

207 and 211 Park Ave, Raleigh, NC 27605

Total rent based on current leases = \$7,575

Average monthly utilities paid by owner = \$1,600

Monthly rent net utilities = \$5,975

207 Park – 2510 heated SF including common areas

- Unit A (all of downstairs; 3 BD/3 BA) - \$1550/mo from 7/1/19 -7/15/20
- Unit D (studio upstairs) - \$600/mo from 5/1/19 – 4/30/20
- Unit E (studio upstairs) - \$675/mo from 11/8/18 – 7/15/19
- Unit F (studio upstairs) - \$675/mo from 9/10/18 – 7/10/19

Water is paid by the owner for all units. Owner pays electric and gas for the upstairs units, but downstairs is separately metered. Utilities are about \$700/mo

211 Park – 3154 heated SF including common areas

- Unit 1 (all of downstairs; 4-bed) - \$1950/mo from 7/16/18 – 6/30/19
- Unit 4 (studio upstairs) - \$625/mo from 8/1/18 – 7/31/19
- Unit 5 (2 bedroom upstairs) - \$950/mo from 12/10/18 – 12/9/19
- Unit 6 (studio upstairs) - \$550/mo from 8/31/18 – 8/30/19

Water, electricity, and gas are paid by owner for all units. Utilities are about \$900/mo

Other notes:

- A new roof was put on 211 Park in 2015
- Central gas heat and window a/c's
- Appliances vary by unit. In the larger units the owner provides Range, Refrigerator, Washer & Dryer. Some of the small units do not have any appliances.
- Current use is legal, but non-conforming.
- R-10 zoning with a Special Residential Parking Overlay District.

207 Park Ave, Raleigh –

<http://services.wakegov.com/realestate/Account.asp?id=0057195&stype=addr&stnum=207&stname=Park&locidList=2041&spg=1>

211 Park Ave, Raleigh –

<http://services.wakegov.com/realestate/Account.asp?id=0019583&stype=addr&stnum=207&stname=Park&locidList=2041&spg=1>