

DURHAM

Multifamily Investment Opportunity

FOR SALE - \$2,150,000



 2312-2315 QUINCY STREET, DURHAM



Prime multifamily investment opportunity on Quincy Street in Durham featuring a bundle of four separate lots.

Each contains a quad with identical square footage and floorplan, resulting in a total of 16 units, all to be sold as a package.

Renovated units
are currently for
rent for

\$800 / mo.



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2312-2315 QUINCY STREET, DURHAM

Property Description

OFFER SUMMARY



SQUARE FOOTAGE
972 (per unit)



ACRES
1.239



YEAR BUILT
1965



**Click here to see
all improvements
in the units.**



SPACE DETAILS PER UNIT



2 BEDROOM



1 BATHROOM

... **plus** a living
room, a kitchen,
and a porch



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2312

2313

2314

2315

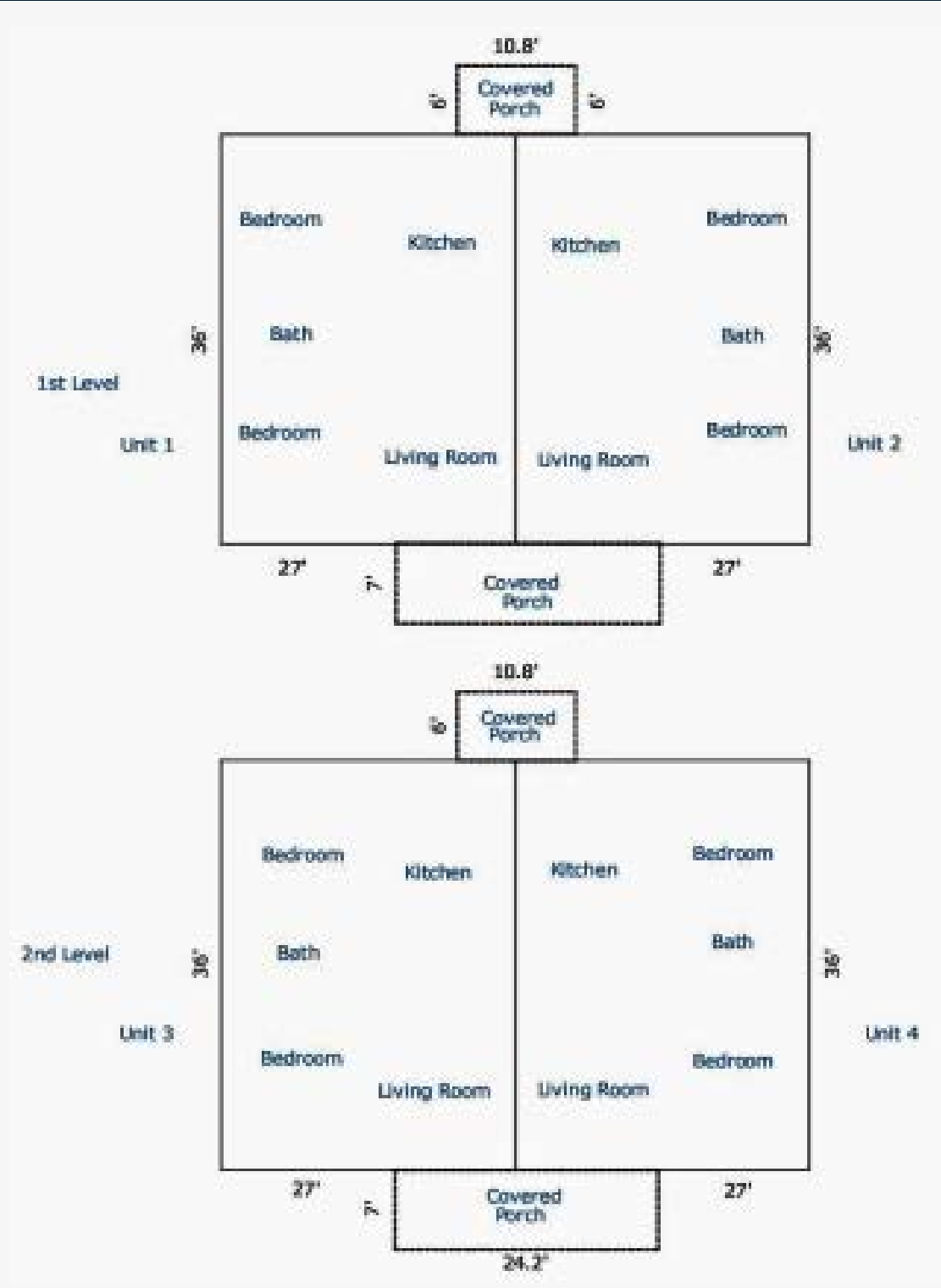


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Floor Plan



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Rent Roll (2023)

