

## LAKEWOOD AREA MULTIFAMILY PORTFOLIO



**Price:**           **\$ 1,100,000**

**Status:**          **AVAILABLE**

**Address:**       **1603 Gunter St, Durham, NC  
27707**

**Agent:**          **Thomas T Furlow  
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### OVERVIEW

This offering consists of four duplexes at 1603, 1605, 1607 and 1609 Gunter Street and a seven-unit building at 1711 Gunter Street, located just one mile from Downtown Durham and Duke University. The properties are also within steps of the redeveloping Lakewood shopping center and surrounded by neighboring single-family homes that experienced price appreciation from approximately \$100/sf to nearly \$200/sf in the last seven years. All fifteen units are one-bedroom, one-bath and offer a great opportunity to capture income upside through strategic renovations. The properties must be purchased as a package.

### UNIT INFORMATION

Unit	Type	Size	Rent
1603-1609 GUNTER / 8 UNITS	1 BD/1 BA	630 SF	\$545 AVG
1711 GUNTER / 7 UNITS	1 BD/ 1 BA	450 SF	\$510 AVG

## PROPERTY INFORMATION

<b>Pin</b>	082114249635, 082114248783, 082114245922	<b>Tax Value</b>	\$576,925 (Total as of 2019)
<b>Taxes</b>	\$4,822.69 (Total in 2018)	<b>Lot Size</b>	1.23 TOTAL
<b>Year Built</b>	1920 (1603-1609) & 1984 (1711)	<b>Exterior</b>	WOOD (1603-1609) & VINYL (1711)
<b>Floors</b>	VINYL, LVT	<b>Foundation</b>	CRAWL (1603-1609) & SLAB (1711)
<b>HVAC</b>	WINDOW A/C, BASEBOARD HEAT, PTAC (THRU-WALL)	<b>Owner Financing</b>	NONE
<b>Utilities</b>	PAID BY TENANT	<b>Appliances</b>	RANGE, REFRIGERATOR, W/D CONNECTIONS
<b>Legal Description</b>	SEE TAX RECORDS	<b>Zoning</b>	RU-M

## LOCATION MAP

