JLL | HUB RTP

FOREVER GROUNDBREAKING

Raleigh + Durham + Chapel Hill, North Carolina

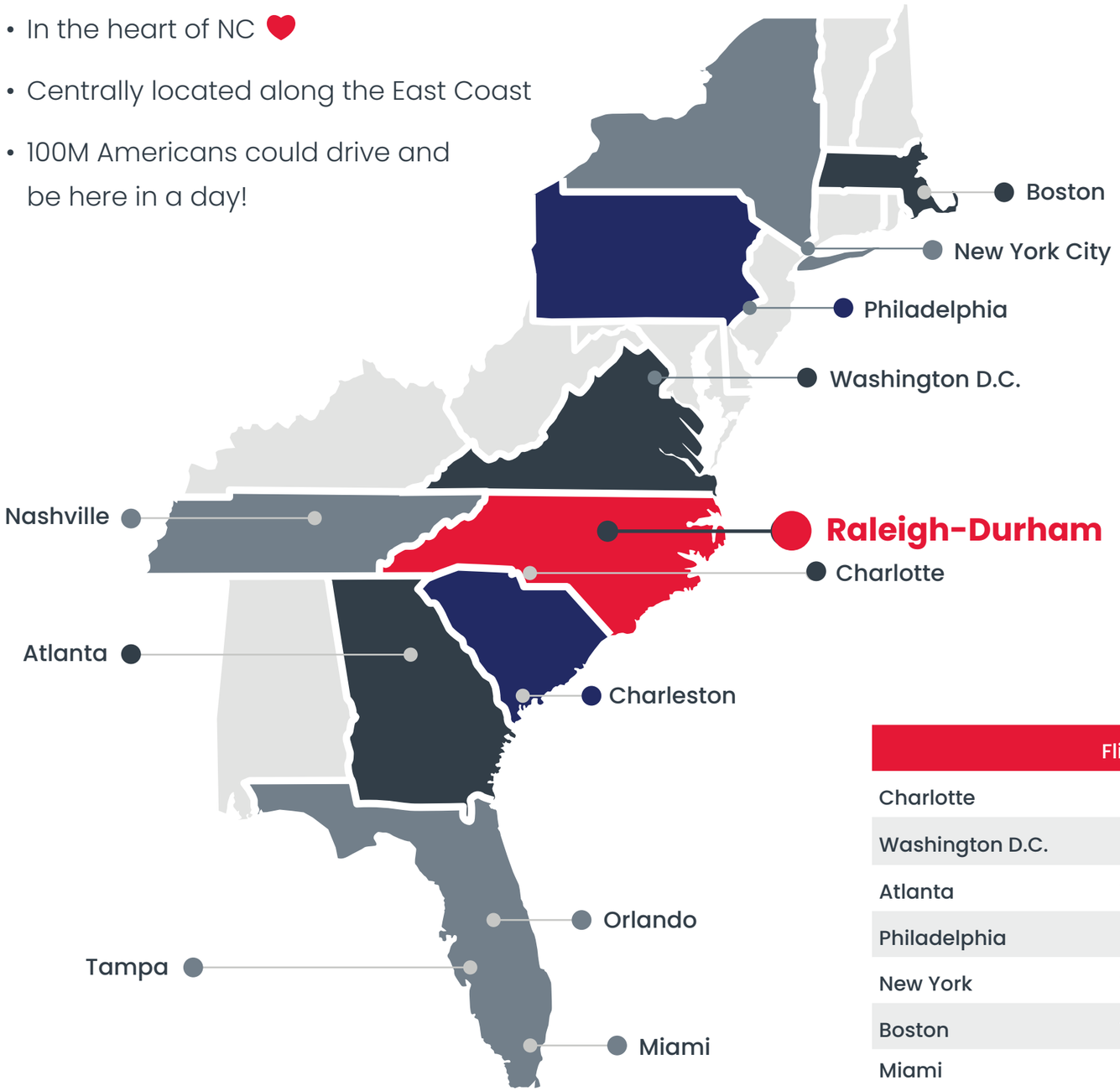






Raleigh-Durham area overview

- In the heart of NC ♥
- Centrally located along the East Coast
- 100M Americans could drive and be here in a day!