2312 Quincy St.

\$440/mo. - Apt. 1

\$550/mo. - Apt. 2

EMPTY - Apt. 3

\$470/mo. - Apt. 4

2314 Quincy St.

\$440/mo. - Apt. 1

EMPTY - Apt. 2

EMPTY - Apt. 3

\$500/mo. - Apt. 4

2313 Quincy St.

\$440/mo. - Apt. 1

EMPTY - Apt. 2

\$550/mo. - Apt. 3

\$440/mo. - Apt. 4

2315 Quincy St.

\$500/mo. - Apt. 1

\$440/mo. - Apt. 2

\$500/mo. - Apt. 3

\$440/mo. - Apt. 4



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HOLLOWAY STREET

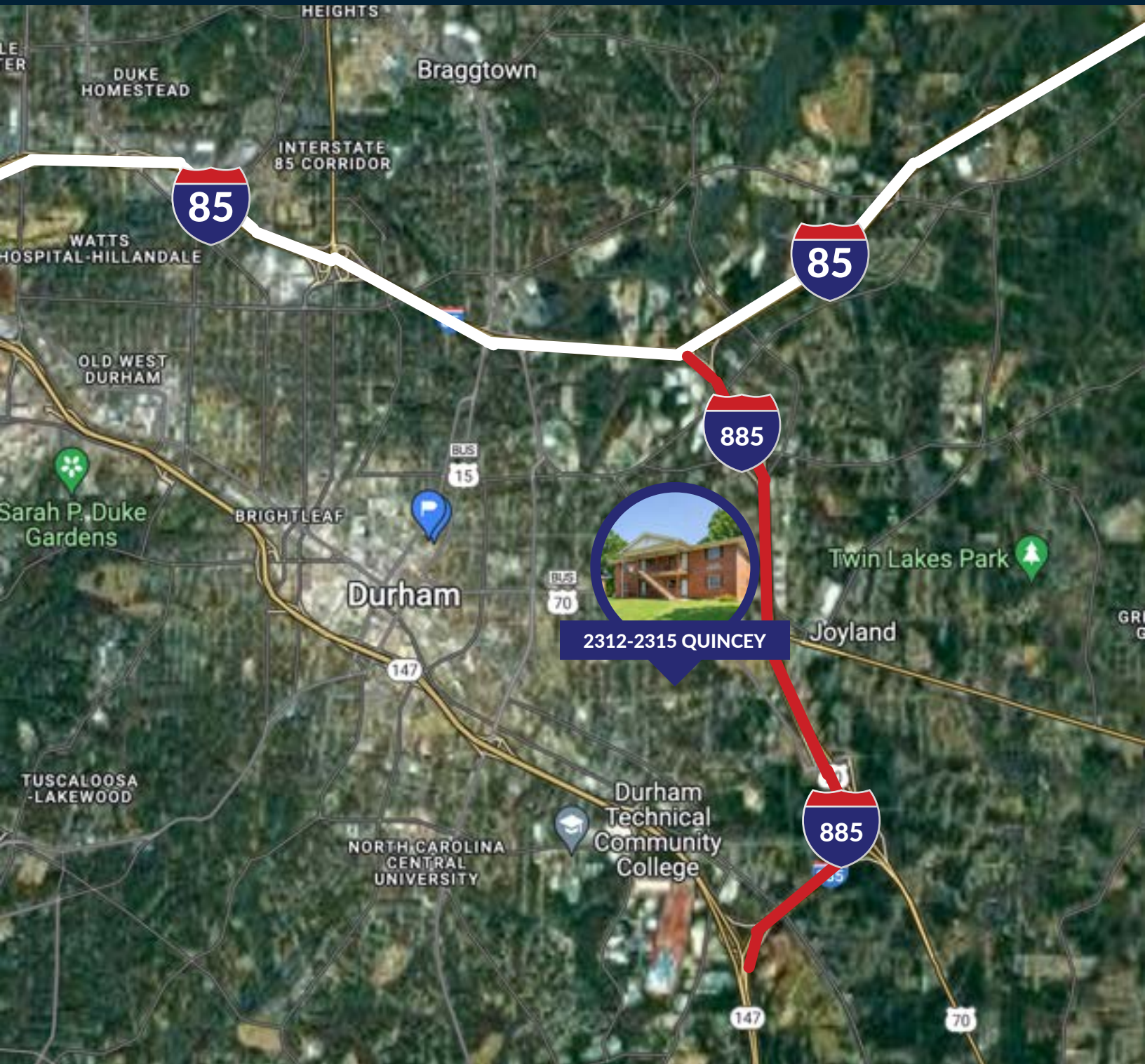


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Regional Map



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Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	32,794	149,569	311,400
2023 Population	42,408	185,068	384,505
2028 Population Projection	43,768	189,787	395,021
Annual Growth 2010-2023	2.3%	1.8%	1.8%
Annual Growth 2023-2028	0.6%	0.5%	0.5%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Raynor St	Hwy 70 NE	2,715	2022	0.17 mi
Holloway Street	Raynor St W	9,200	2019	0.22 mi
US Hwy 70	Raynor St W	8,440	2022	0.22 mi
US Hwy 70	Raynor St E	9,275	2022	0.22 mi
North Miami Boulevard	Gary St NW	4,100	2019	0.23 mi
N Miami Blvd	Gary St NW	4,591	2022	0.23 mi
Liberty St	N Briggs Ave E	8,291	2022	0.24 mi
N Miami Blvd	Gary St SE	7,967	2022	0.24 mi
Raynor St	N Miami Blvd N	4,378	2022	0.25 mi
