

# PASSPORT TO NORTH CAROLINA

Need a LOCAL Mortgage Lender? We Got You Covered!



**SHERRY RIANO**

Team Leader & Mortgage Specialist  
The Sherry Riano Team,  
Developer's Mortgage Company

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THE SHERRY RIANO TEAM



DEVELOPER'S MORTGAGE  
Company

Developer's Mortgage Company (NMLS #225548) is licensed by the North Carolina Commissioner of Banks, Mortgage Lender License #L-183246. Sherry Riano, Mortgage Loan Originator, NMLS #71774 is licensed in NC and may only solicit and accept loan applications and originate loans on properties in NC. Equal Housing Lender. This is not a commitment to make a loan. Eligibility is subject to credit approval. Loan availability and rates are based on market conditions and may change without notice. Underwriting terms & conditions apply. Home Equity loans have a fixed interest rate and term. You cannot access additional money without applying for another loan. Developer's Mortgage Company (NMLS# 225548) is not approved to originate or solicit reverse mortgage loans in NC. Toll Free: 844-236-8697



# MY MESSAGE FOR YOU:

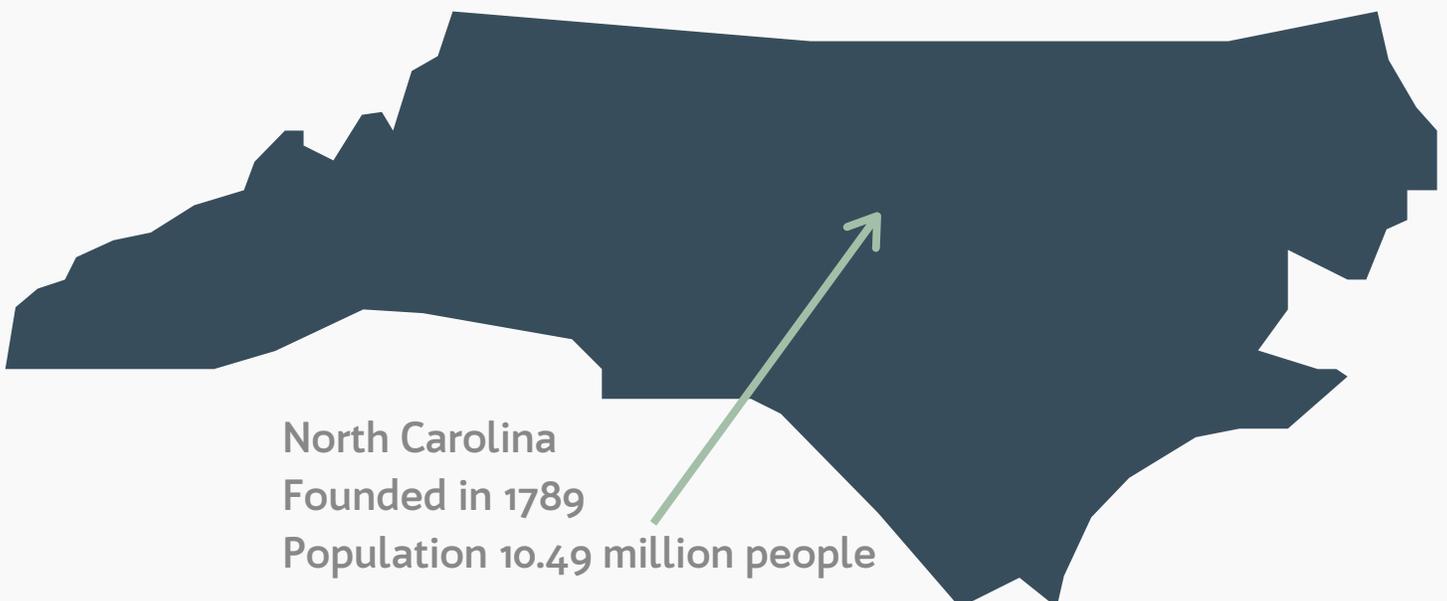
Finding the perfect place in North Carolina may seem daunting, but I am thankful you are open to considering my favorite state for your new home sweet home! I hope this guide gives you a small glimpse at what North Carolina has to offer when making a permanent decision.

In case you decide on moving here, I'd be honored to show you why we should work together when you find yourself needing to buy real estate. The North Carolina real estate market is hot, mortgage rates are low, and inventory is scarce so having the right mortgage lender on your side will be critical to ensure a smooth move.

My relocation clients have found incredible value in having someone local, 'boots on the ground' working for them and their best interests when financing a home. I would love to do the same for you and your family.