	Flight time
Charlotte	1h
Washington D.C.	1h 10m
Atlanta	1h 20m
Philadelphia	1h 20m
New York	1h 30m
Boston	1h 50m
Miami	2h 10m

Highly ranked

2nd

Best quality of life globally

Numbeo | Feb. 2020

3rd

Best city for millennials to relocate in the US

Commercial Cafe | Jan. 2020

4th

Highest concentration of PhD's in the country

RTRP | 2019

Top 10

Cities most likely to recover from the pandemic

Moody's Analytics | 2020

Economic snapshot

45%

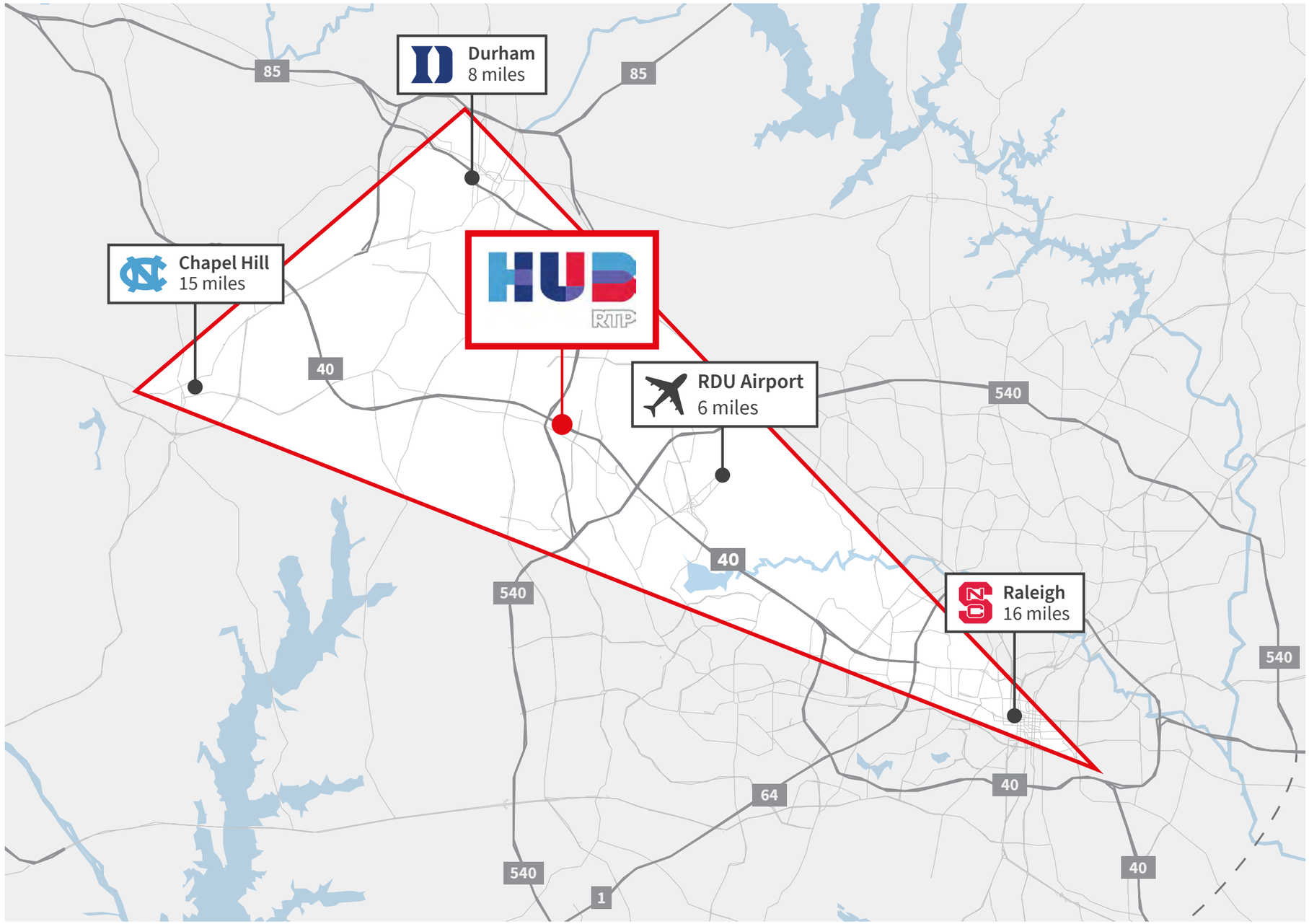
Have a Bachelor's degree or higher

$256k

Median home value

Breakdown of **The Triangle**

The Triangle = Raleigh + Durham + Chapel Hill



Population

2.3M

2010–2019
annual growth

2.3%

2019–2024
projected annual growth

1.9%


PNC


SECU


LUCKY STRIKE
STRIKE

HUB RTP has what **companies** & **employees** want



What **companies** want:



