

## Case Study #NCR07

Proprietary and Confidential

### Raleigh, North Carolina

Summary: Raleigh has become one of the fastest growing cities in the U.S. It is home to the Research Triangle Park (RTP), which is the nation's largest, planned research development community, housing some of the world's largest corporations. Major industries in the RTP and surrounding areas are pharmaceuticals, technology, telecommunications, and biotechnology. The population of Raleigh is expected to increase to 2 million by 2020 and the number of jobs from now until 2030 is expected to increase 134 percent.



<b>Purchase Price:</b>	\$269,990 (August 2006)
<b>Property Profile:</b>	4 bedrooms/2.5 baths/2944 Sq Ft
<b>Time to Rent:</b>	31 days
<b>Monthly Rent:</b>	\$1475
<b>Financing:</b>	20% Down, Option ARM
<b>Expenses*:</b>	\$1221
<b>Cash Flow:</b>	\$254
<b>CMA:</b>	n/a

\*Expenses include mortgage payment, insurance, property taxes, association dues and property management. Cash flow analysis does not include vacancy, maintenance, and leasing fee.