North Carolina is the 28th largest and 9th-most populous of the 50 United States.



North Carolina  
Founded in 1789  
Population 10.49 million people



Around 86% of people moving to North Carolina relocate from another state, continuing North Carolina's strong trend of domestic in-migration.

North Carolina remains one of the **fastest-growing states in the country**, driven largely by out-of-state movers.

# Raleigh is the state's capital and Charlotte is its largest city.

The Charlotte metro area, has an estimated population of 2.88 million in 2018, and is the most-populous metro area in North Carolina, the 23rd-most populous in the United States, and has the largest banking center in the nation after New York City.



The Raleigh-Durham-Cary area is the second-largest metro area in the state, with an estimated population of 2.40 million, and is home to the largest research park in the United States, Research Triangle Park.

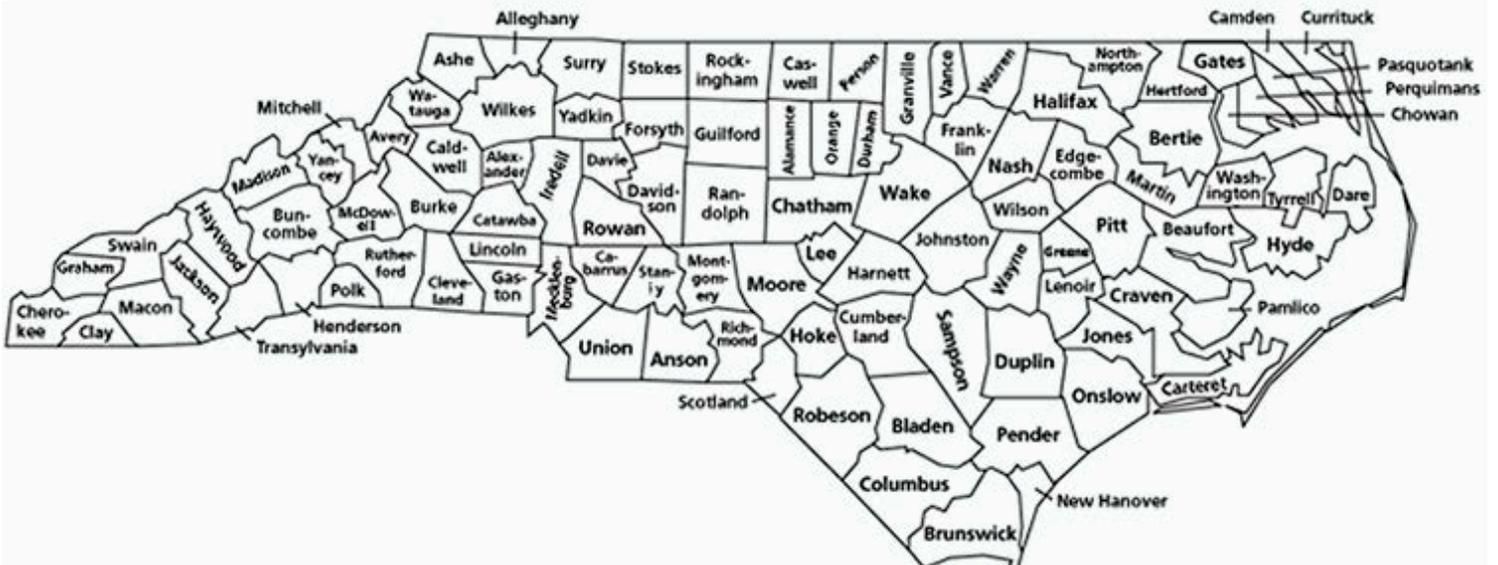


# QUICK STATS

 Population	1111,197,968
 Veteran Population	615,500
 Median Household Income	\$72,388/year
 Median Gross Rent	\$1,228/month
 Average Mortgage	\$1,631/month
 Median Home Value	\$288,900
 Senior Population	17.9%
 Average Commute Time	25.1 minutes



NC Is Divided Into **100 Counties**. North Carolina ranks 28th in size by area, but has the 7th highest number of counties in the country.



Map By Chapel Hill Libraries

# *good things* TO KNOW

## ONCE YOU MOVE HERE, YOU WILL NEVER LEAVE.

Why are people flocking to the incredible state of North Carolina? The easiest answer is that we have it all! Affordable housing, a booming job market, and easy access to major cities, wide open country, the mountains, and the beach! Have collegiate friends or family at one of North Carolina's award-winning universities? This state is known for top schools like North Carolina State University, University of North Carolina and Duke University. Not to mention innovative medical facilities like Duke, Wake Med, REX and more.

