



Investor Prospectus

807 E. Edenton Street
Raleigh, NC 27601

UMSTEAD & OAK

COMPASS

EXECUTIVE SUMMARY

807 E. Edenton Street is a 1925 Craftsman bungalow located in Raleigh's Oakwood neighborhood.

Situated on a 0.19-acre lot in Downtown Raleigh, this 2,820 sq. ft. property combines historic architecture with flexible floor plans designed for multiple income streams or owner-occupant house-hacking.

There are three potential units in this building. The Garden Suite on the basement level, the Main Floor, and the Upper Level. Each floor has at least one full bath, laundry space, a dedicated HVAC, and a kitchen or kitchenette.

ADDRESS

807 E. Edenton Street, Raleigh,
NC 27601

YEAR BUILT

1925

TOTAL SQFT

2,820 Above Grade

1,369 Below Grade (Finished)

LOT SIZE

0.19 Acres

ZONING

RX-3

PARKING

3-6 Spaces - Off-Street





UNIT #1: Garden Suite (Bsmnt)

BEDROOMS	2
BATHROOMS	1
SQFT	1,369
RENTAL INCOME (MONTHLY)	\$2,315/Month on Average
RENTAL INCOME (YEARLY)	\$27,800

UNIT #2: Main Level

BEDROOMS	1
FULL BATHROOMS	2
SQFT	1,524
RENTAL INCOME (MONTHLY)	\$1,500/Month on Average
RENTAL INCOME (YEARLY)	\$18,100

UNIT #3: Upper Level

BEDROOMS	2
BATHROOMS	1
SQFT	1,318
RENTAL INCOME (MONTHLY)	\$4,390/Month on Average
RENTAL INCOME (YEARLY)	\$52,700

UNIT #4: Whole House

BEDROOMS	6
BATHROOMS	4
SQFT	4,189
RENTAL INCOME (MONTHLY)	\$2,290/Month on Average
RENTAL INCOME (YEARLY)	\$27,500

*Rental income based on 2022 AirBnB Financial reports from the seller. Income varies by calendar year, but 2022 was the highest income year on record prior to listing the property for sale. The lowest year was 2023 at total income of ~\$91,000. Most years income is north of \$110,000 from AirBnB alone. Other bookings through VRBO are not included in these numbers but are available upon request.

Contd.

A HUB OF GROWTH AND INNOVATION

Raleigh, NC continues to experience exciting growth and investment across a variety of sectors, reinforcing its position as one of the Southeast's most dynamic and thriving cities.

MAJOR DEVELOPMENTS

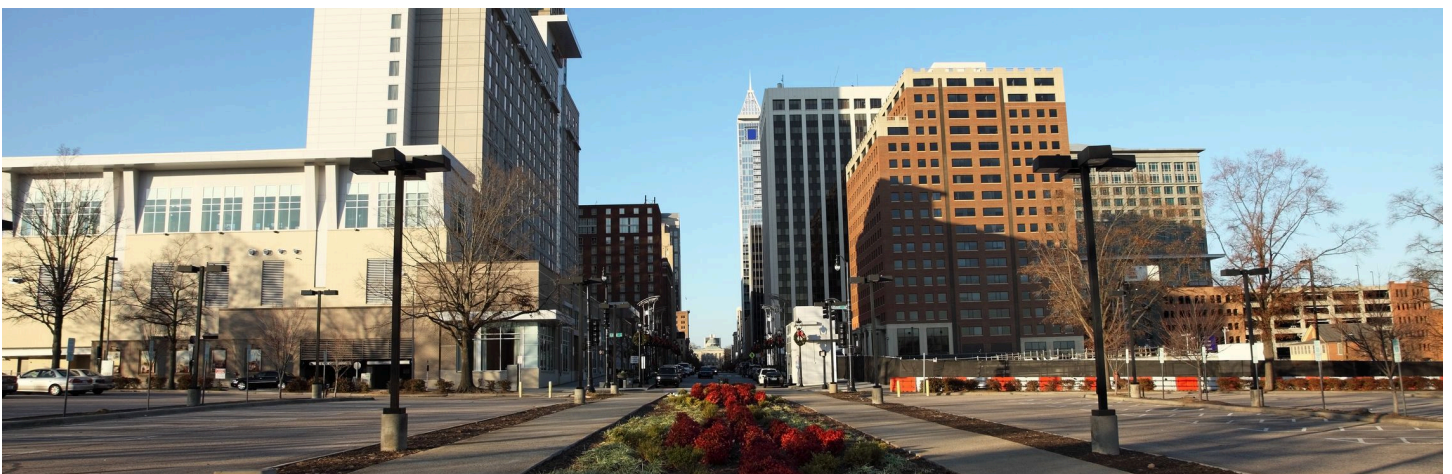
Raleigh is experiencing a surge of transformative development that continues to shape the city's future. From vibrant mixed-use communities and luxury residential projects to cutting-edge office spaces and commercial investments, new developments are enhancing the city's appeal. These projects support Raleigh's growing population, strengthen its economy, and further establish the city as a premier destination for innovation, business, and quality of life.

