

Roxboro, Geer, Gurley Assemblage

Downtown Durham, NC

ASSEMBLAGE AVAILABLE - FOR SALE

\$2,365,000

Unique Assemblage of 7 parcels including 1 apartment complex, 3 duplexes and 3 vacant lots

- 1.66 total Acres
- All properties contiguous
- 3 street frontages

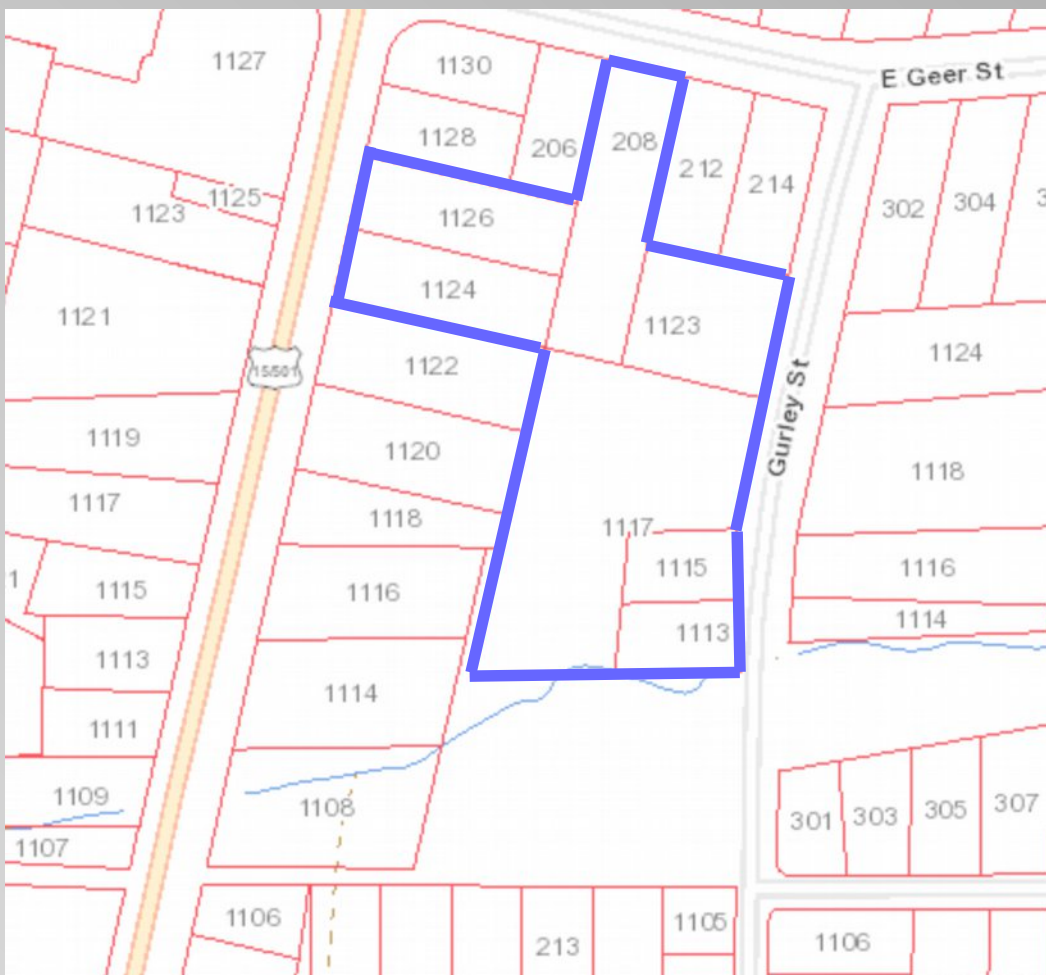
- Current NOI
 - Apts \$86,142 proj
 - Duplexes \$45,438 proj

Walking distance to Central Park District of Downtown Durham including Fullsteam Brewery and MotorCo music venue.

Stable tenants with below market rents.

Opportunity for future redevelopment.

Multiple Zonings under the Urban Tier



For more information or to schedule a tour, please contact:

