

8029 - 8031 Perry Creek Rd, Raleigh, NC, 27626

Property Notes

- Both properties have new survey and parcels were separated for individual sale September 2025
- Tax records reflect 2026 bill, See additional tax docs.
- Rent rolls for 8031 is \$1400 per month up until 2025, and \$1650 for current lease until July 31, 2027.
- Rent rolls for 8029 is \$1400 per month until 2025, and \$1650 for current lease until July 31, 2027.
- A new roof was installed for both units in 2024
- Properties are managed by a PM company offering regular maintenance to units and property upkeep.

8029 Perry Creek

- New roof 2024
- New LVP flooring 2025
- New carpeting upstairs 2025
- New paint throughout walls and ceilings plus drywall repair as needed 2025
- New lighting ceiling or wall fixtures throughout 2025
- New switches, plugs, switchplates 2025
- New porcelain sink and faucet downstairs bathroom
- SS appliances in kitchen (refurbished) 2025
- New vent hood over stove 2025
- Kitchen cabinets painted 2025
- New kitchen countertops 2025
- New kitchen faucet 2025
- New hot water heater 2025
- Breaker repaired/replaced for water heater 2026
- Electrical repairs to breaker box and meter box to secure to outside wall 2026
- Exterior back deck painted and some boards replaced and secured 2025
- Exterior fireplace chimney rebuilt 2025
- Glass was replaced in two windows 2025, 2026.
- Front porch stair railing needs replacement or reinforcement
- The front gutter above the doorway needs replacing/ repair.
- HVAC recently serviced, unit replaced before 2016 with previous owner
- Electrical wires hanging in crawl space fastened properly
- HVAC leveling 2026
- HVAC line insulation repaired 2026
- Water heater relief valve added 2026

- Fan wiring in attic 2026
- Condensation line on air handler repair 2026
- Electrical box and meter repaired 2026
- New blinds throughout 2026

8031Perry Creek

- New LVP flooring 2024
- New carpets 2025
- Paint throughout 2025
- Kitchen appliances serviced recently
- New dishwasher installed 2026
- Plumbing under kitchen sink recently replaced
- New blinds throughout unit
- New lighting in some rooms
- New bathroom fixtures (towel and tp holders)
- Exterior back deck painted 2025
- New siding replaced in various areas March 2026
- Chimney rebuilt and siding replaced March 2026
- HVAC recently serviced, unit replaced before 2016 with previous owner
- Block support replacement for air handler 2026
- HVAC leveled 2026
- HVAC line insulation 2026
- Electrical box and meter repaired 2026