

Multifamily Investment Offering in Downtown Raleigh:

City
Hike

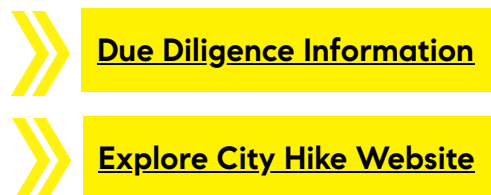
1111 Garner Road, Raleigh, NC 27601

THREE END-UNIT TOWNHOMES, FULLY LEASED

 **CHAPPELL**
Powered by COMPASS

Property Information

PRICE	\$1,599,000
ADDRESS	1111 Garner Road, Raleigh, NC 27601
PIN	1703936904
# OF UNITS	3 end-units in 12- townhome subdivision
TOTAL BUILDING SIZE, 3 UNITS	6,900 sqft total (2,300 per unit)
LOT SIZE	+/- 0.09 ac total (0.03 per unit)
ZONING	R-10
YEAR BUILT	2025
TOTAL RENTAL UNITS	3 units total 12 bedrooms 12 bathrooms
CAP RATE	6.0%
MONTHLY RENT	\$3,195



Executive Summary

CITY HIKE | RENTAL INVESTMENT OPPORTUNITY

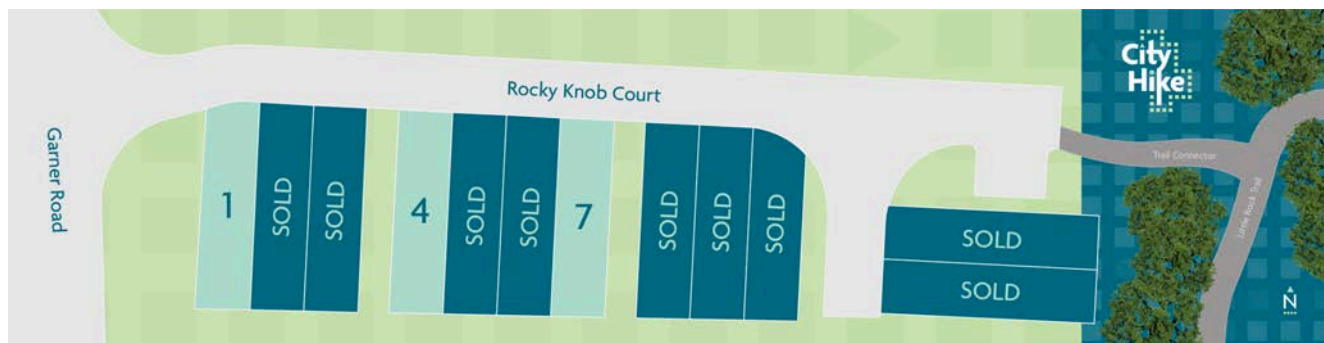
The final three available townhomes at City Hike are offered together as a turnkey investment portfolio in Downtown Raleigh. Two homes are currently leased at \$3,195 and \$3,095 per month, and the third and final unit is being leased up now by KeyRenter property management.

Each completed townhome features approximately 2,300 square feet with four bedrooms and four full baths, an open-concept layout, spacious chef's kitchen, private garage and complete bedroom suites across multiple levels.

Approximately 400-square-foot rooftop terraces provide generous outdoor living space and Downtown Raleigh skyline views. The homes offer contemporary architecture, thoughtfully selected designer finishes and solar-ready construction, with the ability to support optional solar and energy-monitoring features.

City Hike provides convenient access to Downtown Raleigh's employment, dining, entertainment and cultural destinations, along with nearby parks and major commuter routes. This is a rare opportunity to acquire the final three residences in a completed 12-townhome community, combining immediate rental income with additional upside in a growing urban Raleigh location.

LOT 1	600 Rocky Knob Court - Available for Rent
LOT 4	610 Rocky Knob Court - Leased through 4/2027
LOT 7	616 Rocky Knob Court - Leased through 9/2027



