

4816 Whitehall Ave · Investor packet

Raleigh, NC 27604 · Cash investors · As-is · Top Dog Real Estate LLC · N&M Realty



The opportunity

Income-producing brick ranch renovated in 2024 into three homes — The House, The Apartment, and The Studio — about ten minutes from Downtown Raleigh and WakeMed. Quartz kitchens, private entries, off-street parking, and owner-reported rents ready for your underwriting.

Asking price \$549,900	As-is cash close with proof of funds. Three doors, one ticket into a strong Raleigh rental pocket.
---	--

Three units

Unit	Layout	July list	2026 YTD avg
The House	3 bed / 2 bath · ~1,200 sf	\$2,500/mo	≈\$2,259/mo
The Apartment	1 bed / 1 bath · ~500 sf	\$2,000/mo	\$2,000/mo
The Studio	Studio · ~433 sf, furnished	\$1,860/mo	≈\$1,809/mo

Owner-reported rents (Jan–Oct 2026). Rent roll available on request.

Dual NOI

Self-manage ≈\$43,678 Sheet pro-forma (zeros PM ~\$10.3k/yr)	With PM ≈\$33,400 2026 run-rate annualized
--	--

Illustrative caps at \$549,900: ~7.9% self-manage / ~6.1% with PM (owner-reported).

Operating history

Period	Total revenue	NOI	Notes
2024 actual	\$75,584	\$39,824	Full year
2025 actual	\$76,425	\$39,835	Full year
2026 YTD Jan–Oct	\$62,915	\$27,797	Includes PM fees
2026 annualize (×12/10)	≈\$75,498	≈\$33,400 with PM	If PM continues
2026 sheet pro-forma	\$75,498	\$43,678	Zeros PM fees

2026 nights booked (Jan–Oct): 265. Monthly revenue run-rate about \$6–7k (rent + cleaning).

Property

Built / renovated	1960 brick ranch · renovated 2024 into three self-contained units
Size	About 2,133 sq ft
Beds / baths	5 / 4 as currently configured
Lot	Confirm — public listings ~0.60 ac; prior materials showed 0.34 ac
Utilities	Private well and septic
Parking	Off-street for about 4–5 cars
Zoning	Confirm on Wake County iMAPS
Terms	As-is · cash with proof of funds

Private septic — confirm permit vs bedrooms in use with Wake County Environmental Health. Three-unit / short- or mid-term use: confirm allowable use with the county. Income figures owner-reported through Oct 2026.

Next step

Download this packet, email for supporting materials, or schedule a tour. Showings by appointment only — please don't disturb occupants.

Phone	[BUYER PHONE TBD — FO native call number coming]
Email	[BUYER EMAIL TBD — alias coming]
Listed by	Top Dog Real Estate LLC · N&M; Realty
Listing page	whitehall-as-is.nmrealtyusa.com (when live)

Top Dog Real Estate LLC · N&M Realty · Asking \$549,900 · As-is, cash