Access to smart and diverse talent



Ability to **attract** top talent



Favorable business climate



High employee retention rate

What **both** want:



A **safe** work environment



A place to **grow roots and flourish**



Convenient **national** and **international travel**



What **employees** want:



Affordable cost of living



High quality lifestyle



Amenity rich environments



High ranking school system

A hidden **talent** for **talent**

27

average age of movers to the area

37

average age of current residents

Where is the talent **coming from?**

Top metros

- New York City
- Washington DC
- Los Angeles
- Miami

Top states

- New York
- Pennsylvania
- New Jersey

Top countries

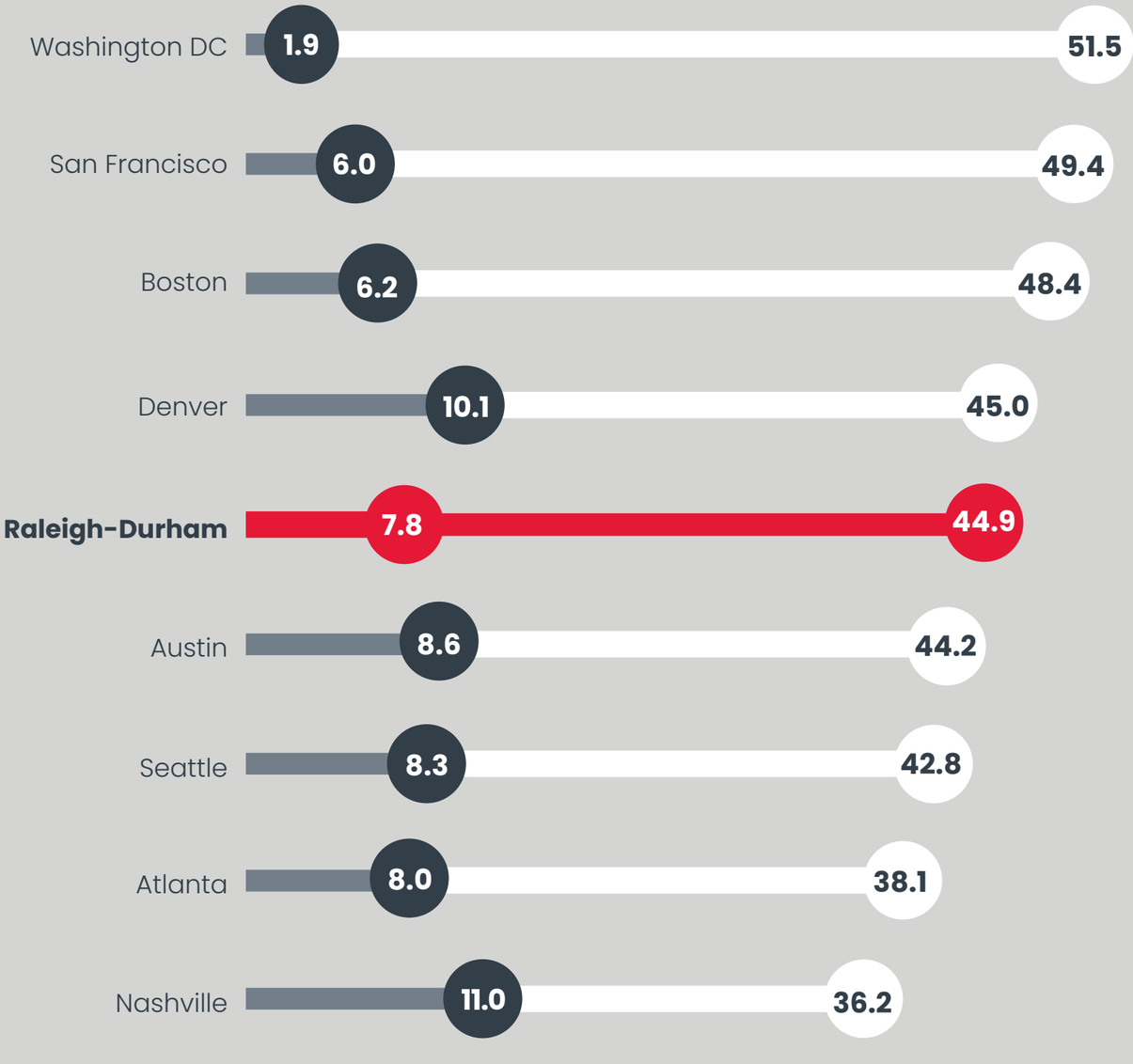
- India
- China
- Mexico

Highly educated young talent

% Change in population **ages 20-29**

Source: US Census Bureau

% Population **25+ years** with a Bachelor's degree



Diverse workplace ecosystem

Residents of North Carolina



49% are from North Carolina



39% are from out of state



12% are from another country

over
50%
of people in Raleigh-Durham are **not from NC**

Rankings

#1
state for women in the tech sector workforce
NC Tech | February 2020

#5
best state for Black entrepreneurs
FitSmallBusiness.com | 2020

Top destination
for Asian, White, and Black movers
US Census | 2019

Personalities of Raleigh-Durham



The Foodie



The Adventurer



The Music Fanatic



The Creative



The Lifelong Learner

Age demographics

