

WEST RALEIGH DUPLEXES \$1,550,000		5125	5127	5128	5130	5138	5140
							
ADDRESS	PER DUPLEX	5125 and 5127 Simmons Branch Trail Raleigh, NC27606		5128 and 5130 Lundy Drive Raleigh, NC 27606		5138 and 5140 Lundy Drive Raleigh, NC 27606	
PRICE	PER DUPLEX	\$515,000		\$510,000		\$525,000	
TURNOVER	MOST RECENT	2/1/2023	6/1/2024	1/1/2010	1/1/2023	11/1/2020	12/1/2023
RENOVATION	DATE	2/1/2018	6/1/2024	1/1/2010	1/1/2023	11/1/2020	12/1/2023
	WORK PERFORMED	Kitchen countertops Smooth ceilings Vanities LVP flooring	LVP flooring Smooth ceilings Vanities Carpet	None	Countertops LVP flooring Smooth ceilings Carpet	Kitchen cabinets Countertops LVP flooring Smooth ceilings Vanities Carpet Fireplace removed	Kitchen cabinets Countertops LVP flooring Smooth ceilings Vanities Carpet Replace removed
	COST	\$6,000	\$8,000	\$0	\$8,000	\$15,000	\$15,000
HVAC	REPLACED	4/8/2020	5/15/2012	5/1/2022	Unknown age	6/4/2013	6/7/2016 converted to electric
ROOF	DATE	9/1/2021	9/1/2021	9/20/2021	9/20/2021	3/1/2019	3/1/2019
	COST	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
SIDING	REPAIRS & PAINT	9/1/2021	9/1/2021	9/20/2021	9/20/2021	10/20/2021	10/20/2021
LEASE	CURRENT RATE	\$1,600	\$1,600	\$1,500	\$1,600	\$1,600	\$1,800
	EXP DATES	1/31/2025	6/1/24 to 5/30/25	3/31/2025	1/31/2025	10/31/2025	3/31/2025