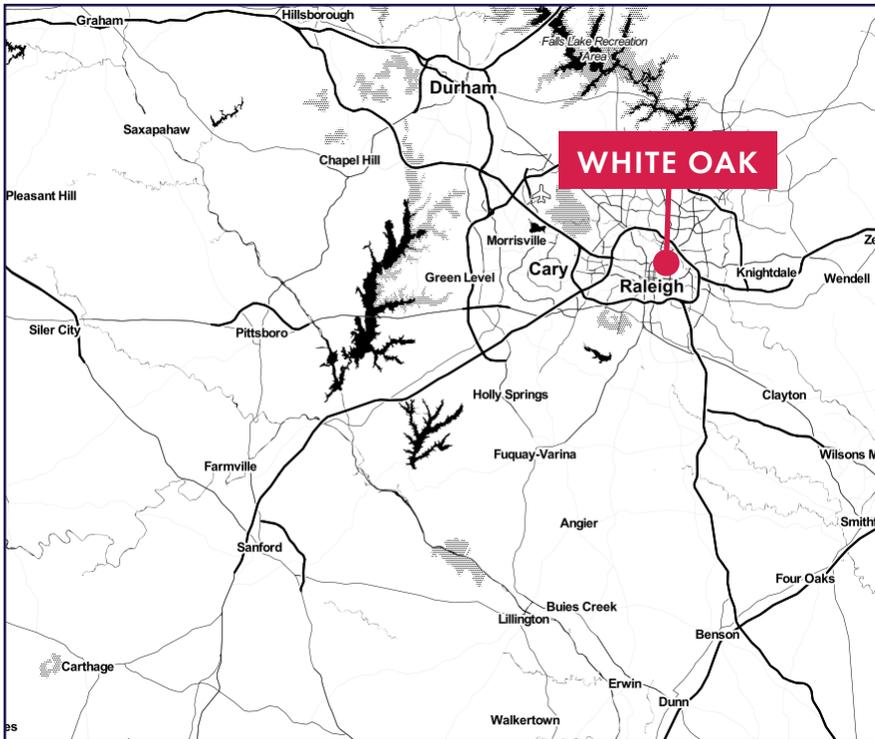


**8-UNIT APARTMENT COMPLEX
INVESTMENT OPPORTUNITY**

1600 POOLE ROAD
Raleigh, NC 27610

PROPERTY SUMMARY

APG Advisors is pleased to present for sale White Oak Apartments located in Raleigh, NC that places residents within minutes of the city's major employment centers, healthcare facilities, universities, and entertainment districts. Situated less than one mile from Downtown Raleigh, the property provides convenient access to a wide array of restaurants, retail, and cultural attractions.



NAME	White Oak Apartments
ADDRESS	1600 Poole Road Raleigh, North Carolina 27610
SALE PRICE	\$1,150,000
PIN NUMBER	171306389209
COUNTY	Wake
TOTAL SQUARE FOOTAGE	±5,900 SF
YEAR BUILT/RENOVATED	1984/2025
TOTAL ACREAGE	±0.45 acres
ZONING	RX-3, Residential Mixed Use & TOD, Transit Overlay District

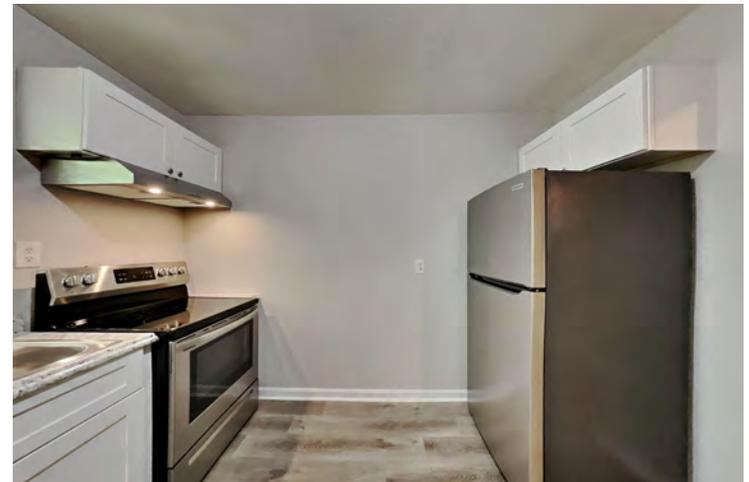
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INVESTMENT OVERVIEW

