

FULLY-LEASED DURHAM DUPLEX



Price: \$ 210,000

Status: UNDER CONTRACT

Address: 2136 Bogarde St, Durham, NC
27705

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OVERVIEW

This duplex is convenient to Duke University, Duke University Medical Center, Duke Regional Hospital, and several major retail centers. A new roof was installed in 2019. Both units are rented below-market and feature identical, two-bedroom floorplans. This is a great opportunity to capture income upside and add value through strategic renovations. Comparable units in the neighborhood rent for \$850 to \$950 per month.

UNIT INFORMATION

Unit	Type	Size	Lease	Rent
A	2 BD/1 BA	888 SF		\$695
B	2 BD/1 BA	888 SF		\$650
TOTAL		1,776 SF		\$1,345

PROPERTY INFORMATION

Pin	0823-09-05-0726	Tax Value	\$191,896
Taxes	\$2,452.63	Lot Size	.235 ACRES
Year Built	1981	Exterior	ALUMINUM
Floors	CARPET, VINYL	Foundation	SLAB
HVAC	CENTRAL AIR, GAS HEAT	Owner Financing	NONE
Utilities	PAID BY TENANTS	Appliances	RANGE, REFRIGERATOR, DISHWASHER, WASHER & DRYER
Legal Description	AZALEA PARK/SEC:1/BLK:C/L T#09	Zoning	RS-M

LOCATION MAP

