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Confidentiality Agreemen

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc

Disclaimer

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TABLE OF CONTENTS

SITE INFORMATION Property Offering Property Surveys	4 8
INVESTMENT SUMMARY	10
LOCATION OVERVIEW Property Location Raleigh-Durham Region	12 12 14
OPPORTUNITY ZONES	18



SITE INFORMATION

CBRE|Raleigh is proud to present the Hammond Road urban mixed use development offering in Raleigh, North Carolina. This offering represents one of the last remaining large-scale development opportunities in fastly growing core area of Raleigh. Positioned along Hammond Road (north/south six lane connector) and at a full access interchange on/off I-40, the site is easily accessible from any Triangle location.

The offering includes three parcels totaling ± 44.99 acres with the largest parcel (± 35.77 acres) mostly cleared and roughly graded with some infrastructure already in place. Existing access in place off Hammond Road via Hammond Center Drive. Additional 60' access easement recorded off S. Wilmington Street along Haywood Funeral Home at 2415 S. Wilmington Street.

In addition, all three parcels are located in the NC Opportunity Zone and qualify for tax incentives up to a 15% reduction in amount of taxed gain.

Located just minutes south of downtown Raleigh, the property is centrally located in the Triangle 10 minutes from NC State University, 13 minutes from North Hills, 18 minutes from RDU International Airport, 23 minutes from the Research Triangle Park, and 30 minutes from downtown Durham and Duke University.



O HAMMOND ROAD & 100 KNOWLES STREET RALEIGH, NC



±44.99 ACRES
(TO BE DETERMINED BY FINAL SURVEY)



