

Azalea Park Apartments
 2105 Bogarde St, D2
 Durham, NC 27705
 April, 2015

The Complex	<p>A 108-unit brick and wood siding apartment complex with 19 buildings, a leasing office and a laundry building, built in 1977. Buildings have pitched roofs with fiberglass/asphalt shingles. Original copper plumbing and copper wiring. All units have battery operated smoke detectors. Carpeting is 40 to 42 oz with six pound density padding.</p> <p>Property amenities include: masonry swimming pool (resurfaced in 2006), children's playgrounds, and carports for half of the three bedroom units, with the remaining three bedrooms having extra large patios.</p> <p>Unit amenities include: refrigerators, ranges, dishwashers, disposers, w/d connections, stackable w/d in one bedroom units, heat pumps, private patio/balcony, walk-in closets, front and back entrances. Ceramic tile in the kitchens, bathrooms and the tub surrounds. Most units have new carpet using 40 to 42 oz and six pound density rebond padding. Tested for Lead in 2010 by ESC and found none.</p>
The Improvements	<p>Heat pumps in all the units. Added w/d connections in the units not having them Stackable 27" w/d's in the all 24 one bedroom units New dishwashers and disposers and cabinetry and countertops in one bdrm. Ceramic tile in kitchens, baths and on tub surrounds Misc drip edges, ridge vents in all buildings and new roofs of 85% of buildings. New asphalt overlay in 7/2006. New parking lot stripping. Eight one bedroom units new in 2006, as a result of fire. Eight two bedroom two bath units new in 2006, as a result of fire.</p>
Land	<p>13 acres situated just one mile north of I-85 off Guess Rd in Durham, NC and close to 15-501 to Chapel Hill, NC.</p>
Utilities	<p>Electric is individually metered and paid by tenant Water is master metered and paid by the property</p>
Unit Mix	<p>24 - 1 Bed Room & 1 Bath Room 44 - 2 Bed Rooms & 1 Bath Room 12 - 2 Bed Rooms & 2 Bath Rooms 14 - 3 Bed Rooms & 2 Bath Rooms w/out carport <u>14</u> - 3 Bed Rooms & 2 Bath Rooms w/carport 108 Total Units 98,910 Total rentable Square feet</p>
Tenant Mix	<p>Families: 56% Single/Roommates: 40% Student: 3% Senior: 1%</p> <p>Blue Collar: 62% White Collar: 38%</p>