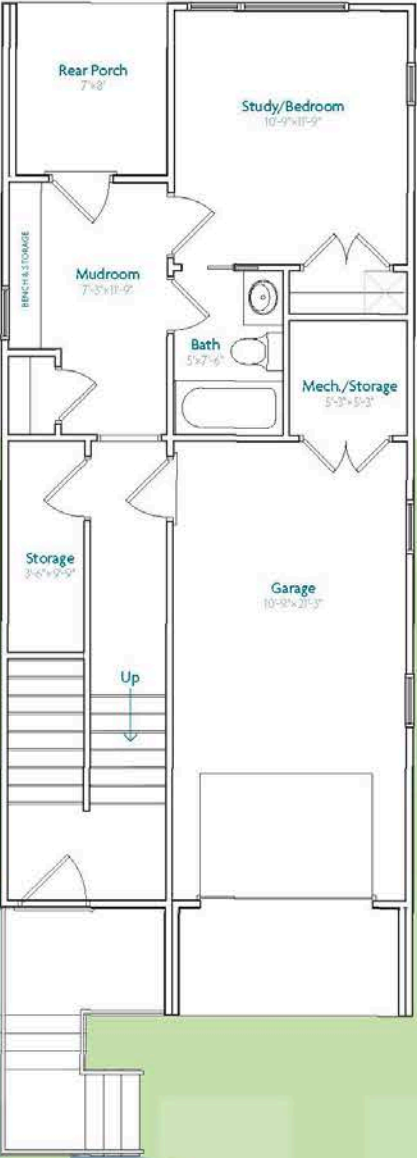
INVESTMENT HIGHLIGHTS

- Turnkey portfolio of three (3) completed townhomes in Downtown Raleigh
- Immediate in-place rental income with additional lease-up or resale potential
- Four-bedroom layouts with private garages and expansive rooftop terraces with skyline views





LEVEL ONE



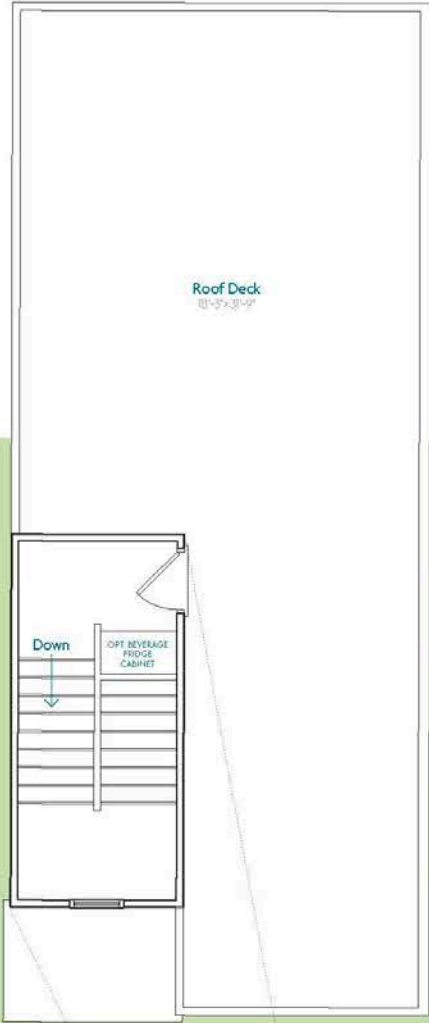
LEVEL TWO



LEVEL THREE



LEVEL FOUR

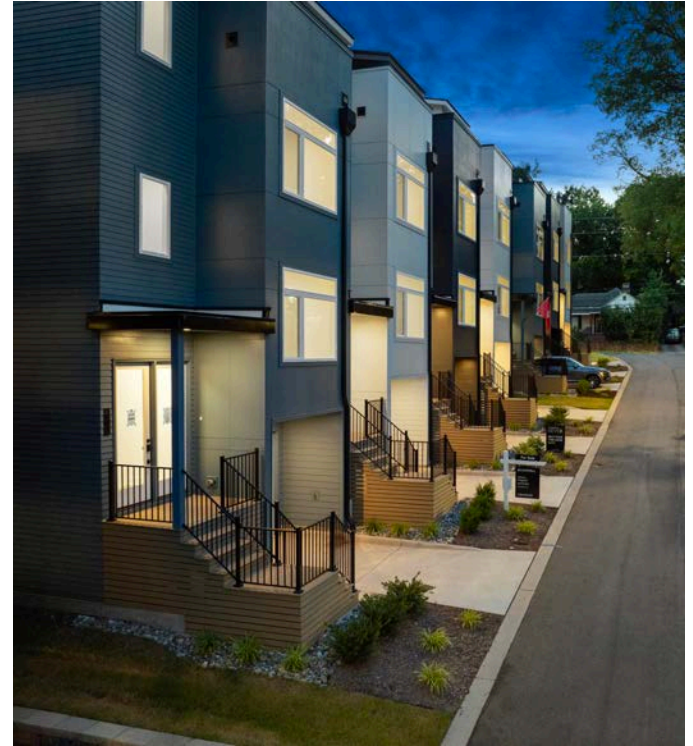
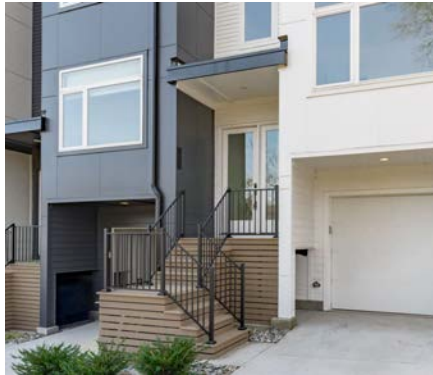


All floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans' accuracy, we make no guarantee, warranty, or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



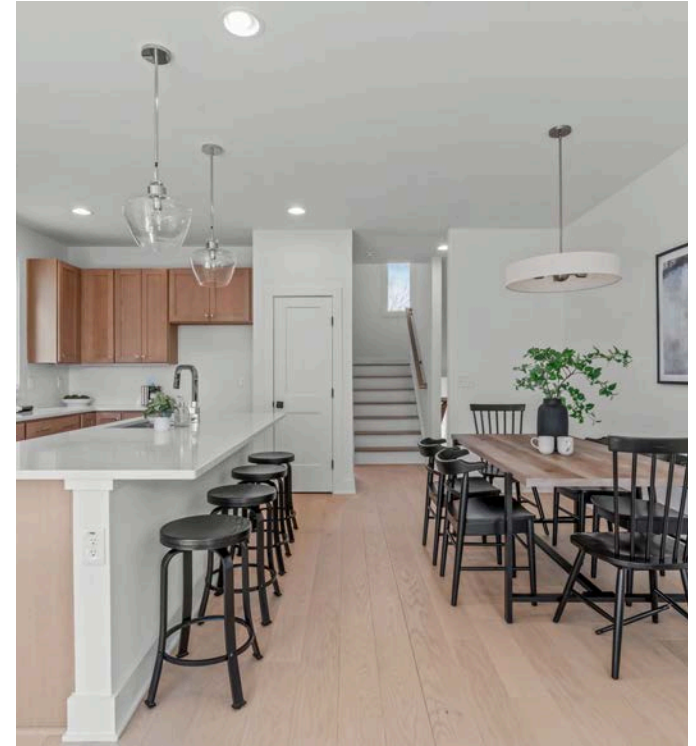
1111 Garner Road

EXTERIOR PHOTOS



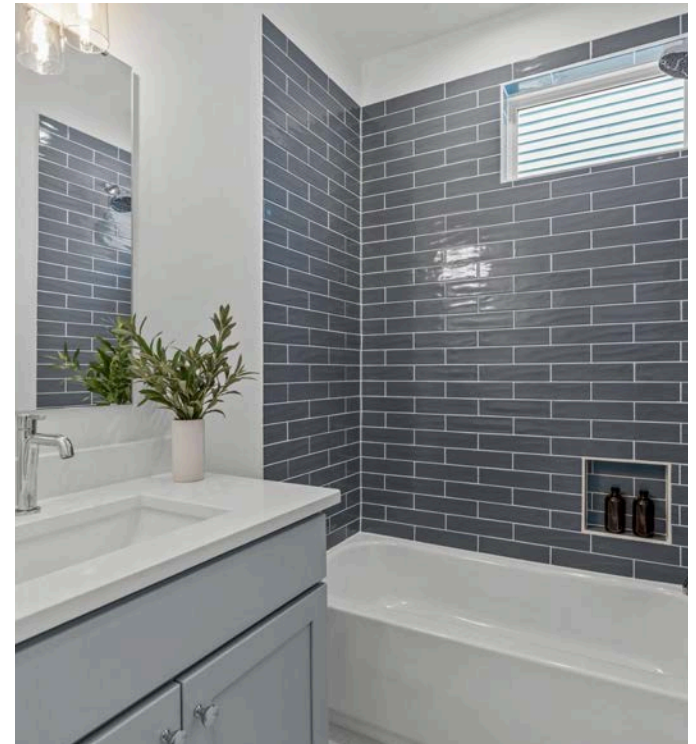
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INTERIOR PHOTOS