INDUSTRIAL MIXED USE-3 (IX-3)
CURRENT ZONING



BUSINESS & COMMERCIAL SERVICESFUTURE LAND USE



MUNICIPAL WATER & SEWER SERVICE CITY OF RALEIGH



1702760750, 1702779329 & 1702882580 PROPERTY PIN#S

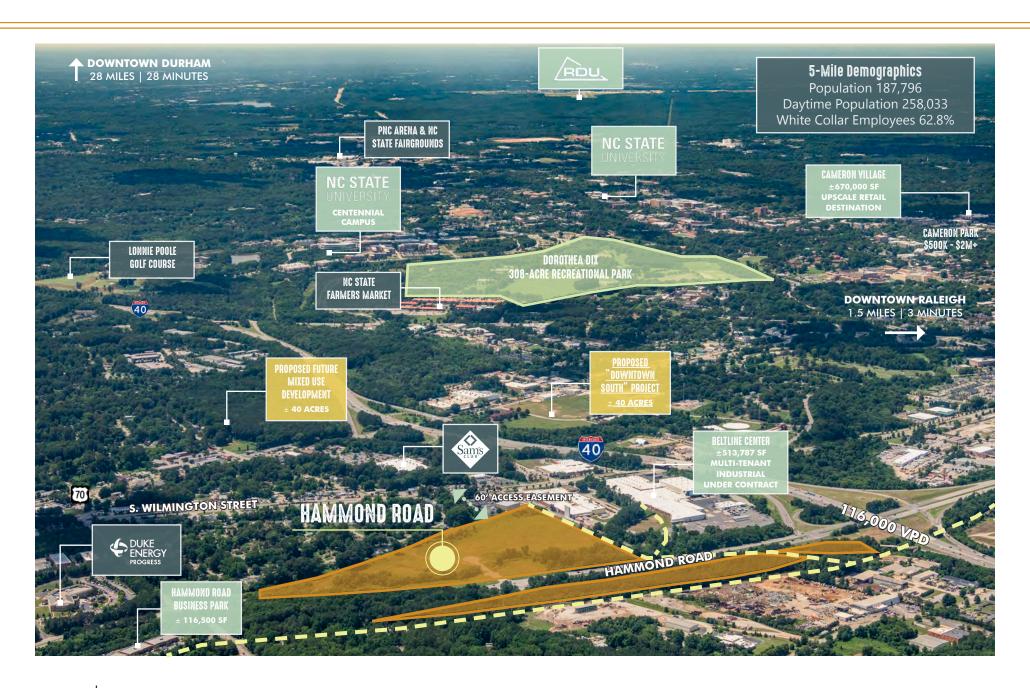


PARTIALLY LOCATED IN THE SHOD-2
OVERLAY DISTRICT



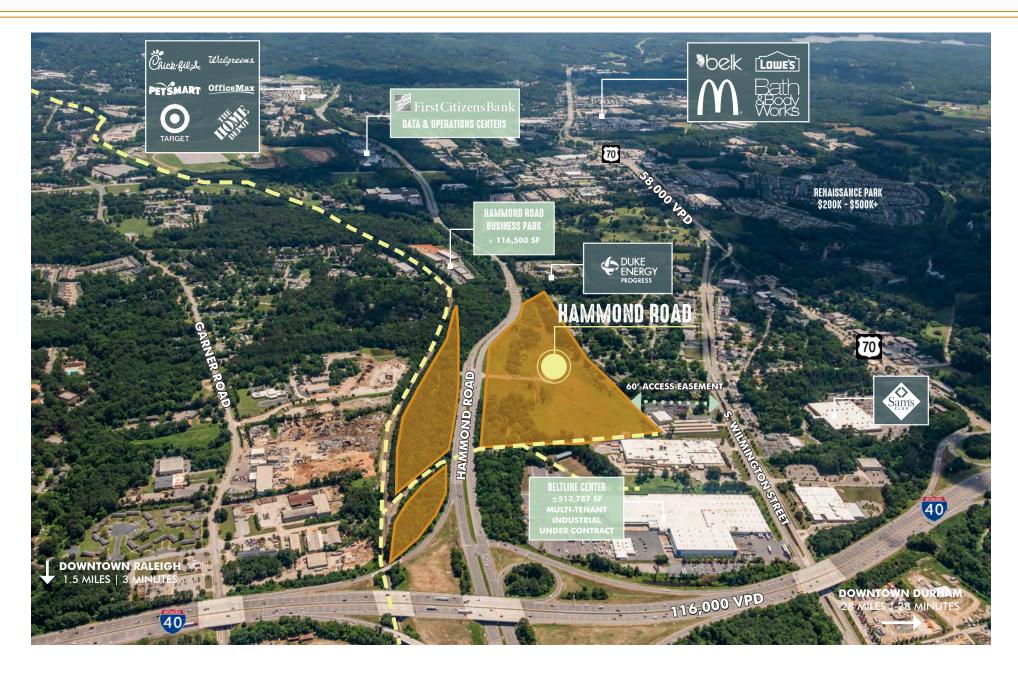
NC OPPORTUNITY ZONE TAX INCENTIVES

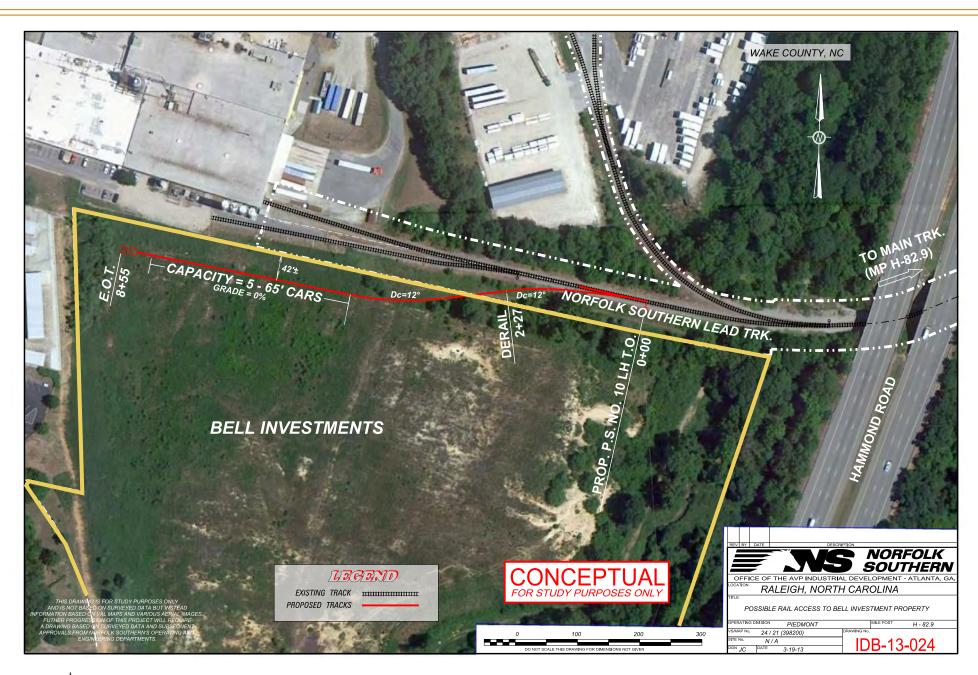