While the real estate market remains competitive, experts predict that North Carolina will continue to experience more growth from its current base. Great news for employment, growth, and development!





#1. Mooresville

#2. Cary

#3. Ballantyne East

#4. Dilworth

#5. Fourth Ward

#6. Uptown Charlotte

#7. Davidson

#8. Apex

#9. Ballantyne West

#10. Chapel Hill

## NORTH CAROLINA

*rankings*

Study finds that NC is the 5th best state to live in the US

NC Universities rank high in new Best Colleges Report

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# POPULAR ANNUAL EVENTS

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These events showcase the rich cultural heritage and vibrant community spirit of North Carolina, offering residents and visitors a chance to experience the best of what the area has to offer. Whether you're looking for family-friendly fun, cultural enrichment, or a taste of local flavors, these events are a must-visit for anyone across the state!

## **North Carolina Azalea Festival — April**

A spring classic in Wilmington celebrating blooms, parades, music, garden tours and community spirit. One of the largest continuous festivals in the state, drawing huge crowds from all over the Southeast.



## **North Carolina Strawberry Festival — May**

One of North Carolina's longest-running agricultural festivals celebrating strawberry season with parades, live entertainment, carnival rides and family fun in eastern NC.



## **Carolina Renaissance Festival — October & November**

A massive themed fair near Charlotte with jousting, costumed performers, artisan villages and themed weekends over the fall months. Attendance often reaches into the hundreds of thousands each season.



## **Fayetteville Dogwood Festival — April**

Historically one of the largest free festivals in the state with live music, arts, crafts, dancing and community celebrations centered around the blooming dogwoods.



## **North Carolina Black Bear Festival**

A unique themed celebration in eastern NC with wildlife exhibits, live music, family events, tours and activities tied to the natural heritage of North Carolina.



## **NC Seafood Festival — Morehead City**

Late Spring/Early Summer – Big coastal food celebration with seafood, live music and family fun.



# CAROLINA COLLEGES

North Carolina is home to a diverse range of colleges and universities, offering a wealth of educational opportunities for students of all ages and interests. The state is home to some of the country's most prestigious public universities, including the University of North Carolina at Chapel Hill, North Carolina State University, and East Carolina University, as well as a range of smaller, liberal arts colleges, such as Wake Forest University and Davidson College. In addition to these traditional four-year institutions, North Carolina is also home to a range of community colleges and technical schools, offering vocational and technical education to students who are looking to enter the workforce immediately after graduation. Whether you're interested in pursuing a degree in the arts, sciences, or engineering, or looking to gain practical skills in a specific trade, North Carolina has a college or university that can meet your needs. With its strong commitment to education, North Carolina is an excellent place to pursue your academic and professional goals.



South Carolina boasts a diverse range of colleges and universities, from large research universities to small liberal arts colleges. Some of the state's most well-known institutions include the University of South Carolina, Clemson University, and the College of Charleston. These universities offer a wide range of academic programs, from business and engineering to arts and humanities. In addition, South Carolina is home to several technical colleges, offering students hands-on training and certification in a variety of fields. With its commitment to providing access to quality education, South Carolina offers something for everyone, whether you're looking to start your career or continue your studies at the graduate level.



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# SECOND HOME DESTINATIONS

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These destinations offer a range of options for second homes, from coastal towns to mountain cities. Whether you're looking for a beach retreat, a golf getaway, or a mountain escape, North Carolina has something for everyone!



## Asheville, North Carolina

Asheville is a city with a population of approximately 93,000 located in the western part of the state. The average home price in Asheville is around \$400,000. Asheville is approximately 2 hours west of Raleigh.

## Boone, North Carolina

Boone is a city with a population of approximately 20,000 located in the northwestern part of the state. The average home price in Boone is around \$300,000. Boone is approximately 2 hours northwest of Raleigh.



## Emerald Isle, North Carolina

Emerald Isle is a town with a population of approximately 4,000 located on the coast of North Carolina. The average home price in Emerald Isle is around \$450,000. Emerald Isle is approximately 3 hours east of Raleigh.

## Pinehurst, North Carolina

Pinehurst is a village with a population of approximately 13,000 located in the southern part of the state. The average home price in Pinehurst is around \$350,000. Pinehurst is approximately 2 hours south of Raleigh.

