

TRINITY PARK/DUKE AREA MULTIFAMILY



Price: \$ 995,000

Status: UNDER CONTRACT

Address: 1002 Monmouth Ave,
Durham, NC 27701

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OVERVIEW

1002 Monmouth A/B were completely rebuilt in 2014 as a single-family home with an accessory dwelling unit. The main building features two, large, attractive floor plans with high-end finishes. The garage in the rear was built in 2016 as an accessory dwelling structure and features a well-appointed studio apartment. All three units are leased and represent a rare opportunity to acquire a recently built investment property in one of Durham's most desirable neighborhoods near Duke and Downtown. There is an opportunity to increase revenue by capturing rental income from the garage and raise rents when leases expire. [Video Tour Here](#)

UNIT INFORMATION

Unit	Type	Size	Lease	Rent
A	3 BD/3.5 BA	2,695 SF	7/31/20	\$2,550
B	2 BD/2.5 BA	1,153 SF	5/15/20	\$1,700
G	STUDIO	385 SF	5/15/20	\$945
TOTAL		4,233 SF		\$5,195

PROPERTY INFORMATION

Pin	0822-19-71-0483	Tax Value	\$847,118
Taxes	\$9,755	Lot Size	.171 ACRES
Year Built	1910, 2014, 2016	Exterior	WOOD
Floors	HARDWOOD, BAMBOO, TILE	Foundation	CRAWL, SLAB
HVAC	CENTRAL AIR	Owner Financing	NONE
Utilities	SEE ADDITIONAL INFORMATION	Appliances	SEE ADDITIONAL INFORMATION
Legal Description	PROP-DUKE B L NORTH DURHA M/BLK:09/LT#32	Zoning	RU-5, NATIONAL HISTORIC DISTRICT

LOCATION MAP