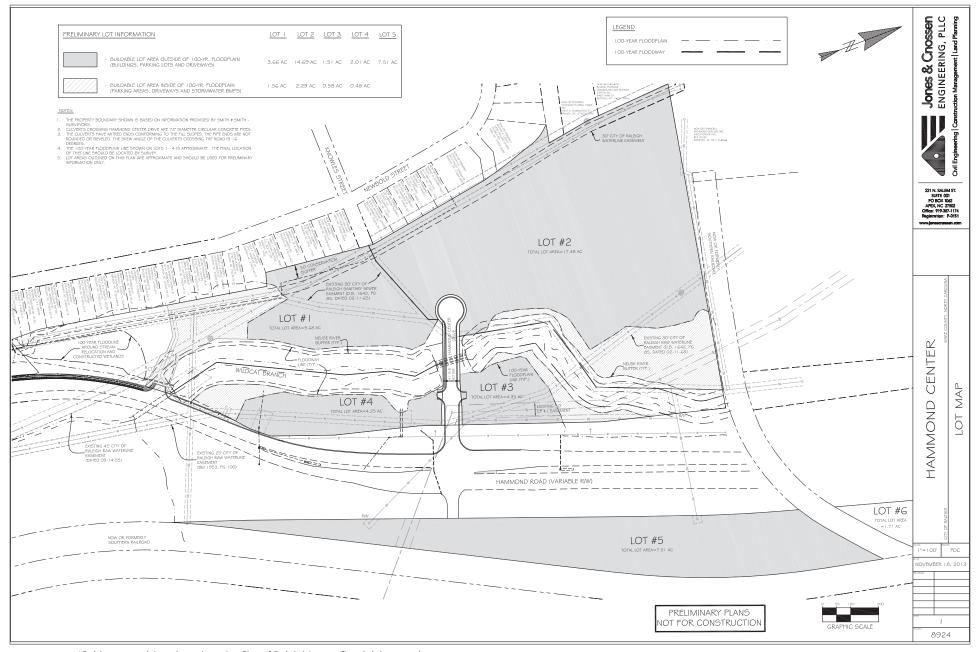


SITE INFORMATION



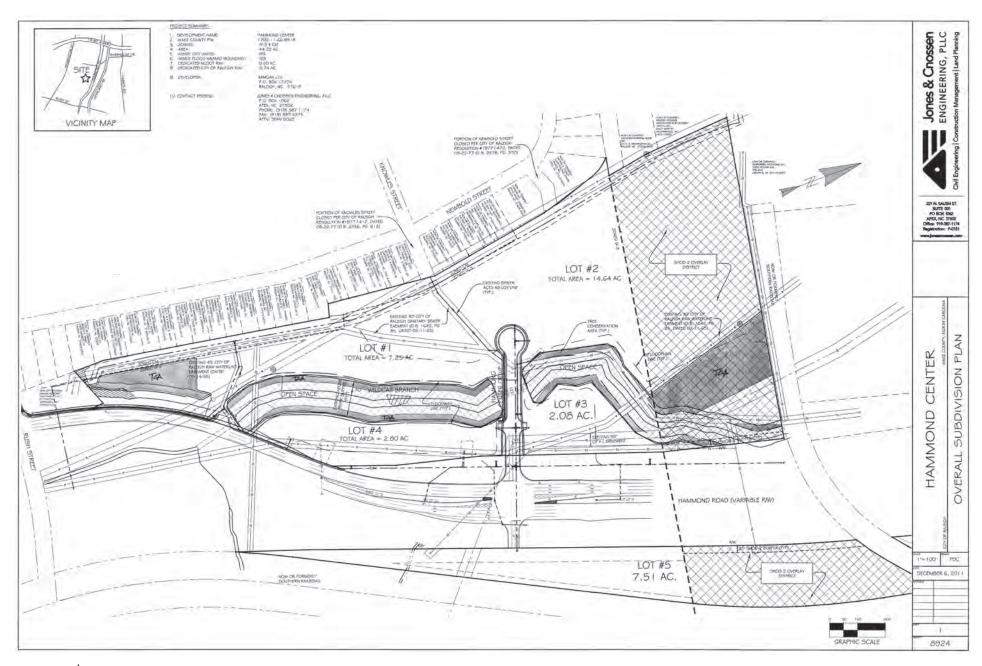


POTENTIAL BUILDABLE LOT AREA





POTENTIAL OPEN SPACE AND TREE CONSERVATION AREA



INVESTMENT SUMMARY



Acreage	± 44.99	
Zoning	IX-3	
Future Land Use	Business & Commercial Services	
Overlay District	Partially in the SHOD-2 District	
Utilities	City of Raleigh Water & Sewer	
Tax Incentives	NC Opportunity Zone	