TRANSIT INFRASTRUCTURE

Transportation improvements continue to play a key role in Raleigh's growth and development. Ongoing investments in roadway expansions, transit services, and regional connectivity projects are helping accommodate the area's rapid population growth. Initiatives designed to improve mobility, reduce congestion, and enhance access throughout the Triangle are making it easier for residents, commuters, and visitors to navigate the region while supporting Raleigh's long-term vision for sustainable growth.

GREEN SPACE ENHANCEMENTS

Raleigh continues to invest in parks, greenways, and outdoor spaces, ensuring growth remains balanced with sustainability. These enhancements provide residents with more opportunities for recreation while helping preserve the natural beauty that makes Raleigh such a desirable place to live.



The Vision



This opportunity represents a strategic investment in one of the Southeast's fastest-growing and most dynamic markets. Positioned to benefit from Raleigh's strong economic fundamentals, population growth, and continued demand for real estate, the project is designed to create long-term value for investors while contributing to the region's ongoing growth and vitality.

The investment is supported by favorable market conditions, a thriving business environment, and Raleigh's reputation as a hub for innovation, education, and employment. With a focus on quality, sustainability, and market-driven demand, the project is well-positioned to capitalize on the area's continued expansion and evolving real estate landscape.

Our vision is to deliver a successful investment that generates attractive returns while supporting responsible growth and enhancing the surrounding community. By aligning with Raleigh's long-term trajectory, this opportunity offers investors the chance to participate in one of North Carolina's most promising real estate markets.

Features & Finishes

Kitchen

- Modern Shaker Cabinetry
- 30" Electric Range (Stainless Steel)
- Granite Countertops & Butcher Block
- Walk-in Pantry
- New Slate Tile Flooring
- Microwave (Stainless Steel)
- 24" Dishwasher (Stainless Steel)
- Under-mount Sink
- 9' Ceilings & Recessed Lighting

Bathrooms

- 12x24 Floor Tile
- Upscale Shower Fixtures
- Framed Shower Glass on Upper Level
- New Toilets
- Dual Vanities in Basement & Upper
- Updated Fixtures
- Separate Vanities
- Tub in Primary
- Custom Mirrors & Decor

Living Areas

- 7'0 Entry and Interior Doors
- LED Recessed Lighting
- Grand Foyer with Original Hardwoods
- Craftsman Style Doors
- Hardwoods & Slate Tile Throughout
- Ceiling Fans with Remote Controls
- Updated Windows in Most Rooms
- 9'+ Ceilings on Main and Upper Levels

Mechanical

- Three Separate HVAC Systems
- Three Separate Sub-Panels with AFCI
- Tankless Gas Water Heater
- Pre-wired for Spectrum, AT&T, Google

Upgraded Features

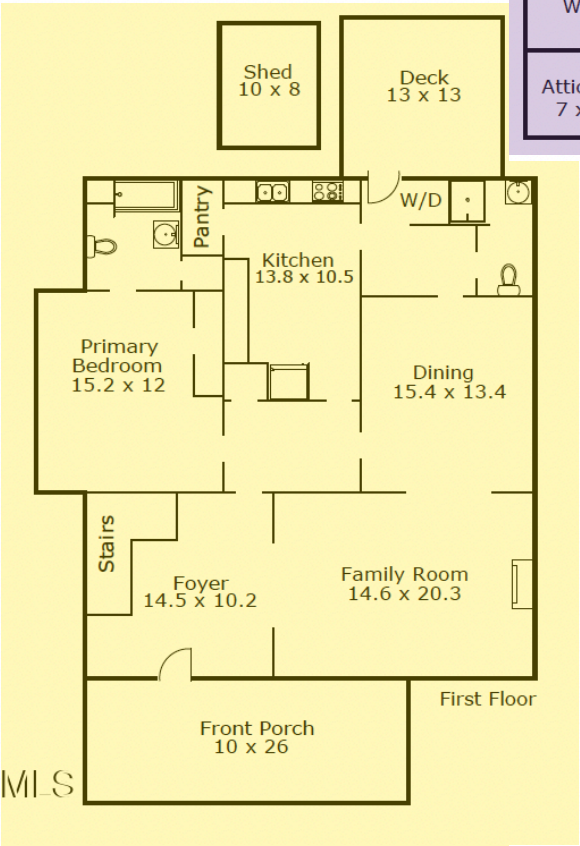
- 30-Year Architectural Shingle
- Storage Unit/Shed(s) Outside
- Tiled Shower Floor
- Bathtub Tile Surround
- Newer Cabinetry
- Includes all Refrigerators
- Includes all Washer and Dryer units
- Frameless Shower Glass
- Modern Fixtures

