

LAKESWOOD AREA MULTIFAMILY PORTFOLIO



Price: \$ 1,150,000

Status: AVAILABLE

Address: 1603 Gunter St, Durham, NC
27707

Agent: Thomas T Furlow
tfurlow@deaton.com
919-847-1117
www.deaton.com

OVERVIEW

This offering consists of four duplexes at 1603, 1605, 1607 and 1609 Gunter Street and a seven-unit building at 1711 Gunter Street, located just one mile from Downtown Durham and Duke University. The properties are also within steps of the redeveloping Lakewood shopping center and surrounded by neighboring single-family homes that experienced price appreciation from approximately \$100/sf to nearly \$200/sf in the last seven years. All fifteen units are one-bedroom, one-bath and offer a great opportunity to capture income upside through strategic renovations. The properties must be purchased as a package.

UNIT INFORMATION

Unit	Type	Size	Rent
1603-1609 GUNTER / 8 UNITS	1 BD/1 BA	630 SF	\$545 AVG
1711 GUNTER / 7 UNITS	1 BD/ 1 BA	450 SF	\$510 AVG

PROPERTY INFORMATION

Pin	082114249635, 082114248783, 082114245922	Tax Value	\$576,925 (Total as of 2019)
Taxes	\$4,822.69 (Total in 2018)	Lot Size	1.23 TOTAL
Year Built	1920 (1603-1609) & 1984 (1711)	Exterior	WOOD (1603-1609) & VINYL (1711)
Floors	VINYL, LVT	Foundation	CRAWL (1603-1609) & SLAB (1711)
HVAC	WINDOW A/C, BASEBOARD HEAT, PTAC (THRU-WALL)	Owner Financing	NONE
Utilities	PAID BY TENANT	Appliances	RANGE, REFRIGERATOR, W/D CONNECTIONS
Legal Description	SEE TAX RECORDS	Zoning	RU-M

LOCATION MAP

