

**3172 Hillsborough Rd**

3172 Hillsborough Rd, Durham, NC 27705

Comp ID: 721635

**21,000 SF**

Light Industrial Property

**Sale Detail**

Sale Date	<b>04/07/2014</b>	Sale Type	<b>Inv. or Owner/User</b>
Days On Market	<b>808</b>	Bldg Type	<b>Industrial - Light Industrial</b>
Recorded Date	<b>04/10/2014</b>	Bldg Size	<b>21,000 SF</b>
Sale Price	<b>\$1,280,000 (Public Record)</b>	Year Built	<b>1965</b>
Price/SF	<b>\$60.95</b>	Lot Size (Ac.)	<b>1.25</b>
Price/Acre	<b>\$1,024,000</b>	Zoning	<b>IL</b>
Asking Price	<b>\$1,375,000</b>	Parcel #	<b>119549</b>
Sale Conditions	<b>Highway Noise</b>	Document #	<b>7470/606</b>
Arms Length	<b>Yes</b>		
Loan Information	<b>Lender Financed</b>	Income Type	<b>Not Applicable/Not Available</b>
Loan Amount	<b>\$1,088,000.00</b>		
Lender	<b>Paragon Commercial Bank</b>		

**Comments**

Transaction	<b>C&amp;C Property Holdings LLC conveyed a 21,000 SF industrial building, located at 3172 Hillsborough Rd, in Durham, NC, to HBL Property Holdings LLC for \$1,280,000. The single-parcel transfer was done via a General Warranty Deed and occurred on April 7, 2014. The transaction is considered arm's length.</b>
Property	<b>The property is a 48-year-old, single-story light industrial building, located on the NE corner of Hillsborough Rd and Bellevue Ave.</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>\$2,560.00</b>

**Property Information**

General Use	<b>Industrial</b>	Year Built	<b>1965</b>	Condo Sale	<b>No</b>
Specific Use	<b>Light Industrial</b>	Year Renovated		Unit #	
		Bldg Class		# of Floors	<b>1</b>
Additional Uses	<b>Retail</b>	Bldg Condition		# of Bldg's	<b>1</b>
Bldg Size	<b>21,000</b>	Construction Type	<b>Concrete Block</b>	# of Tenants	
Bldg Status	<b>Existing</b>				
Tenant Names	<b>RimTyme Durham, Duron Paints &amp; Wallcoverings</b>				

**Location Information**

Address	<b>3172 Hillsborough Rd</b>	Property Name	<b>3172 Hillsborough Rd</b>
City, State Zip	<b>Durham, NC 27705</b>	Parcel Information	<b>119549</b>
Market	<b>North Durham</b>	Map Number	
Submarket			
County	<b>Durham</b>		
Legal Description	<b>See attached General Warranty Deed for full legal description.</b>		

**Site**

Lot Size (AC)	<b>1.25</b>	Total Assessed Value	<b>\$1,390,650.00</b>	Total Appraised Value	
Lot Size (SF)	<b>54,537</b>	Imp Assessed Value	<b>\$785,636.00</b>	Imp Appraised Value	
Lot Shape	<b>Rectangular</b>	Land Assessed Value	<b>\$605,014.00</b>	Land Appraised Value	
Coverage	<b>0.385</b>	Assessed Tax Year	<b>2014</b>	Appraised Year	<b>0</b>
Zoning	<b>IL</b>	Parking Spaces	<b>30</b>	Parking Types	<b>Surface Parking</b>
Has Rail	<b>No</b>	Parking Ratio	<b>1.43</b>		

**Industrial**

Office SF		Office Mezzanine SF	
# Grade Level	<b>7</b>	Storage Mezzanine	<b>0</b>
Doors		SF	
# Dock High Doors	<b>0</b>	Phase	
Clear Height Min.		Volts	
Clear Height Max.		Amps	
Fire Sprinkler	<b>No</b>		

**Recorded Buyer/Seller**

Recorded Buyer      **HBL Property Holdings LLC**  
                                 **227 W Martin St**  
                                 **Raleigh, NC 27602**  
Buyer Type            **Private Investor**  
Primary Contact      **Mr. Kenneth C Haywood**  
Title                    **Member**  
Secondary Contact    **Mr. Henry F Bergdolt**  
Title                    **Member**

Recorded Seller      **C&C Property Holdings LLC**  
                                 **4200 Berry D Sims Wynd**  
                                 **Raleigh, NC 27612**  
Seller Type            **Private Investor**  
Primary Contact      **Mr. Charles S Coggins Jr**  
Title                    **Manager**

True Buyer/Seller

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True Buyer                    **Boxley Bolton Garber & Haywood  
LLP**  
**227 W Martin St**  
**Raleigh, NC 27602**  
**(877) 409-1964**  
**(919) 832-3918**  
[www.bbghlaw.com](http://www.bbghlaw.com)  
**Mr. Kenneth C Haywood**  
**Partner**  
**(919) 899-9892**  
**Mr. Mac Boxley**  
**Partner**  
**(919) 899-9892**

True Seller                    **Charles S Coggins Jr**  
**4200 Berry D Syms Wynd**  
**Raleigh, NC 27612**  
**(919) 788-8481**  
**Mr. Charles S Coggins Jr**  
**Manager**  
**(919) 788-8481**  
**Mrs. Jacquelyn Y Coggins**  
**Manager**  
**(919) 788-8481**

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**Buyer/Listing Representatives**

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Listing Broker

**Waldrop Properties, - Waldrop  
Properties, LLC**  
**Waldrop, Michael**  
**(919) 645-1605**  
[michael@waldropproperties.com](mailto:michael@waldropproperties.com)

Buyer Broker

**Not on file**

**Tenant**

Tenant	SF Occupied	Expiration Date	Suite #	Quoted Lease Rate
RimTyme Durham	0 SF			
Duron Paints & Wallcoverings	0 SF			

## Attachments

Bird's Eye View



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Aerial Map 1



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Aerial Map 2



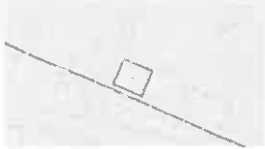
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Aerial Map 3



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Parcel Map, 119549



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General Warranty Deed

General Warranty Deed

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Deed of Trust

Deed of Trust

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Building Photo



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Main Property Photo



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Building Photo



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