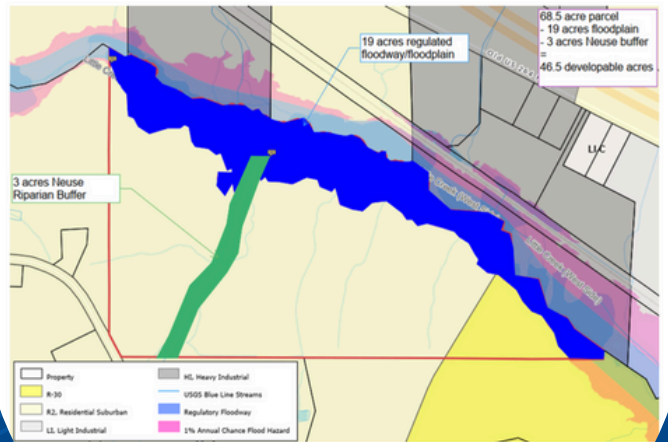




## Due Dilligence in a Flash

YES QuickCheck is a high-level screening report that helps you decide whether a piece of land is worth pursuing before you spend thousands.

### Projected Yield



**Analysis:** The total area of the assemblage is 68.5 acres. Approximately 22 acres will be set aside for regulated floodplains and Neuse River riparian buffers, leaving 46.5 developable acres. After accounting for wetlands, stormwater, and infrastructure, projected yields are:

Conventional Residential Suburban (R2)	42-46 lots
Medium Density Residential Suburban (R2)	60-64 lots
Conventional Residential Suburban (R2)	

Land acquisition is messy, expensive, and full of traps. We can't make land cheaper, but we can help you stop wasting time and money on the wrong sites.

Why gamble after the contract is signed?

Start your next deal with a clear view of what's real and what's going to blow up your budget.

## WHAT YOU'LL GET



Go/No-Go summary with risk-level scoring



Location of utilities or desktop analysis of soil suitability for septic



Zoning + Land Use alignment and rezoning options



Environmental risks clearly noted



Realistic yield projections based on regulations and constraints



Approval timeline estimate

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#### Summary

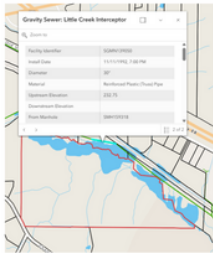
TOPIC	RISK SCORE (1-3)	RISK NOTES
Water / Sewer	3	No sewer capacity until at least 2028. No wastewater treatment plant improvements are complete.
Environmental	2	Stream present on the southern parcel. Stream buffers were excluded for the purposes of calculating lot yield.
Zoning	2	Re-zoning is required to achieve the larger density of 40-60. Recommended zoning: Single-Family Residential (SFR).
Land Use	1	Credentia does not have Comprehensive Land Use.

## SEE THE RISKS BEFORE THEY SINK THE DEAL

- In land deals, the value isn't just acreage or location, it's in what can actually be built.
- Set realistic seller expectations
- Give buyers early insights
- Get stronger, faster offers

Water Available?	Data on the location of water lines is not publicly available. Lines present to the northwest, close to corporate limits.
Sewer Available?	Wake County IMAPS shows a 30" gravity sewer near the northern property boundary. The provided elevation appears adequate to serve the site.

Source: Wake County IMAPS - Raleigh Sewer Layer

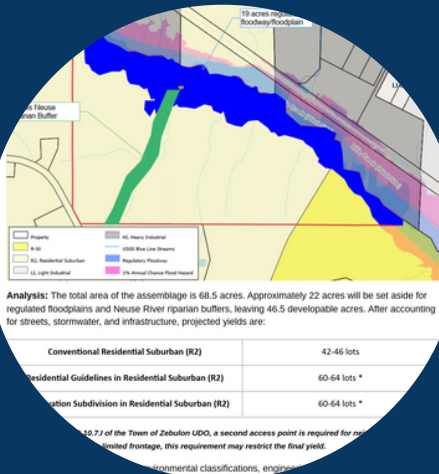


## KNOW WHAT YOU HAVE, BEFORE YOU SELL

- Identify entitlement red flags that set realistic seller expectations
- Avoid inflated pricing tied to unusable or constrained land
- Prevent due diligence surprises

## REAL NUMBERS, REAL OFFERS

- QuickCheck shows what can be built, including options based on zoning differing development options.
- Account for parcel conditions such as slope, access, buffers, and infrastructure requirements
- Educate sellers, inspire early confidence in buyers, and support pricing, negotiation, and contract discussions.



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