

## 105 NOEL ANN CT - CARY DUPLEX



**Price:** \$ 450,000

**Status:** SOLD

**Address:** 105 Noel Ann Ct, Cary, NC 27511

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### OVERVIEW

**SOLD 6/2/2023 FOR \$385,000**  
**\$192,500 per unit**

This duplex, offers a true value-add opportunity in a highly-desirable location that is close in proximity to multiple retail (including Cross Roads Shopping Center), entertainment, employment centers, US-1, and Downtown Raleigh. Built in 1983, the property features townhome-style units with identical two-bedroom, one-and-a-half bathroom floor plans. The property's most recent residents have occupied the property for over ten years. Currently, the property has one occupied unit on a month-to-month lease and one vacant unit. Current asking rents at neighboring apartment complexes suggest that this duplex could achieve rents of \$1,500+ per-unit through strategic improvements.

### UNIT INFORMATION

Unit	Type	Size	Lease	Rent
105	2BD/1.5BA	1,067 SF		\$725 (CURRENT)
107	2BD/1.5BA	1,067 SF	VACANT	\$1,500 (MARKET)
2 UNITS TOTAL		2,134 SF		

## PROPERTY INFORMATION

<b>Pin</b>	0773547197	<b>Tax Value</b>	\$261,820
<b>Taxes</b>	\$2,565.25	<b>Lot Size</b>	.34 ACRES
<b>Year Built</b>	1983	<b>Exterior</b>	BRICK, MASONITE
<b>Floors</b>	CARPET, VINYL	<b>Foundation</b>	CRAWL
<b>HVAC</b>	CENTRAL A/C, HEAT PUMP	<b>Owner Financing</b>	NONE
<b>Utilities</b>	TENANTS PAY UTILITIES	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER, W/D CONNECTIONS
<b>Legal Description</b>	LO27 HICKORY RIDGE SUB SE2	<b>Zoning</b>	RMF
<b>Sold Date</b>	06/02/2023		

## LOCATION MAP