State Hwy 98	N Hardee St E	11,946	2022	0.28 mi



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Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	11,722	58,127	128,334
2023 Households	15,393	72,106	159,382
2028 Household Projection	15,927	74,096	164,039
Annual Growth 2010-2023	2.3%	2.1%	2.2%
Annual Growth 2023-2028	0.7%	0.6%	0.6%
Avg Household Size	2.60	2.40	2.30
Avg Household Vehicles	1.00	2.00	2.00

Household Income	2 mile	5 mile	10 mile
< \$25,000	4,357	15,397	23,470
\$25,000 - 50,000	4,625	17,370	33,399
\$50,000 - 75,000	2,113	11,338	25,218
\$75,000 - 100,000	2,069	9,617	22,260
\$100,000 - 125,000	810	5,806	15,734
\$125,000 - 150,000	455	4,098	11,558
\$150,000 - 200,000	521	4,386	13,232
\$200,000+	444	4,095	14,511
Avg Household Income	\$59,436	\$78,078	\$95,588
Median Household Income	\$43,182	\$55,878	\$72,366



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Here are a few reasons why you should invest in Durham, NC.

2

universities call Durham home, including Duke University and North Carolina Central University.

#5

ranked in the best places to start a business in the United States.

287,794

population living in Durham. This number has increased significantly over the years.



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