Ian Niedel
LEED AP

349 W Main Street
2nd Floor
Durham, NC 27701

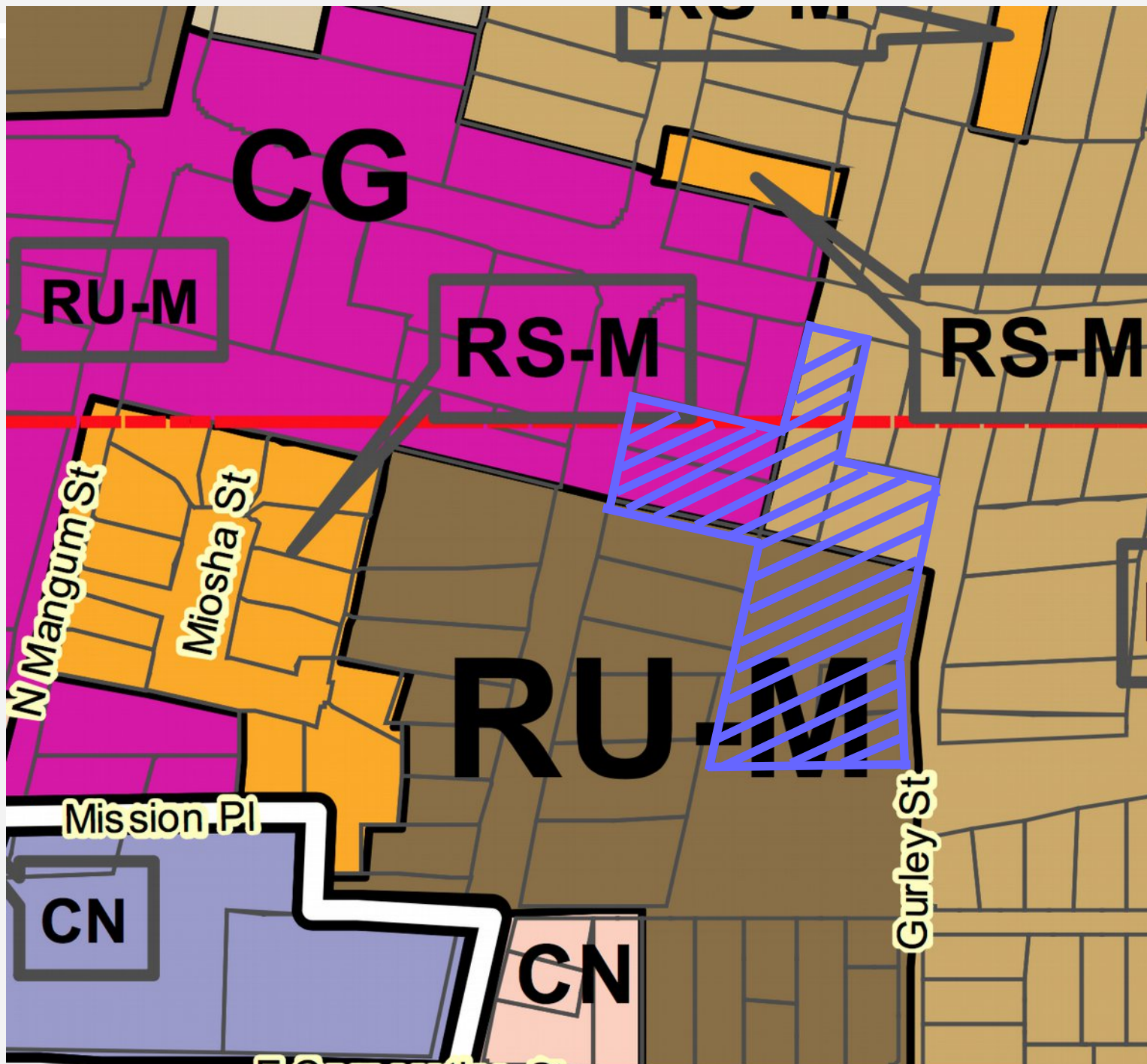
Office 919.682.0501
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**MAVERICK
PARTNERS**
REALTY SERVICES, INC.

Gurley Assemblage – Zoning Map

Durham, NC

www.112WMAINST.com



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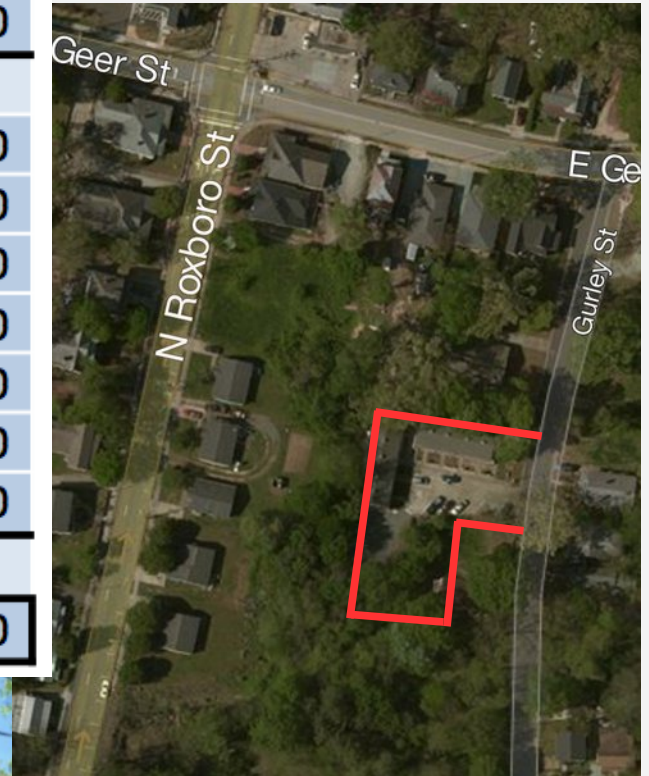
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The Rock Apartments 1117 Gurley St – 16 One Bedroom One Bath Units