1 Primary Bathroom
3 Guest Bathrooms
6 Bedrooms

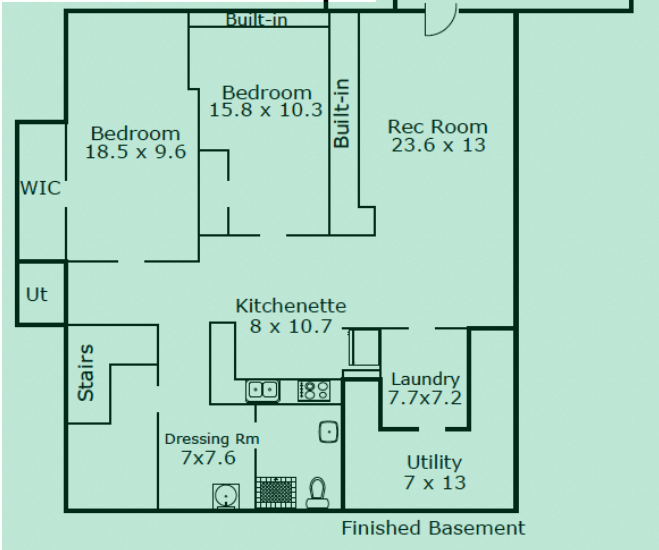
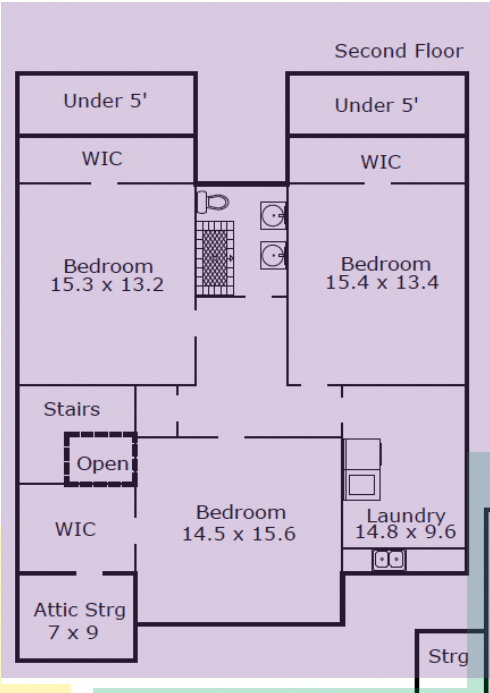


Floorplan and Layout

Main Level



Upper Level



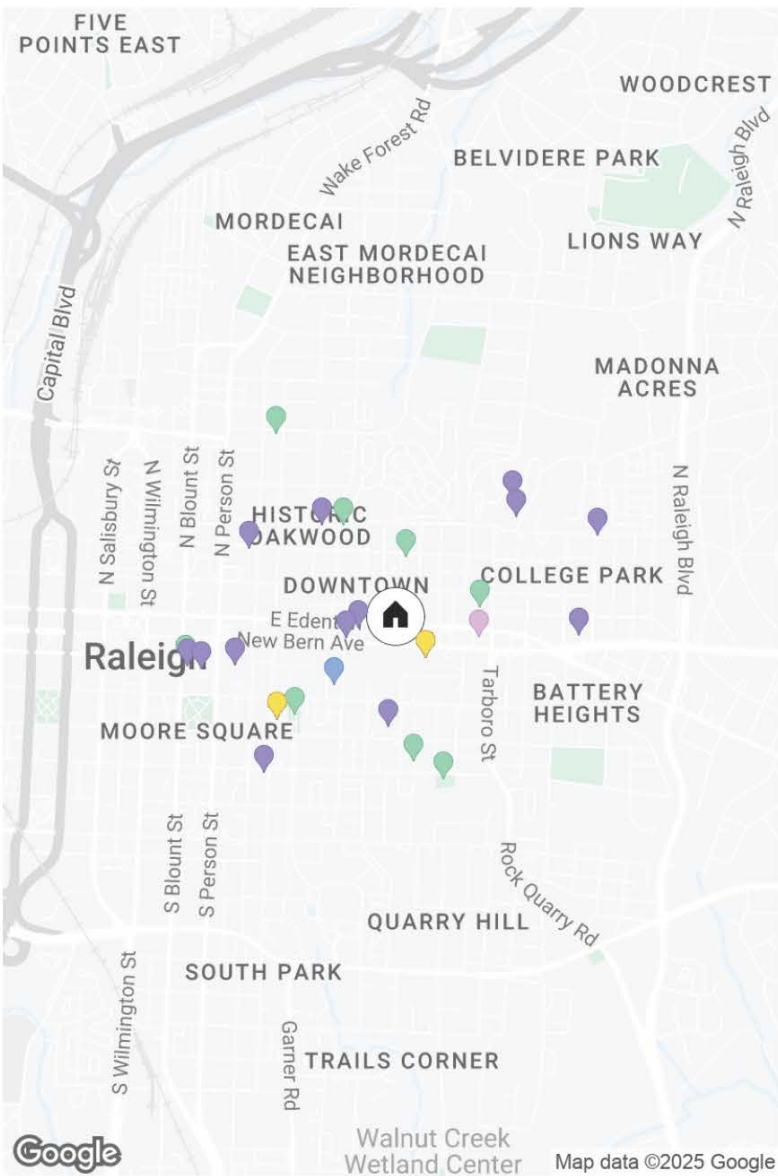
Garden Suite
(Basement Level)