Under 18
23.4%

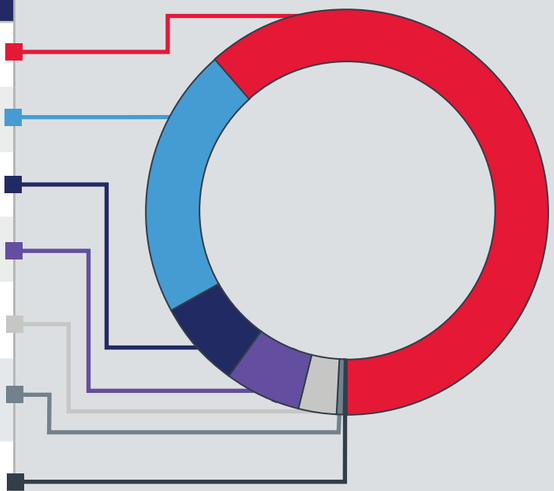
18-34
27.3%

35-54
27.3%

55+
24.9%

Racial demographics

Racial group	National average	Raleigh-Durham
White	69.4%	**62.9%**
Black	13.0%	**21.9%**
Asian	5.9%	**7.3%**
Other	7.1%	**6.2%**
Two or more	3.6%	**3.2%**
Indigenous peoples	1.0%	**0.5%**
Pacific Islander	0.2%	**0.1%**



Durham is the **most ethnically diverse** of the major communities in **North Carolina**



Home of **higher learning**

Local college graduates per year (2018)

*Includes undergraduate and graduate degrees

UNC Chapel Hill*	9,420
NC State University*	9,235
Wake Technical Community College	9,093
Duke University*	5,731
Campbell University	1,726
NC Central*	1,637
Durham Technical Community College	1,039
Meredith College	662
Southeastern Baptist Theological Seminary	477
William Peace	255
Shaw University*	207
Saint Augustine's College*	121
Total	**39,603**

***Tier 1 University:** Defined as a Doctoral University with very high research activity by the Carnegie Classification of Institutes of Higher Education.

***HBCU Universities:** Defined as a historically black college / university in the United States that was established before the Civil Rights Act of 1964 with the intention of primarily serving the African-American community.

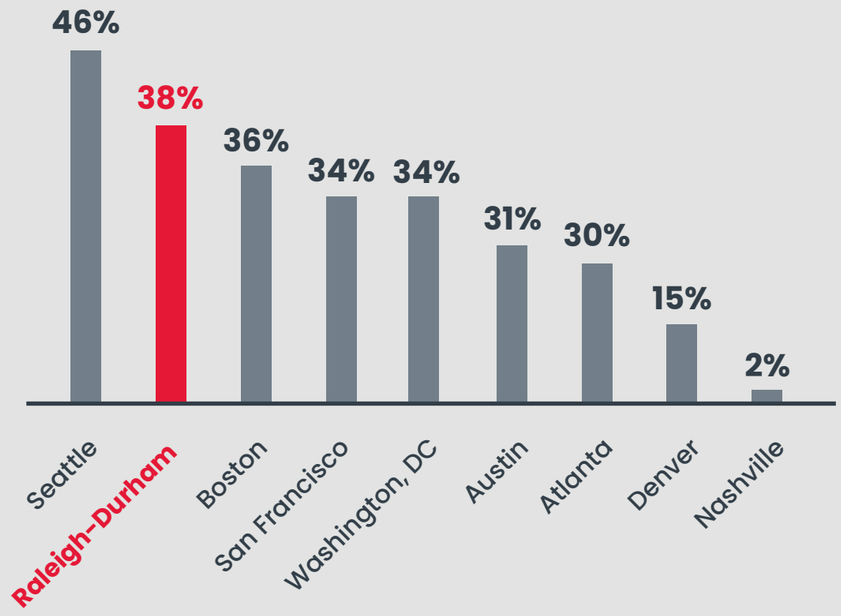
12
area colleges and universities

40K
graduates annually

22K
from tier-1 universities

53%
of graduates live in The Triangle area

STEM completion growth (2012-2017)



