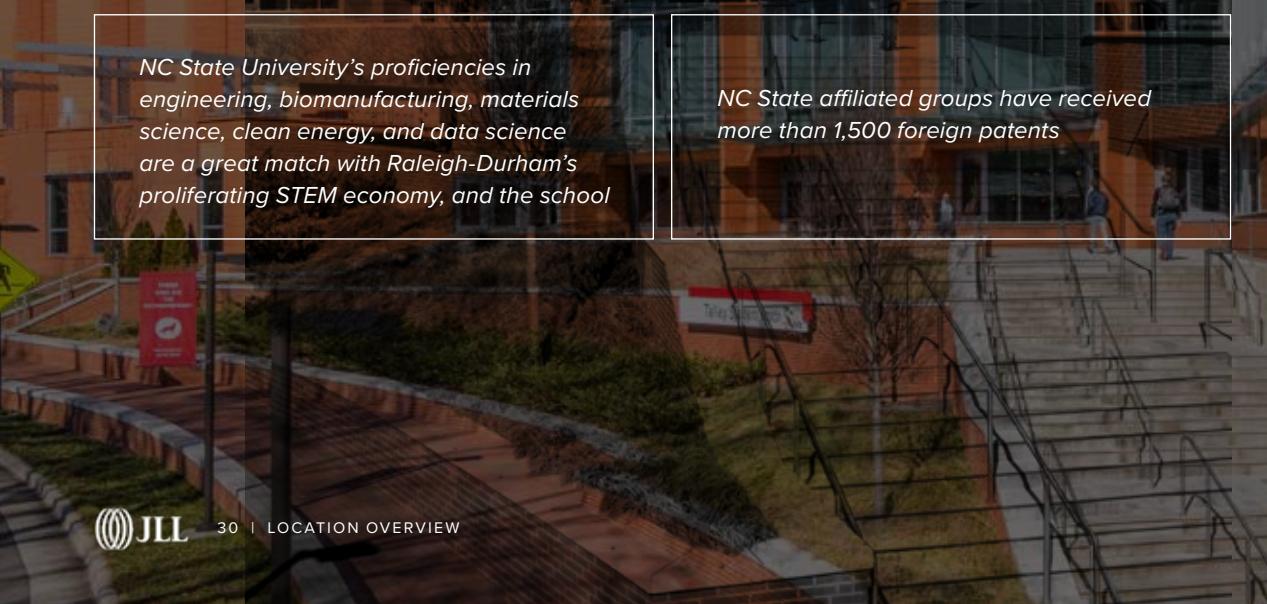


THINK AND DO THE EXTRAORDINARY

# NC STATE UNIVERSITY

NC State University was established in 1889, and is the largest university in North Carolina. The campus stretches from the western perimeter of downtown Raleigh to the Wade Avenue/I-440 interchange, and educates more than 40,000 total students with more than 9,000 faculty and staff members.

The university has made a name for itself via public-private partnerships, a dominant athletics program, and sponsored research. NC State is one of only two universities in the nation leading two National Science Foundation Engineering Research Centers, and also leads the PowerAmerica Initiative (Department of Energy), the Laboratory for Analytic Sciences (National Security Agency), and the Consortium for Nonproliferation Enabling Capabilities (Nuclear Security Administration).



*NC State University's proficiencies in engineering, biomanufacturing, materials science, clean energy, and data science are a great match with Raleigh-Durham's proliferating STEM economy, and the school*



*NC State affiliated groups have received more than 1,500 foreign patents*





### 10<sup>TH</sup> LARGEST

ENGINEERING UNDERGRADUATE  
PROGRAM IN THE US

### NO. 1

ADVANCED ANALYTICS  
PROGRAM IN THE US

### NO. 2

FOR RESEARCH  
COMMERCIALIZATION AMONG  
US PUBLIC UNIVERSITIES

### THE LARGEST AND NO. 1 RANKED TEXTILES COLLEGE PROGRAMS

IN THE US

### NO. 3

NATIONALLY FOR SHARE OF  
RESEARCH SPONSORED BY  
PRIVATE INDUSTRY AMONG  
UNIVERSITIES WITHOUT A  
MEDICAL SCHOOL

### 200+

STARTUPS AND SPINOFFS  
BASED ON NC STATE  
RESEARCH

### 600+

CONSUMER PRODUCT  
PATENTS ISSUED

### THE ONLY NEXT GENERATION

WIRELESS TEST BED SYSTEM  
IN THE U.S.

## CORE EXECUTION TEAM

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## NATIONAL STUDENT HOUSING SUPPORT

### Teddy Leatherman

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Teddy.Leatherman@jll.com

### Kevin Kazlow

Senior Director

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## DEBT & DUAL TRACKING

### Brad Woolard

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### Ward Smith

Director

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Ward.Smith@jll.com

## ANALYTICAL SUPPORT

### Woody Flythe

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### Nate Zima

Associate

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nathan.zima@jll.com

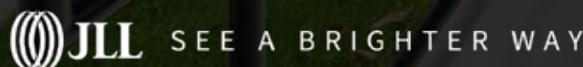
## BTR SUPPORT

### Casey Sherman

Senior Director

704.777.2488

Casey.Sherman@jll.com



### About JLL

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