TYPE	Garden Style Apartments
UNITS TOTAL	8
AVERAGE UNITS SIZE	±720 SF
UNIT MIX	2 bedrooms / 1 full bath
PARKING	Surface
UNITS RENOVATION DETAILS	<ul style="list-style-type: none"> • 6 of 8 HVAC units replaced in past 5 years • Roof replaced • 5 of 8 units updated with LVP flooring throughout • Cosmetic Upgrades
OCCUPANCY	100%



	Current Gross Income	Market Gross Income
MONTHLY	\$8,175	\$9,600
ANNUALLY	\$98,100	\$115,200



THE OPPORTUNITY

White Oak Apartments presents a compelling value-add multifamily investment opportunity in one of the Southeast's fastest-growing rental markets. Located less than one mile from Downtown Raleigh, the property offers investors stable in-place income with significant upside through rent growth.

The property consists of eight well-designed 2-bedroom, 1-bath units averaging approximately ± 720 square feet, each featuring open floor plans and washer/dryer hookups. The community is currently 100% occupied, demonstrating strong tenant demand in this highly desirable urban location.

Over the past five years, ownership has completed several key capital improvements including a new roof, replacement of six HVAC systems, and interior upgrades in five units with new LVP flooring, granite counter tops, and new bathrooms, reducing near-term capital requirements for a new owner.

With an average in-place rent of approximately \$1,021, well below Raleigh's two-bedroom fair market rent of \$1,646, the property offers a clear path for revenue growth through continued unit upgrades and market rent alignment.

White Oak Apartments represents an opportunity to acquire a well-located, stabilized multifamily asset with strong occupancy, proven demand, and meaningful value-add potential in a high-growth urban submarket.



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PROPERTY PHOTOS



Bedroom



Living Room



Bedroom



Open Floor Plan



Kitchen

[Take a Tour](#)

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TYPICAL FLOOR PLAN

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	14,391	75,861	197,095
2020 Population	14,310	84,774	222,674
2025 Population	13,882	88,018	232,846
2030 Population	14,231	102,101	257,005
2025-2030 Annual Rate	0.50%	3.01%	1.99%
2025 Median Age	37.4	35.1	34.3
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2010 Households	4,642	28,925	73,619
2020 Households	4,891	35,165	87,928
2025 Total Households	5,116	38,783	96,955
2030 Total Households	5,319	46,431	109,930
2025-2030 Annual Rate	0.78%	3.67%	2.54%
2025 Average Household Size	2.24	2.11	2.26
HOUSING	1-MILE	3-MILES	5-MILES
2025 Total Housing Units	5,811	50,594	118,486
2025 Owner Occupied Housing Units	41.2%	32.5%	38.8%
2025 Renter Occupied Housing Units	50.3%	59.2%	54.0%
2025 Vacant Housing Units	8.5%	8.2%	7.2%

DAYTIME POPULATION	1-MILE	3-MILES	5-MILES
2025 Daytime Population	12,838	162,822	332,707
Workers	6,385	122,809	226,832
Residents	6,453	40,013	105,875
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2025 Median Household Income	\$64,801	\$79,624	\$81,546
2030 Median Household Income	\$74,601	\$95,447	\$96,706
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2025 Average Household Income	\$108,232	\$124,075	\$122,747
2030 Average Household Income	\$119,249	\$138,573	\$137,078
PER CAPITA INCOME	1-MILE	3-MILES	5-MILES
2025 Per Capita Income	\$40,080	\$54,315	\$51,276
2030 Per Capita Income	\$44,792	\$62,477	\$58,781
EDUCATION	1-MILE	3-MILES	5-MILES
Associate's Degree	6.1%	6.9%	7.5%
Bachelor's Degree	21.2%	29.3%	30.3%
Graduate/Professional Degree	14.7%	20.9%	20.3%

