

## TWO QUADS NEAR DOWNTOWN DURHAM



**Price:** \$ 1,220,000

**Status:** UNDER CONTRACT

**Address:** 912 Calvin St, Durham, NC  
27701

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### OVERVIEW

This offering features two adjacent quadraplexes (8 units), located in the rapidly evolving East End neighborhood, one mile east of Downtown Durham. Five of the units have been renovated with improvements that include a combination of granite countertops, installing a dishwasher, installing a built-in microwave, new fixtures, new flooring, new appliances and more. The windows were replaced prior to current ownership. All eight units are identical 2-bedroom floorplans and both buildings feature brick exteriors. This is a great opportunity to add value by completing the interior renovations and continuing to push rents. The properties must be purchased as a package, but are two individual parcels that could be resold separately.

### UNIT INFORMATION

Unit	Type	Size	Rent
8 UNITS	2 BD/1 BA	740 SF	\$950 MKT

## PROPERTY INFORMATION

<b>Pin</b>	0831-47-41-5776 & 0831-47-42-5668	<b>Tax Value</b>	\$262,121 + \$265,586
<b>Taxes</b>	\$6,722.46	<b>Lot Size</b>	0.557 ACRES
<b>Year Built</b>	1971	<b>Exterior</b>	BRICK
<b>Floors</b>	LVT, CARPET	<b>Foundation</b>	SLAB
<b>HVAC</b>	WINDOW A/C, BASEBOARD HEAT	<b>Owner Financing</b>	N/A
<b>Utilities</b>	PAID BY TENANT	<b>Appliances</b>	RANGE, REFRIGERATOR, W/D CONNECTIONS, DISHWASHER* AND MICROWAVE*
<b>Legal Description</b>	PROP-DI BONA CANU C/LT#02 & LT#03	<b>Zoning</b>	RU-5(2)

## LOCATION MAP