Research & **development** funding

Duke
$1.1 Billion

UNC
$1.1 Billion

NC State
$500 Million

Total: $2.7 Billion

#1 nationally ranked R&D university: **John Hopkins - $2.5 Billion**

$2.7B
Education R&D funding

+

$3.3B
RTP companies R&D funding

=

$6B
Total R&D funding annually

Go big. spend less

5.2%

Personal income tax

2.5%

Corporate income tax

lowest in the US*

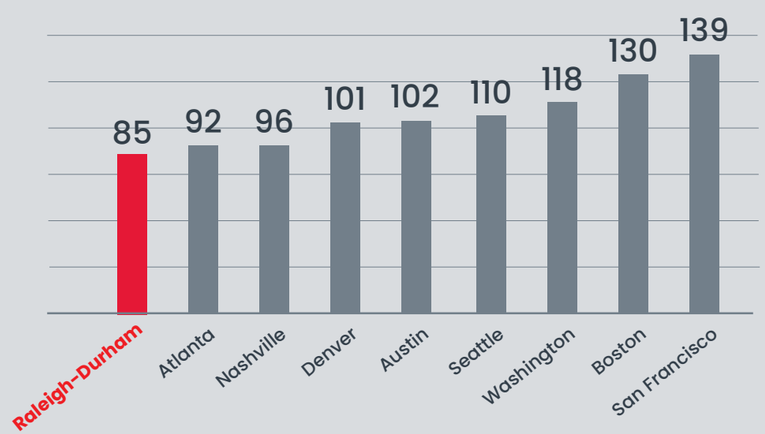
*With the exception of South Dakota and Wyoming, which have 0% corporate income tax.

25min.

Average commute time to work

Cost of doing business

Raleigh-Durham is **15%** below the national avg. of 100



Source: Moody's Analytics | 2020

Incentives

Recent NC Job Development Investment Grants (JDIG) awarded to a tech company

1,165 new jobs

$97K average salary

$100 million+ in capital investments

= $32 million over a 12-year period

Time in traffic

Hours spent in traffic each year, per person

42:00

Raleigh-Durham: **42 hr**

Nashville: **58 hr**

Denver: **61 hr**

Austin: **66 hr**

Atlanta: **77 hr**

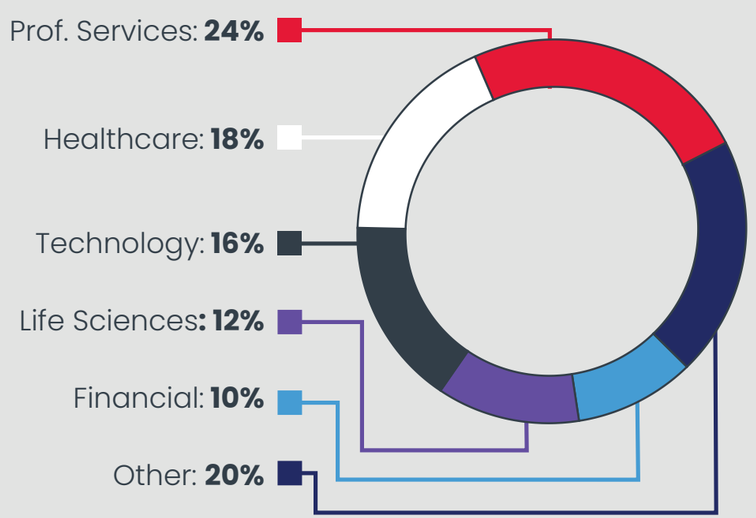
Seattle: **78 hr**

Boston: **80 hr**

Washington DC: **102 hr**

San Francisco: **103 hr**

Diverse economy





In good **company**

Largest employers in market

Employers	Number of employees	Industry
Duke University and Health System	**39,525**	Healthcare
IBM Corporation	**10,000**	Technology
WakeMed Health & Hospitals	**9,465**	Healthcare
UNC REX Healthcare	**7,400**	Healthcare
SAS	**5,727**	Technology
Cisco	**5,000**	Technology
Fidelity Investments	**3,700**	Financial Services
Sensus	**3,700**	Manufacturing
Conduent	**3,300**	Professional Services
GlaxoSmithKline	**3,000**	Life Sciences
Duke Energy	**2,800**	Utilities
Credit Suisse	**2,700**	Financial Services
Blue Cross and Blue Shield of North Carolina	**2,700**	Insurance
IQVIA	**2,600**	Healthcare
Lenovo	**2,500**	Technology
Cree	**2,500**	Technology