Annual Revenue	\$ 115,800.00
95% Occupancy	\$ 5,790.00
Taxes	\$ 5,832.00
Utilities	\$ 1,824.00
Maintenance	\$ 7,904.00
Insurance	\$ 3,130.00
Garbage & Landscape	\$ 1,533.00
Property Management	\$ 3,645.00
NOI	\$ 86,142.00



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3 Duplexes 1113 Gurley, 1123 Gurley, 208 Geer – Two Bedroom One Bath Units

Revenue	\$55,500.00
Repairs and Maintenance	\$ 2,335.00
Utilities	\$ 60.00
Taxes	\$ 6,167.00
Insurance	\$ 1,500.00
NOI	\$45,438.00



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3 Lots - 1115 Gurley, 1124 N Roxboro, 1126 N Roxboro



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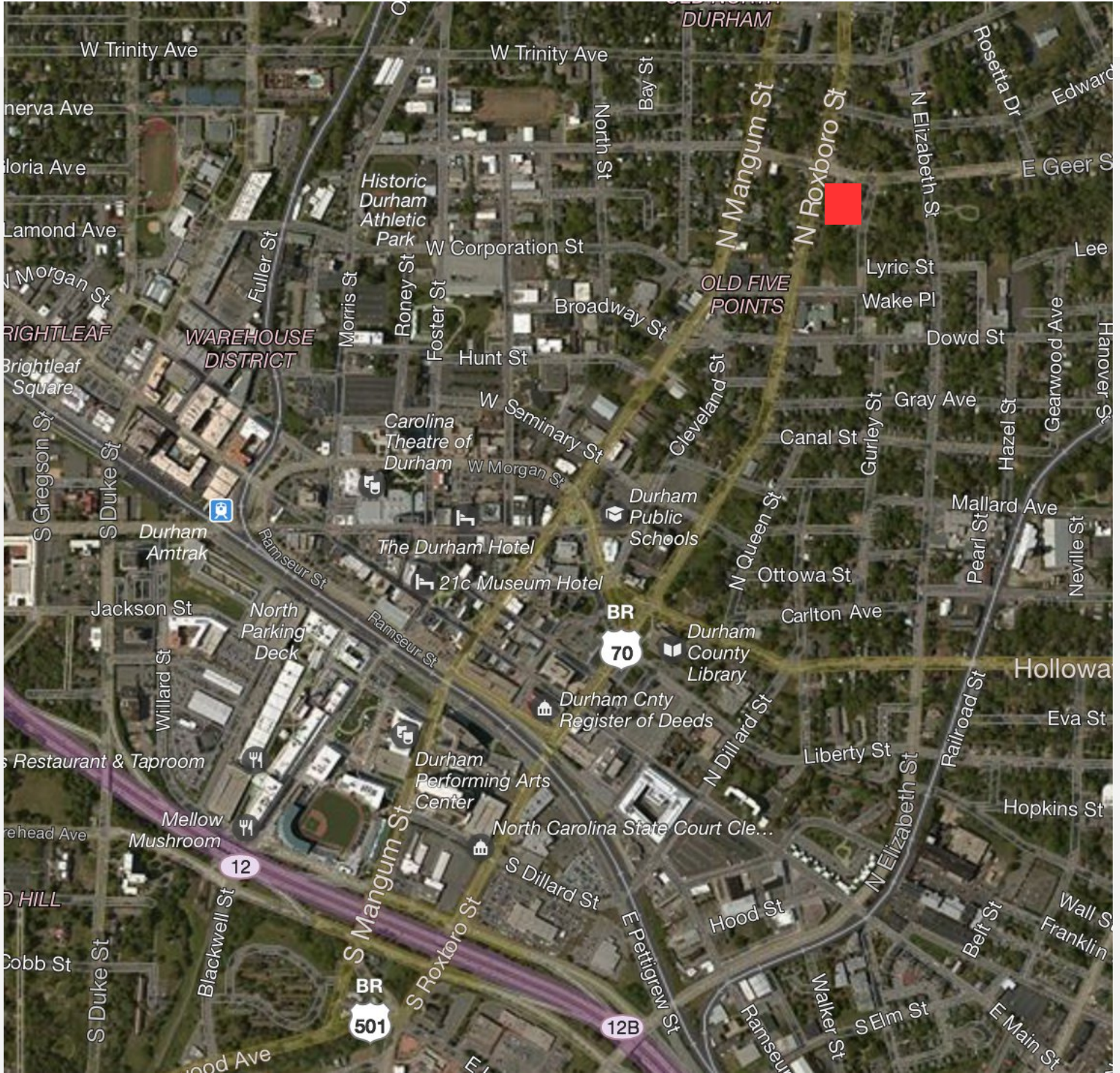
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