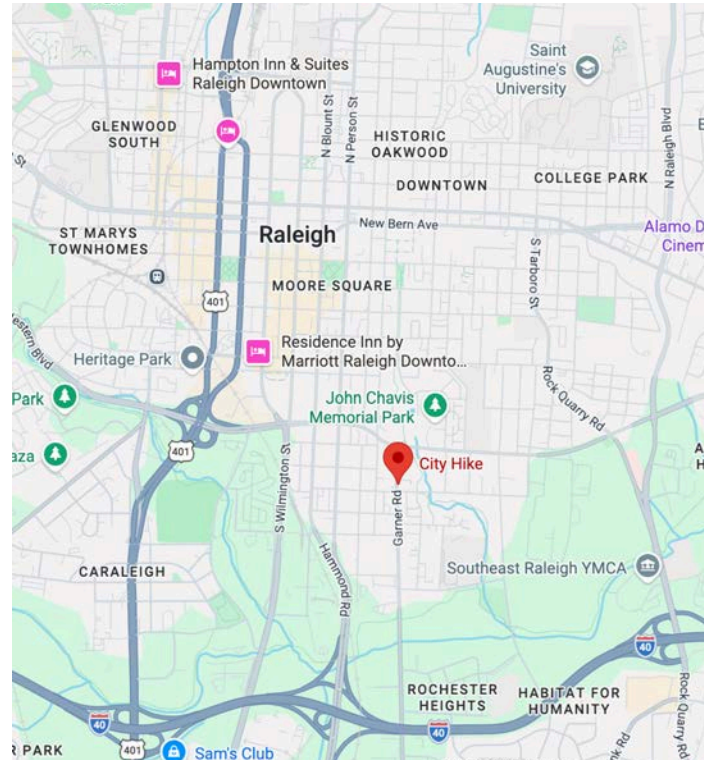


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INTERIOR PHOTOS



Proximity & Transportation



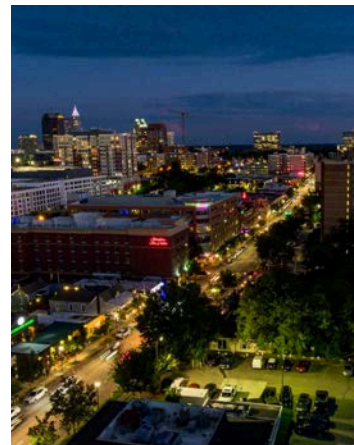
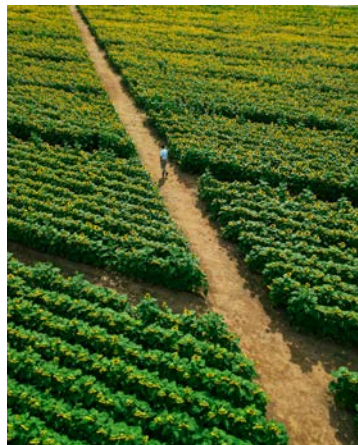
A FULLY LOADED LOCALE

City Hike offers residents every benefit of downtown living, without the center-city congestion that can accompany embedded urban communities.

Here, residents enjoy effortless connectivity to the downtown area through the community's integrated greenway system.

This dedicated, tree-lined path provides a direct and scenic route to the city center, making your commute both convenient and enjoyable. Whether you prefer a quick five-minute bike ride or a pleasant twenty-minute walk, the best of downtown is only a few minutes from your front door.

Welcome to city living with room to breathe.



THE HIGHLIGHTS:

NC STATE MAIN CAMPUS: 8 MIN DRIVE
STATE FARMERS MARKET: 8 MIN DRIVE
DOROTHEA DIX PARK: 2 MIN DRIVE
MOORE SQUARE: 20 MIN WALK & 5 MIN BIKE
GLENWOOD SOUTH: 6 MIN DRIVE
RDU AIRPORT: 22 MIN DRIVE



Meet the Team



Johnny Chappell

OWNER/BROKER

Johnny Chappell is a prominent real estate developer and broker in North Carolina's Triangle region. He is also part of the ownership group of City Hike. As the leader of Chappell (formerly Chappell Residential), he specializes in land acquisition and contemporary new-construction projects. A top-ranked industry expert, Chappell transforms raw land into award-winning residential communities across Raleigh and Durham.



Maggie Sparling

VP OF LAND ACQUISITION

Maggie Sparling is a North Carolina-licensed real estate broker and a key leader at Chappell in the Triangle region. A UNC-Chapel Hill graduate, she specializes in land acquisition and development services. Sparling is recognized for her expertise in market analysis and finding redevelopment opportunities for builders and private investors.

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