Recent **announcements**

Bandwidth
Technology
1,165 jobs
$100M investment

Eli Lilly
Life Science / Manufacturing
462 jobs
$474M investment

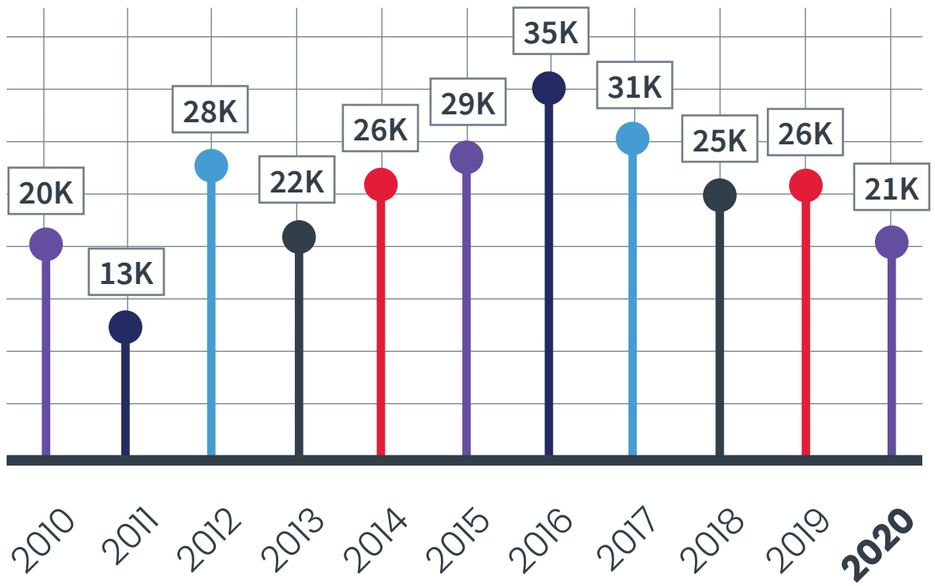
Epic Games
Technology
2,000 jobs

GRAIL
Life Science
739 jobs
$111M investment

Advanced Auto Parts
HQ / Analytics / IT
435 jobs
$4.5M investment

Microsoft
Software / IT
500 jobs
$47.5M investment

Year over year **job growth**

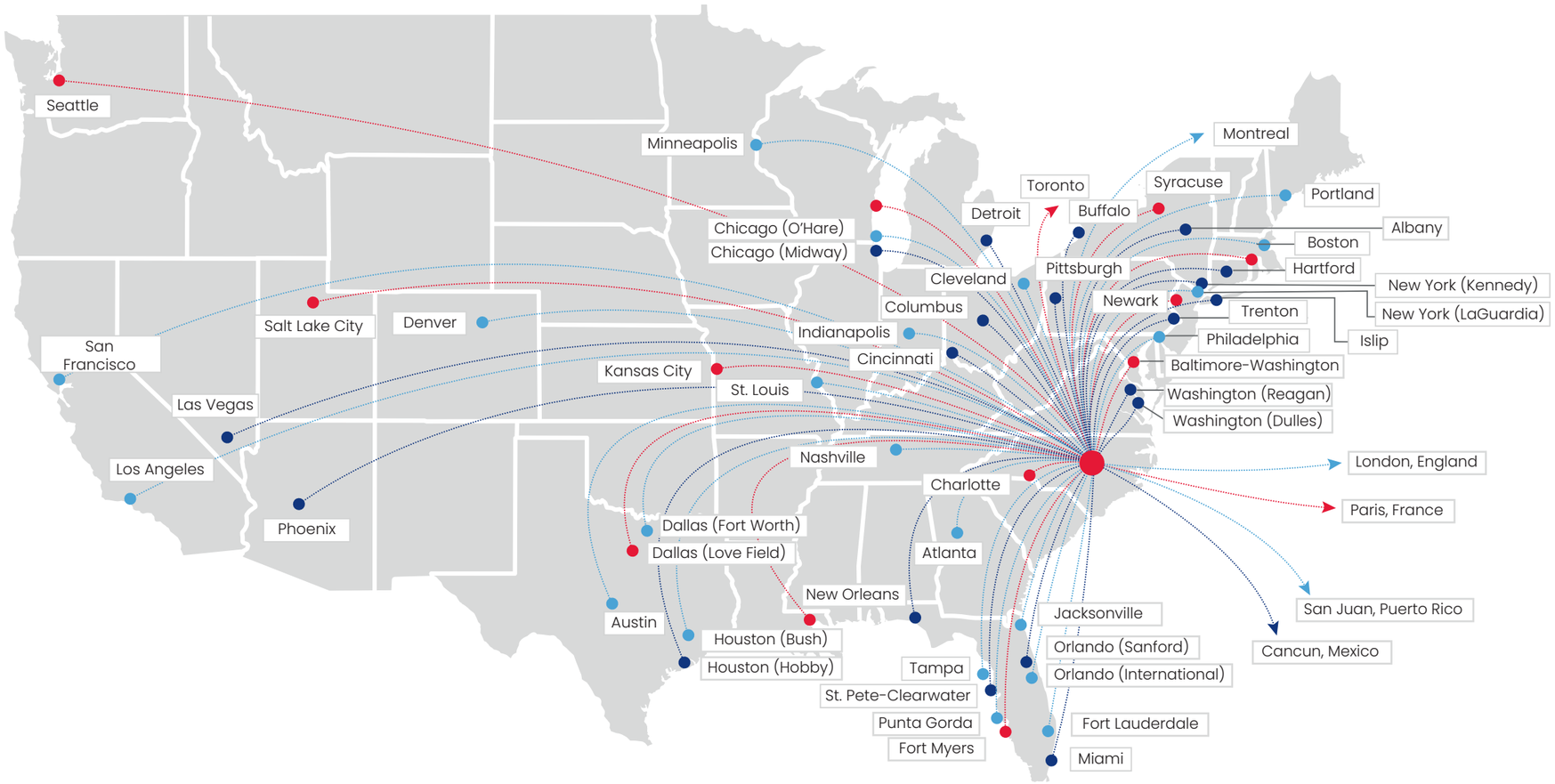


*As of February 2020

RDU International Airport

Ranked **most connected** large-sized airport in the US by MIT

Raleigh-Durham International Airport - **Direct flights**



57
Non-stop flights daily

400+
Total flights daily

5
International flights daily
Cancun, London, Montreal, Paris, Toronto

Ranked top
10
airports in US by Conde Nast Traveler

21
New non-stop flights added in past 5 years

*Flights shown as of February 2020

RDU **Airlines**

AIR CANADA

Alaska

allegiant

American Airlines

DELTA

FRONTIER

jetBlue

Southwest

spirit

UNITED

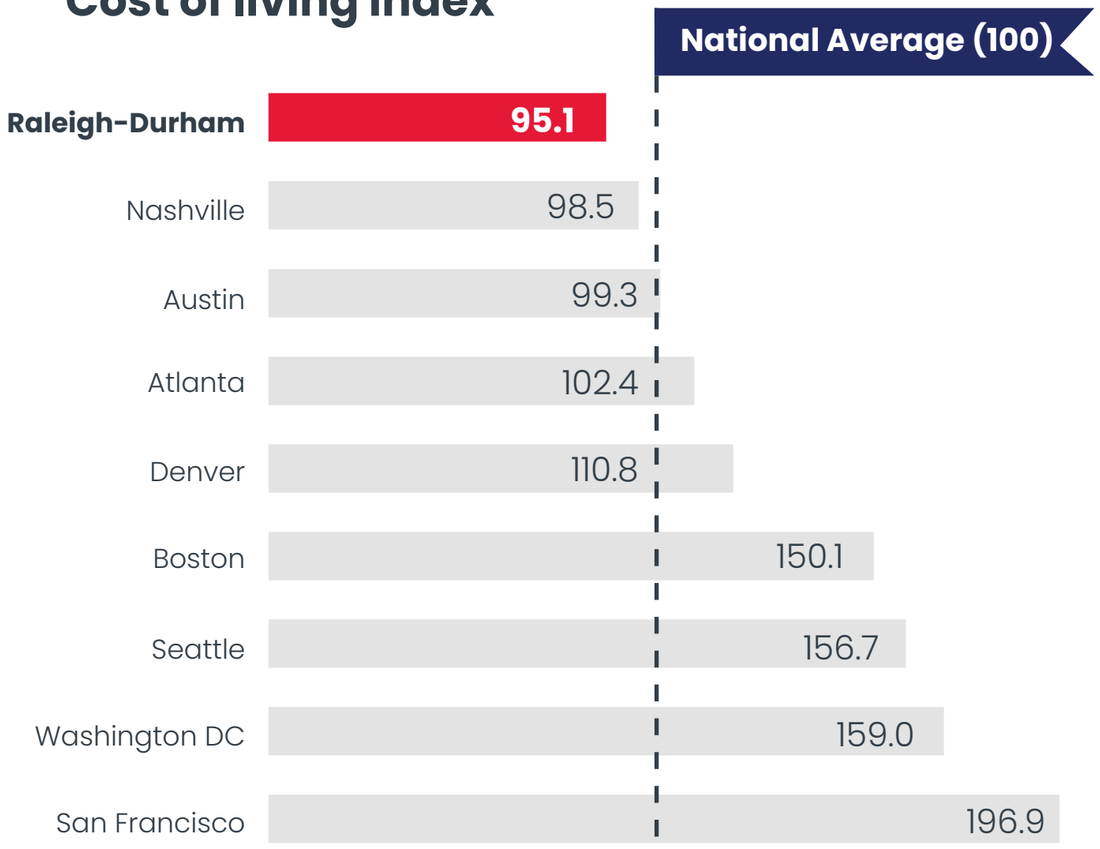



FOOD HALL
MORGAN
STREET



Live. **work.** **thrive**

Cost of living index



Raleigh-Durham's COL is 4.9% below the national average