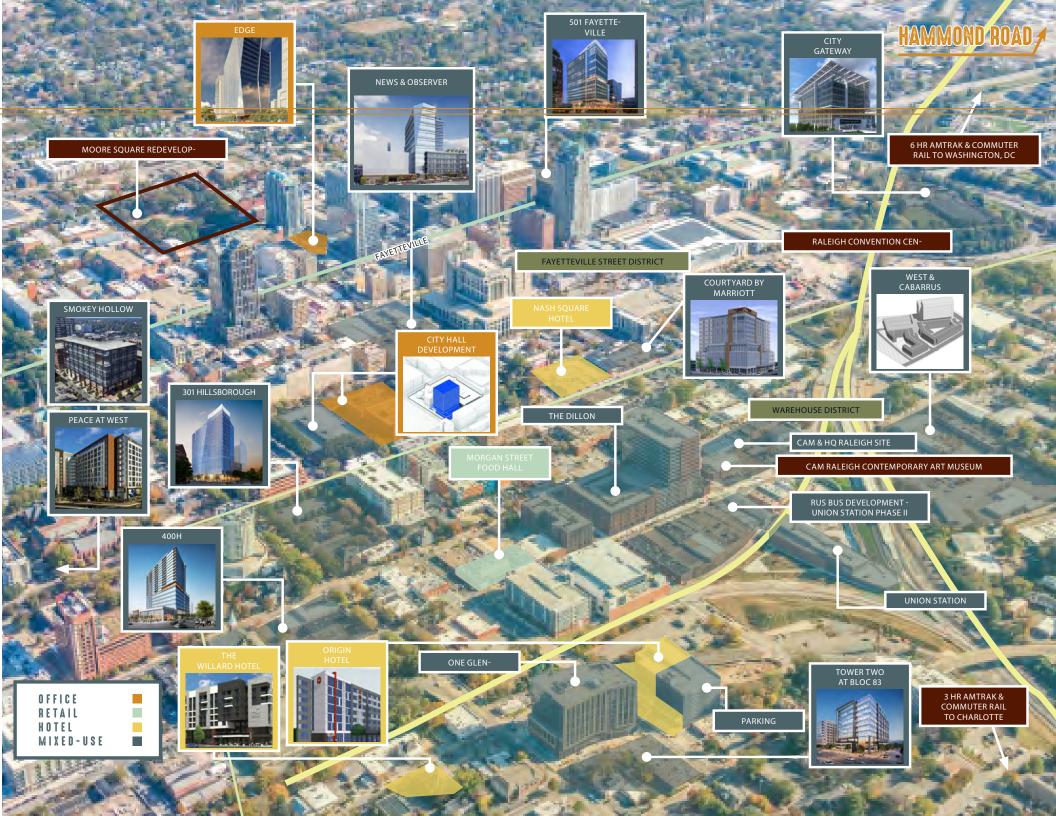
VIBRANT AND EVOLVING URBAN CORE

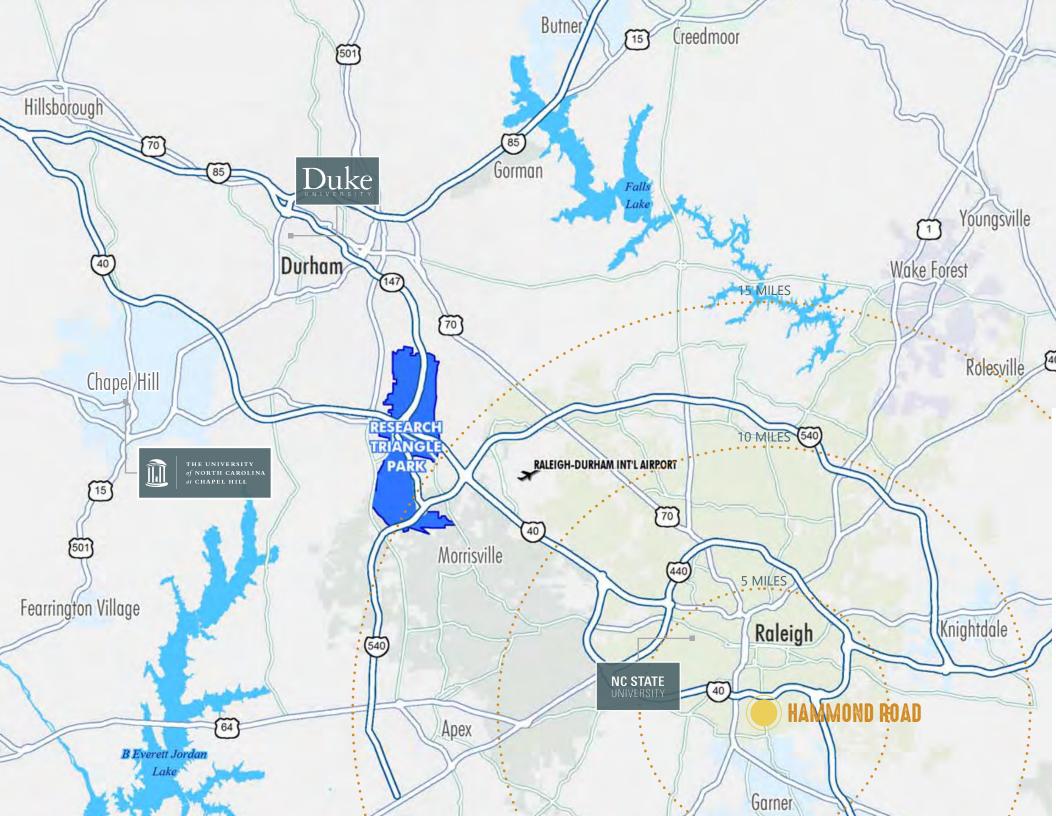
WALKABILITY, DENSIFICATION, AND ACCESSIBILITY

By every measure, downtown Raleigh is exploding with growth. Since 2005, Downtown has seen over \$2.75 billion in development completed, which has added new residences, convention space, offices, retail, entertainment venues, hotels, and restaurants. This remarkably robust development pipeline has Downtown poised to add thousands of new residents, workers, visitors, stores, businesses, parks and infrastructure.

- Dense, vibrant, and walkable urban core boasting a 95
 WalkScore®, the highest in the region and one of the strongest in the nation
- 133% growth in population since 2000, which is currently estimated at 15,240 residents and is expected reach over 17,800 by 2020
- Since 2003, **50 development projects completed** dramatically changing the skyline
- **\$1.1 billion construction boom**, based on development recently delivered, under construction or planned
- 2,850 new residential units added since 2015, which will attract over 4,500 residents
- More than 600 hotel rooms are either under construction or planned in response to 15% growth in hotel occupancy rates over the past two years
- Thriving retail base that has grown by 39% in five years and has **added 10 new stores** since 2015
- **Emerging transit hub** with a new \$80 million multi-modal center under construction and a newly approved Bike Share system























RALEIGH-DURHAM MARKET

The Raleigh-Durham market is a stable place to do business, with low costs, a low-tax structure, and pro-business regulatory environment. Construction costs, electric rates, overall taxes, and our cost of living are all below the national average. The Raleigh-Durham business costs fall 18 percent below the national average. Additionally, the state of North Carolina, along with Wake County and the city of Raleigh, have each secured a AAA bond rating for the last 50 years, making North Carolina one of only 10 states to earn this rating. Raleigh-Durham's competitive business climate has helped attract employers looking to relocate their operations away from rising rent in other major metros and has helped existing companies grow and thrive. While rents are ever-rising in tech hotspots like Silicon Valley, talent continues to move to new growth markets like the Raleigh metro, which can support lifestyles equally as well for a much lower cost.

