

MLS #: **1950011**

**CLOSED**

**MULTIFAMILY**



LP: **\$715,000**



**321 Brooks Street**  
Chapel Hill, NC 27516  
SubArea 204  
Subdivision  
Neighborhood  
Seller Name Gorfkle

Property Leased Yes  
Month to Month No  
Lease Expires 5/31/2014  
Special Conditions Seller Nt Owner of Record

Year Built 1945  
Listing Type Exclusive Right  
# of Units 3  
Sold Price \$679,000  
Est/ Closing Dt: 8/12/2014

**School Information**

ElemSch1 CH/Carrboro - Northside  
MidSch1 CH/Carrboro - Smith  
HighSch1 CH/Carrboro - Chapel Hill  
ElemSch2  
MidSch2  
HighSch2  
Directions Franklin St to Church Street to left on Brooks Street

**Remarks** Rare three unit complex in a very desirable location near campus, restaurants, parks and stores. Expect 100% occupancy with rental rates trending higher.

**Rooms/Sqft Information**

Total # of Units: 3

<b>U1AG</b> 1,728	<b>U2AG</b> 953	<b>U3AG</b> 953	<b>U4AG</b>
<b>U1BG</b> 0	<b>U2BG</b> 0	<b>U3BG</b> 0	<b>U4BG</b> 0
<b>U1OAG</b>	<b>LastTxBill</b>	<b>U3OAG</b>	<b>U4OAG</b>
<b>U1OBG</b> 0	<b>U2OAG</b>	<b>U3OBG</b> 0	<b>U4OBG</b> 0
<b>U1Rent</b> \$3,000	<b>U2Rent</b> \$1,875	<b>U3Rent</b> \$1,250	<b>U4Rent</b>

**General Information**

<b>Lot Dim:</b>	<b>Lot #:</b> 0	<b>Approx Acres:</b> 0.200	<b>Zoning:</b>
<b>New Construction:</b> No	<b>Est Fin Date:</b>	<b>R Value</b>	
<b>Total HOA Dues:</b> \$0.00	<b>HUD Compliant Sr Housing:</b>		

**Financing & Taxes**

<b>Tax Value</b> \$301,900.00	<b>Tax Rate</b> 1.54000	<b>Tax Map/Blk/Prcl/Lot</b>	<b>Oil/Gas Rights Severed?</b>
<b>Financial Comments</b>		<b>PIN #</b>	
<b>Legal Description</b> S/S BROOKS ST			

**Features**

Design <b>Unit 1/2 Sty, Unit 2/1Sty, Unit 3/1 Sty</b>	Fuel Heat <b>Natural Gas</b>
Property Type <b>Triplex</b>	Owner Pays <b>None</b>
Exterior Finish <b>Cedar</b>	Financing <b>Cash, Conventional, New Needed</b>
1st Unit Available <b>Tenant</b>	Unit 1 Information <b>3+ Baths, 4+ Bedrooms</b>
2nd Unit Available <b>Tenant</b>	Unit 3 Information <b>1 Bath, 2 Bedroom</b>
3rd Unit Available <b>Tenant</b>	Green Cert. Uploaded
Flooring <b>Hardwood, Tile, Vinyl</b>	Green Building HERS
Water/Sewer <b>City Sewer, City Water</b>	Green Bldg HERS Rating
Parking <b>Off Street Parking</b>	
Unit 2 Information <b>1 Bath, 3 Bedroom</b>	

**Showing Instructions**

<b>Show Instructions:</b> Appointment Only, Tenants		<b>Appointment Phone</b> 919-595-8989
<b>LA:</b> 80813 / <a href="tel:919-358-3662">Todd Neal - PrfPh: 919-358-3662</a>	<b>Lic#:</b> 267365	<b>Possession</b> At Time Of Closing
<b>LO:</b> 3227 / <a href="tel:919-960-6300">Howard Perry &amp; Walston - OFC: 919-960-6300</a>		<b>CDOM</b> 39
<b>Co-LA:</b>		<b>DOM</b> 39
<b>Comp BA:</b> 2.5% /N	<b>Comp SA:</b> 2.5/% /	<b>Prospect Exempt</b> No

**Waterfront**

**Waterfront Type**  
**Water Body Name**

**Waterfront Access**  
**Approx Ft of Wtr Frontage**

**Comparable Information**

**Sale Agent:** 84620 / [Russell M Cole - PrfPh: 919-869-1136](#)

**Sale Office:** 1264 / [Fonville Morisey/Chapel Hill Sale...](#)

**Contract Date:** 8/12/2014

**Selling Info:**

**Financial Concessions (CC):** 0

**Other Concessions:**

**Special Circumstances:** No Special Circumstances

**Terms of Sale** CASH

**Sold Price** \$679,000

**Closing Date** 8/12/2014

**Agent Only Remarks**