Apartment s.f. for
$1,500
a month in rent

Nashville
1,190 s.f.

Atlanta
1,181 s.f.

Raleigh-Durham
1,079 s.f.

Austin
961 s.f.

Denver
950 s.f.

Seattle
537 s.f.

Boston
948 s.f.

San Francisco
339 s.f.

Washington DC
468 s.f.

Housing costs

Cities	Median home value
Nashville	$237,858
Atlanta	$227,091
Raleigh-Durham	**$256,204**
Austin	$275,921
Denver	$402,243
Washington DC	$431,550
Seattle	$457,376
Boston	$469,895
San Francisco	$864,218

#1 Best place to rent in America
(Research Triangle) Forbes | April 2018

#1 Least severely housing cost-burdened city in the U.S.
(Cary) SmartAsset | June 2018

#2 Highest-Growth Real Estate markets of 2018 in the U.S.
(Raleigh) Roofstock | June 2018

Live. **work.** **thrive**

Art, culture, and **recreation**

85+ music venues

30+ breweries

35+ museums & free cultural attractions

3 hr drive to nearest mountains

2 hr drive to nearest beaches

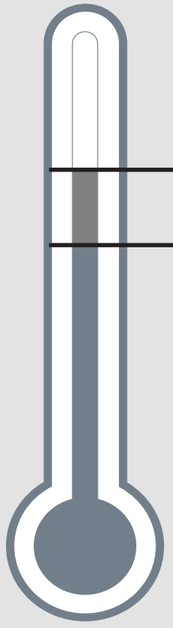
150+ miles of greenway trails

26k acres of water

30+ golf courses

Climate

Source: US Climate Data



213 days of sunshine a year

71 °F - Avg. annual **high** temperature

50 °F - Avg. annual **low** temperature