More Renderings



Area Map

Discover the convenience of accessing major highways and public transportation links that connect you to the wider region. Whether you're interested in the historic charm of certain districts or the modern amenities of new developments, this map provides an overview to help you navigate and appreciate the best Raleigh has to offer.



SCHOOLS Wake Young Men's Leadership Academy, 0.24mi	ENTERTAINMENT Current Wellness, 0.40mi Marbles IMAX, 0.52mi Marbles Kids Museum Loading Dock, 0.55mi Prezell R Robinson Library, 0.40mi Prezell R Robinson Library, 0.43mi US Court Library, 0.43mi Richard B. Harrison Community Library, 0.47mi Redfern Fine Art, 0.10mi V L Rees Gallery, 0.30mi Kinky Concept Hair Salon, 0.14mi E&J Braiding & Mini Beauty Supply, 0.28mi East Lane Parlour, 0.42mi Posh Hair Concepts, 0.53mi Fantasia Hair Creations, 0.56mi
RESTAURANTS Bojangles, 0.22mi	
PARKS LeVelle Moton Park, 0.16mi Tarboro Road Community Center, 0.22mi VallieHenderson Park, 0.27mi John Winters Park, 0.36mi Camden Street Learning Garden, 0.37mi Davie Street Park, 0.44mi Color Pop Corner, 0.55mi Oakwood Commons Park, 0.57mi	
GYMS Physios Aesthetics, 0.13mi	

Investment Overview

OFFERING DETAILS

Executive Summary

807 E. Edenton Street is a historic 1925 Craftsman Bungalow located in Downtown Raleigh's desirable Oakwood neighborhood. Spanning roughly 4,189 total square feet across three distinct levels - including a fully finished "Garden Suite" daylight basement - the property is uniquely pre-configured as a high-yield short-term rental (STR).

Asset Snapshot

- **Property Type:** Single-Family Craftsman (Triplex Configuration Potential)
- **Location:** Historic Oakwood, Downtown Raleigh, NC
- **Purchase Price:** \$945,000
- **Layout:** 6 Bedrooms, 4 Bathrooms (3 living levels, 2 full kitchens, 1 kitchenette, 3 laundry setups, 3 Separate Electric Sub-Panels, 3 HVAC Systems)
- **Parking:** Deep driveway fitting 3+ off-street vehicles

Key Investment Drivers

1. **Multi-Unit Flex Structure:** Equipped with separate exterior access, individual kitchens/kitchenettes, and laundry on every level, the property can be listed as three independent STR suites (e.g., Garden Suite, Main Level, Upper Level) or leased as a single whole-home luxury rental for large groups.
2. **Unbeatable Location:** Walkable to Downtown Raleigh's business district, state government complex, medical centers, and nightlife—driving high year-round demand from business travelers, tourists, and event guests.
3. **Turnkey Infrastructure:** Features modern renovations paired with historic charm, an expansive entertaining deck, private fenced yard, and dedicated off-street parking—a rare asset in dense urban markets.

Financial Projections (Illustrative)

- **Estimated Combined Occupancy:** ~68%–74% across units
- **Projected Gross Revenue:** \$110,000 – \$135,000/year (leveraging multi-suite listings)
- **Target NOI (Net Operating Income):** ~\$65,000 – \$80,000/year (after management, utilities, insurance, and taxes)

Risk Considerations & Compliance

Investors must account for local municipality STR regulations in Raleigh (e.g., zoning rules, owner-occupancy requirements depending on rental type, and transient occupancy tax registration). The property also could be re-classified as a Triplex for long term occupancy, but would need to go through the proper channels.

The Basement was pre-finished by a previous owner, but current owners finished and refurbished it without permitting due to ceiling height (too low for code compliance) and age of the structure. Square footage for the basement is NOT included in the MLS listing for these reasons.

Contact us for a private tour or to learn more details.



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