



# MULTI-FAMILY FOR SALE

1512 & 1514 N Hyde Park  
Durham, NC



**Description:** Two quadplexes just minutes from Downtown Durham. Both are fully leased with below market rents leaving room for value to be added. 3 of the 8 units have been renovated a little over a year ago. This leaves the future owner with the option of renovating the remaining 5 and raising the rents. There is also development potential with this property. With market rents this properties cap rate could be significantly increased.

**Legal Description:** Durham County PINs: 0831-07-59-1441 & 0831-07-59-1457. Deed Book/Page: 7802/210 & 7650/473. Plat Book & Page: 5A/25. PIDs: 113204 & 113203

**Acreage:** .318 & .369 = .687 total.

**Zoning:** Residential Multifamily (RS-M)

**Asking Price:** \$520,000

For more information please contact:

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## Financials:

### 1512 N Hyde

Gross Income: \$27,722

Expenses: \$19,250

NOI: \$8,690

### 1514 N Hyde

Gross Income: \$19,585

Expenses \$5,708

NOI: \$13,876

Total NOI: \$22,566

Cap: 4.3%

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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