



**1723 Page Rd Ext**  
 1723 Page Rd Ext, Durham, NC 27703  
 Comp ID: 1382591

**7,089 SF**  
 Class C Ofc Property

*Add to  
 Database*

#### Sale Detail

Sale Date	<b>09/08/2015</b>	Sale Type	<b>Investment</b>
Days On Market	<b>291</b>	Bldg Type	<b>Office - General Purpose</b>
Recorded Date	<b>11/23/2015</b>	Bldg Size	<b>7,089 SF</b>
Sale Price	<b>\$725,000 (Public Record)</b>	Bldg Class	<b>C</b>
Price/SF	<b>\$102.27</b>	Year Built	<b>1993</b>
Price/Acre	<b>\$331,050.22</b>	Lot Size (Ac.)	<b>2.19</b>
Asking Price	<b>\$750,000</b>	Parcel #	<b>164078</b>
% Occupied	<b>100.00%</b>	Document #	<b>7829/197</b>
Arms Length	<b>Yes</b>	Buyer Prior Location	
		Configuration Type	
Loan Information	<b>Lender Financed</b>	Income Type	<b>Not Applicable/Not Available</b>
Loan Amount	<b>\$225,000.00</b>		
Expiration Date	<b>11/23/2020</b>		
Lender	<b>Bank of North Carolina</b>		

*± 100/SF*

#### Comments

Transaction	<b>Estate of Charlotte D Henderson, Joan H Hall, Jessica H Isaacs, &amp; Steven J Isaacs conveyed a 7,089 SF office building, located at 1723 Page Rd Ext, in Durham, to Juhlin Building LLC for \$725,000. The single-parcel transaction occurred on September 8, 2015, via General Warranty Deed, and is considered arm's length. The sale price was calculated from the transfer tax via the deed.</b>
Finance	<b>The buyer secured a \$225,000, 5-year loan, maturing on November 23, 2020, through Bank of North Carolina. The Deed of Trust was recorded with Durham County as Document #7829/202.</b>
Property	<b>The property is a 22-year-old, single-story office building located in the SE quadrant of Litho Way and Page Rd Ext.</b>

#### Additional Information

Sale Price Source	<b>Recorder/Assessor</b>
Property Rights	<b>Fee Simple</b>
Portfolio Sale	<b>No</b>
Condo Sale	<b>No</b>
Transfer Tax	<b>\$1,450.00</b>

**Property Information**

General Use	<b>Office</b>	Year Built	<b>1993</b>	Condo Sale	<b>No</b>
Specific Use	<b>General Purpose</b>	Year Renovated		Unit #	
Additional Uses		Bldg Class	<b>C</b>	# of Floors	<b>1</b>
Bldg Size	<b>7,089</b>	Bldg Condition		# of Bldg's	<b>1</b>
Bldg Status	<b>Existing</b>	Construction Type	<b>Wood Frame/Brick Facade</b>	# of Tenants	

Tenant Names

**Location Information**

Address	<b>1723 Page Ext</b>	Property Name	<b>1723 Page Rd Ext</b>
City, State Zip	<b>Durham, NC 277038912</b>	Parcel Information	<b>164078</b>
Market	<b>Research Triangle Park/I-40</b>	Map Number	
Submarket			
County	<b>Durham</b>		
Legal Description	<b>BEING all of Lot 8 containing 2.195 acres, of the Page Pointe Centre Property as recorded in Plat Book 147, Page 169, Durham County Registry.</b>		

**Site**

Lot Size (AC)	<b>2.19</b>	Total Assessed Value	<b>\$734,600.00</b>	Total Appraised Value	<b>\$734,600.00</b>
Lot Size (SF)	<b>95,396</b>	Imp Assessed Value	<b>\$447,140.00</b>	Imp Appraised Value	<b>\$447,140.00</b>
Lot Shape	<b>Irregular</b>	Land Assessed Value	<b>\$287,460.00</b>	Land Appraised Value	<b>\$287,460.00</b>
Coverage	<b>0.074</b>	Assessed Tax Year	<b>2015</b>	Appraised Year	<b>2015</b>
Zoning		Core Factor		Yard-Unfenced	
Has Rail	<b>No</b>	Yard-Paved		Parking Types	<b>Surface Parking</b>
		Yard-Fenced			
		Parking Spaces	<b>10</b>		
		Parking Ratio	<b>1.40</b>		

**Office**

Retail SF	Footprint SF
# of Elevators	

**Recorded Buyer/Seller**

11/14/2016

Comp Detail

Recorded Buyer  
**Juhlin Building LLC**  
**1105 W Chapel Hill St**  
**Durham, NC 27701**  
**(919) 403-7575**  
Phone  
Buyer Type  
**Private Investor**  
Primary Contact  
**Mr. Evan B Juhlin**  
Title  
**Member/Manager**  
Phone  
**(919) 403-7575**  
Email  
[evanjuhlin@earthlink.net](mailto:evanjuhlin@earthlink.net)

Recorded Seller  
  
Phone  
Seller Type  
Primary Contact  
Title  
Phone

**Estate of Charlotte D Henderson et al**  
**5809 Debyn Ave**  
**Raleigh, NC 27612**  
**(919) 510-0915**  
**Private Investor**  
**Ms. Jessica H Isaacs**  
**Executrix**  
**(919) 510-0915**

True Buyer/Seller

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