	Raleigh-Durham	NC	us
POPULATION			
2018	1,936,917	10,455,604	330,088,686
2023 (Projected)	2,140,590	11,061,202	343,954,683
2010 Census	1,634,847	9,535,483	308,745,538
Growth 2010-2018	2.08%	1.12%	0.81%
Growth 2018-2023 (Projected)	2.02%	1.13%	0.83%
HOUSEHOLDS			
2018	743,759	4,087,430	124,110,001
2023 (Projected)	820,236	4,317,068	129,076,036
2010 Census	633,053	3,745,155	116,716,292
Growth 2010-2018	1.97%	1.07%	0.75%
Growth 2018-2023 (Projected)	1.98%	1.10%	0.79%
AVERAGE HOUSEHOLD INCOME	\$90,262	\$72,420	\$83,694











#1 Best Big City to Live In in the Southeast Money Magazine, September 2016



#2 Tech Hub that Millennials Prefer to Silicon Valley
Forbes, November 2017



#6 Large Metro for Salary Growth U.S. Bureau of Labor Statistics, April 2016



#2 Next Biggest Boom Towns in the U.S. Forbes, May 2016



#2 Best Place for Business and Careers Forbes, October 2017



#6 Most Future-Ready City
Dell & HIS Economics Group, January 2016



#2 City with the Most Job Openings Per Person Indeed, March 2015



#7 U.S. Market to Watch: Overall Real Estate Prospects
ULI, November 2016



#7 Hottest Startup Hub Inc., January 2016



#3 Best City of Young Professionals Forbes, March 2016



#5 Most Pro-Business City in America Market Watch, May 2015



#8 Leading Metro for Biotech Investment CityLab, April 2016



THE RESEARCH TRIANGLE PARK

The Research Triangle Park ("RTP" or the "Park") is centrally located between the three major Triangle research universities: Duke University in Durham, University of North Carolina in Chapel Hill and North Carolina State University in Raleigh. The Park, with 25 million square feet of developed space, is one of the world's largest and most successful research and development centers in terms of number of jobs created, capital investment and the prestige of companies located there.

Founded in 1959 by leaders from business, government and academia, its purpose was to attract companies engaged in world-class research and development in growing scientific and technological disciplines and is home to more than 200 companies employing over 45,000 fulltime knowledge workers and an estimated 10,000 contract employees.

RTP drives Raleigh-Durham's thriving economy. It is projected that over the next fifteen years, employment will increase by 67%, total earnings by 48%, personal income by 46% and total retail sales by 41%.

The Research Triangle Park is home to an outstanding, creditworthy roster of tenants, anchored by its proximity to three world class universities and the region's most accessible transportation infrastructure. NetEdge Systems, Cisco Systems, Covance, Biogen, Ericsson, Eisai Pharmatechnology, Inc. of Japan, and Bekaert Corp. of Belgium call RTP home. Furthermore, the Research Triangle Park is home to the Environmental Protection Agency's largest facility outside of Washington, DC – a 1.1 million SF model of "green building" – one of the largest in the world.

Other major employers in the Research Triangle Park include IBM, Cisco System, GlaxoSmithKline, DuPont, BASF, Fidelity, Credit Suisse, Becton Dickinson and Rhone Poulenc.