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Neighborhood Map



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Area Map



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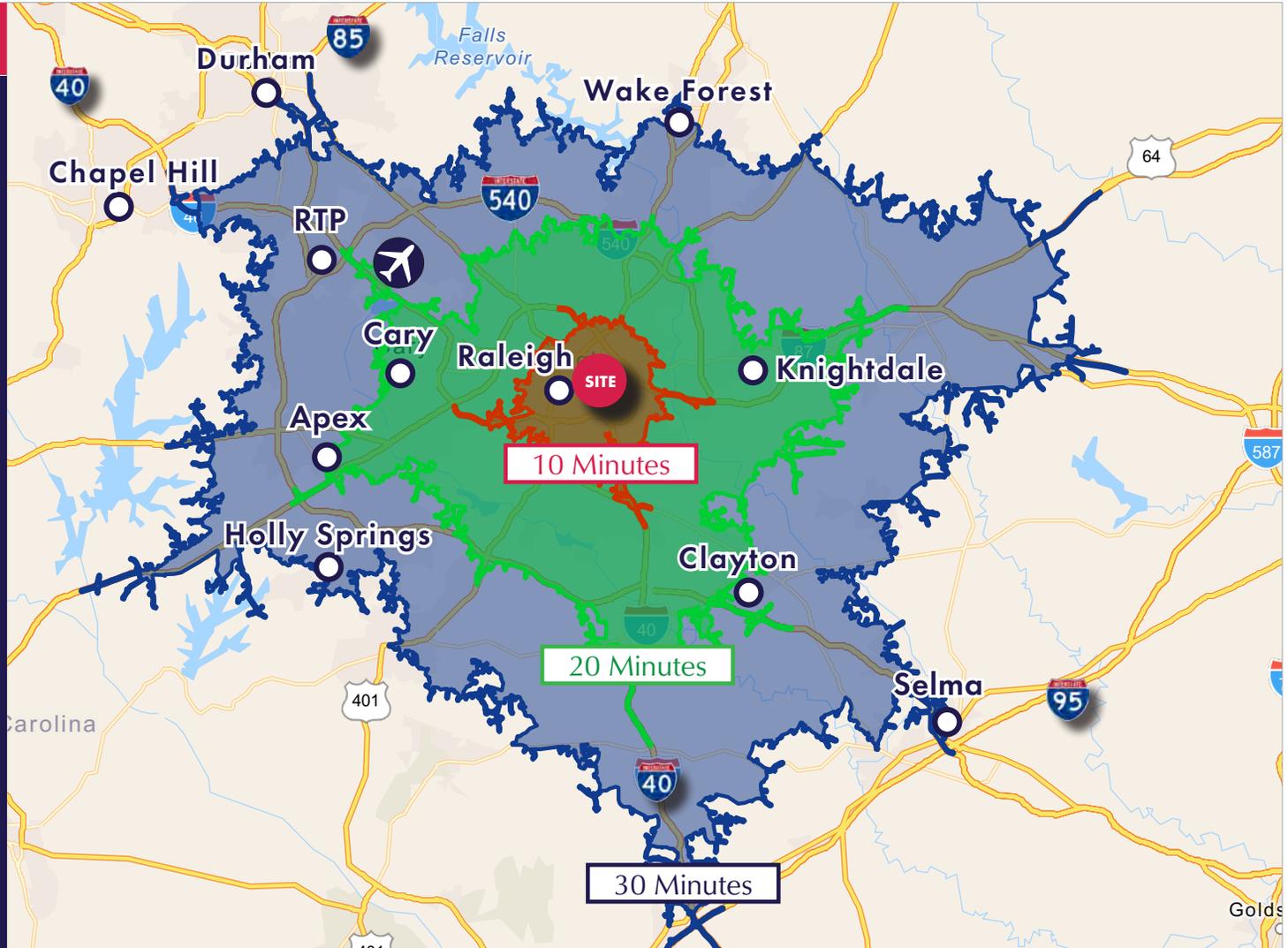
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PROXIMITY MAP

Location	Driving Distance
I-40	±3 minute ±1.5 miles
St. Augustine's University	±4 minutes ±0.7 miles
Downtown Raleigh	±4 minutes ±0.9 miles
WakeMed Raleigh	±6 minutes ±1.8 miles
Shaw University	±6 minutes ±2.2 miles
I-440	±6 minutes ±2.4 miles
Peace University	±7 minutes ±1.8 miles
NC State University	±9 minutes ±3.0 miles
North Hills	±13 minutes ±5.9 miles
RDU Int'l Airport	±20 minutes ±13.9 miles
Research Triangle Park	±24 minutes ±17.9 miles
Downtown Durham	±32 minutes ±26.0 miles



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Raleigh — It's a Smart Move.

With space to breathe and room to grow, this #1 Best Performing Large City is anchored by a strong economy and a business-friendly mindset.

#1

**Best Business Climate
(Raleigh/Cary)**

Business Facilities, 2025

#1

**Best Metro for New
College Grads**

ADP, 2025

#2

**Best Metro for Single
Family Home Renters**

Points2Homes, 2025

#3

**Resident
Satisfaction**

Axios, 2025

#4

**Best Work-Life
Balance**
CoworkingCafe, 2025

#5

**Best City for
Headquarters**
Site Selection, 2025



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