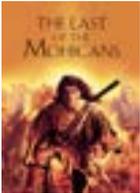


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# FILMED IN THE CAROLINAS

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North Carolina has a rich film and TV history, and has been the backdrop for many well-known movies and TV shows over the years. From the mountains to the coast, North Carolina offers a diverse range of locations for film and TV production, making it a popular destination for filmmakers.



## **The Last of the Mohicans | 1992**

Filmed in western North Carolina, including the Great Smoky Mountains and the Nantahala National Forest.



## **The Hunger Games | 2012**

Filmed in the cities of Asheville and Charlotte.



## **Dawson's Creek | 1998-2003**

Filmed in Wilmington.



## **Bull Durham | 1988**

Filmed in Durham.



## **One Tree Hill | 2003-2012**

Filmed in Wilmington.



## **The Green Mile | 1999**

Filmed in various locations in North Carolina, including the city of Wilmington.



## **The Color Purple | 1985**

Filmed in various locations in North Carolina, including the cities of Anson County and Charlotte.



## **The Notebook | 2004**

Filmed in various locations in North Carolina, including the city of Wilmington.



## **A Walk to Remember | 2002**

Filmed in various locations in North Carolina, including the city of Wilmington.



## **The Conjuring | 2013**

Filmed in various locations in North Carolina, including the city of Wilmington.



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# A LITTLE BIT ABOUT US

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At The Sherry Riano Team, we take pride in our team of mortgage experts who are licensed to serve most of the 50 states, but we are headquartered out of Cary. Our commitment to providing top-notch service has helped us consistently rank in the top 1% of lenders nationwide. We understand that securing a mortgage can be a confusing and overwhelming process, which is why we believe that it should be the easiest part of buying a home.

Our team is dedicated to ensuring that each and every client we serve is informed and understands all of their options, making the entire experience as smooth as possible. We believe that the key to a successful home buying experience is education and communication. Our mortgage experts are always available to answer any questions you may have and provide guidance throughout the entire process.

At The Sherry Riano Team, we are committed to providing our clients with the best possible experience. Whether you are in the market to purchase a new home or refinance an existing one, our team is here to help. We would love the opportunity to connect with you and learn about your financing or refinancing needs. With our extensive experience and commitment to customer service, you can trust that you are in good hands with our team.

(919) 234-7415  
THESHERRYRIANOTEAM.COM  
SHERRY@THESHERRYRIANOTEAM.COM

*Sherry Riano*



# MEET THE *team*

## Loan Officers:



**Sherry Riano**

TEAM LEADER  
NMLS ID # 71774



**Hunter Boyd**

DIRECTOR OF SALES  
NMLS ID #1775887



**Jeff Brooks**

LOAN PARTNER  
NMLS ID #1668868

## Support Team:



**Jordan Ridge**

PROCESSOR



**Caitlynn Branton**

JR. PROCESSOR



**Tori Brooks**

OFFICE MANAGER



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# MEDIA

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## YOUR MORTGAGE MATCHMAKERS

Whether you are a first-time homebuyer, looking to refinance, purchase a second home or investment property, The Sherry Riano Team has the expertise and resources to help you navigate the mortgage process and find the loan that best fits your financial goals and needs. They offer a wide range of loan products, including conventional, FHA, VA, USDA, and Jumbo loans, as well as specialized programs for self-employed borrowers, veterans, and those with less-than-perfect credit.

Led by Sherry Riano, a seasoned industry veteran with over 25 years of experience, her team specializes in providing customized mortgage solutions to meet the unique needs of each client. They have a track record of success and a reputation for excellence in the mortgage industry. They have also received hundreds of five-star reviews from satisfied clients, and have been recognized with multiple awards and accolades for their outstanding performance. Want to see for yourself? Take a look at a few of their latest reviews.

### TESTIMONIALS:



"I recently closed on my first house with The Sherry Riano Team as my lender. They did a wonderful job of walking me through the process and meeting the 30 day closing time frame that the seller wanted. Everything was done promptly and they were very responsive with any questions I had. The system for signing and uploading documents was easy to use. They also easily worked with my insurance agent and the legal firm I used for the official closing."



"One of the best start to finish mortgage processes I have experienced. Highly professional team, expert knowledge, that ended with a great outcome during a highly volatile interest rate environment. Thank you Chris Brazell, Sherry Riano, and the entire team at The Sherry Riano Team!"



# The *Fastest* Way To Connect:



**Call or Text**

(919) 234-7415



**Email**

team@thesherryrianteam.com



**Website**

thesherryrianteam.com



# RANKED IN THE TOP 1% OF LENDERS IN THE COUNTRY



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We look forward to being your  
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