	Minimum °F	**Average °F**	Maximum °F
January	32°	**41.5°**	51°
April	48°	**60.5°**	73°
July	69°	**79°**	89°
October	50°	**61°**	72°

Choose your **rivalry**

Collegiate sports (ACC)

- Duke Blue Devils
- NC State Wolfpack
- UNC Tar Heels

Basketball (NBA)

- Charlotte Hornets (Charlotte, NC)

Baseball (MiLB)

- Durham Bulls
- Carolina Mudcats

Hockey (NHL)

- Carolina Hurricanes

Football (NFL)

- Carolina Panthers (Charlotte, NC)

Soccer (USL & NWSL)

- North Carolina Football Club
- North Carolina Courage

Healthcare

REX UNC HEALTH CARE

Founded in 1894, UNC REX Healthcare (a member of UNC Health Care) is a private, not-for-profit health care system.

WakeMed

Nationally recognized, private, not-for-profit health care organization founded and based in Raleigh, NC.....

DukeHealth

Largest employer in Durham County, second largest private employer in North Carolina

UNC HEALTH CARE

North Carolina's largest academic health system



BOLD IDEAS NEED A PLACE TO GROW

Raleigh-Durham named top market in the country for real estate prospects heading into 2021

Emerging Trends in Real Estate 2021, and PwC





Image source: VisitRaleigh.com