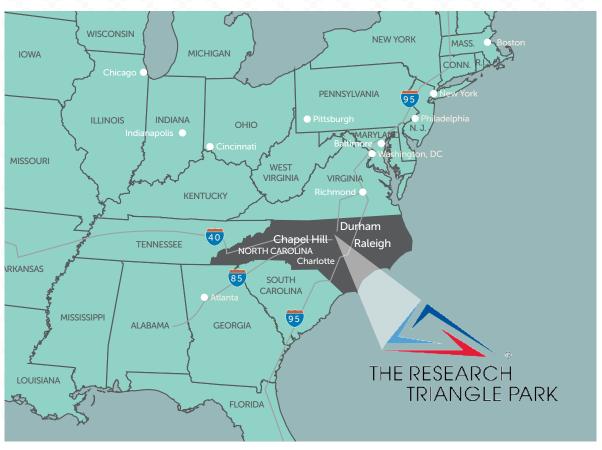










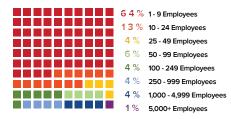




RTP MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES	INDUSTRY	
IBM	10,000	IT	
Cicso System	5,000	IT/Computer Networking	
Fedelity Investments	3,100	Financial services	
GSK	3,000	Healthcare	
Credit Suisse	1,800	Financial services	
Net App	1,500	Storage & Data Management	
Biogen	1,300	Biotechnology	
RTI International	1,293	Contract Research	
U.S. EPA	1,200	R&D	
BASF Corp Agriculture Products	1,000	Agricultural technology	
Bayer Crop Science	1,000	Agri-biotech	
N.I.E.H.S.	1,000	Federal Government	
Lenovo	1,000	IT, Computers, Servers	
DellEMC	700	IT	
Grifols	500	Bioscience	
Fuji Diosynth	415	Biotechnolgy	
Syngenta Crop Protection	400	Plant Biotechnology	
United Therapeutics	313	Biotech	
Unitedwriters Laboratories	300	Safety Science	
BD	262	Health Diagnostics	
DuPont	240	Solar, Electronics, Printing	

RTP Companies By Size



Industry Profile of RTP



EMPLOYER DEMOGRAPHICS

- More than 60% of RTP companies are comprised of fewer than 10 employees
- The small employer trend is expected to continue
 - 7,000 acres
 - Largest research park in the United States
 - 170+ companies
 - Approximate employment of 45,000 full time and 10,000 contract employees
 - 22.5 million square feet of office and research space
 - 1,800 start-up companies created since 1970
 - Capital investment exceeds \$2.8 billion
 - Total payroll estimated at \$2.7 billion





OPPORTUNITY ZONES

■ WHAT IS AN OPPORTUNITY ZONE ("OZ")?

25%

of census tracts in a state could be designated as "opportunity zones" 20%

Census tract must have at least 20% poverty rate

80%

of median income does not exceed 80% of metro or state level

2028

Designation of opportunity zone remains in effect through the end of 2028

III TAX ADVANTAGES

2026

Investors can defer taxes on capital gains **until 2026**

2026

Capital must be placed in an opportunity fund within 180 days

2026

Once the investment is sold after a holding period of **10 years**, none of the appreciation above the deferred gain is recognized.

2021

5 YEAR

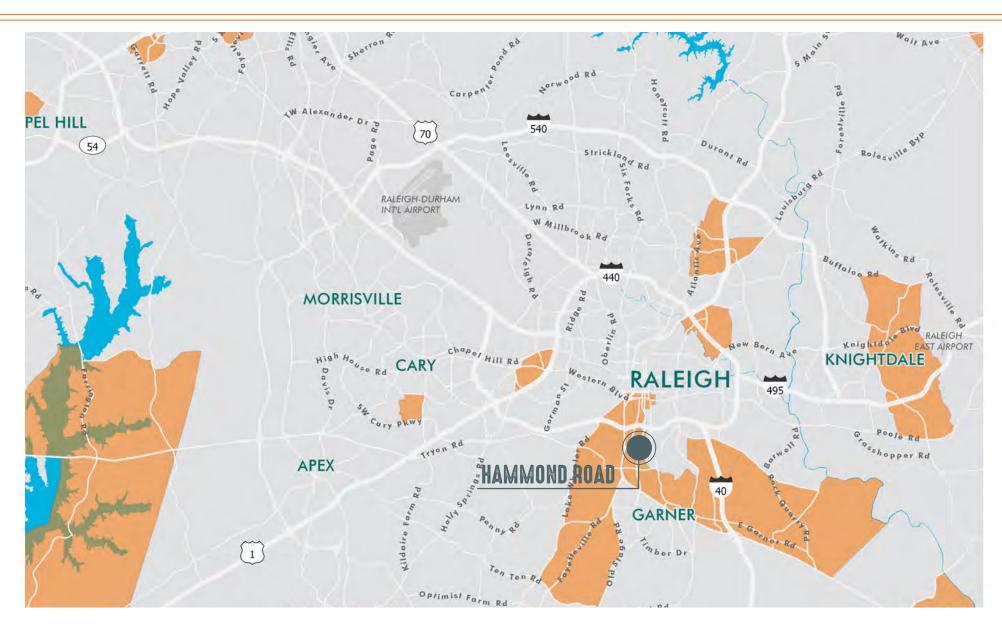
7 YEAR

must invest by 2021 to take advantage of tax benefits

Gains invested qualify for 10% reduction in amount of taxed gain

Gains invested qualify for 15% reduction in amount of taxed gain





FOR MORE INFORMATION ON OPPORTUNITY ZONES, CLICK HERE





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