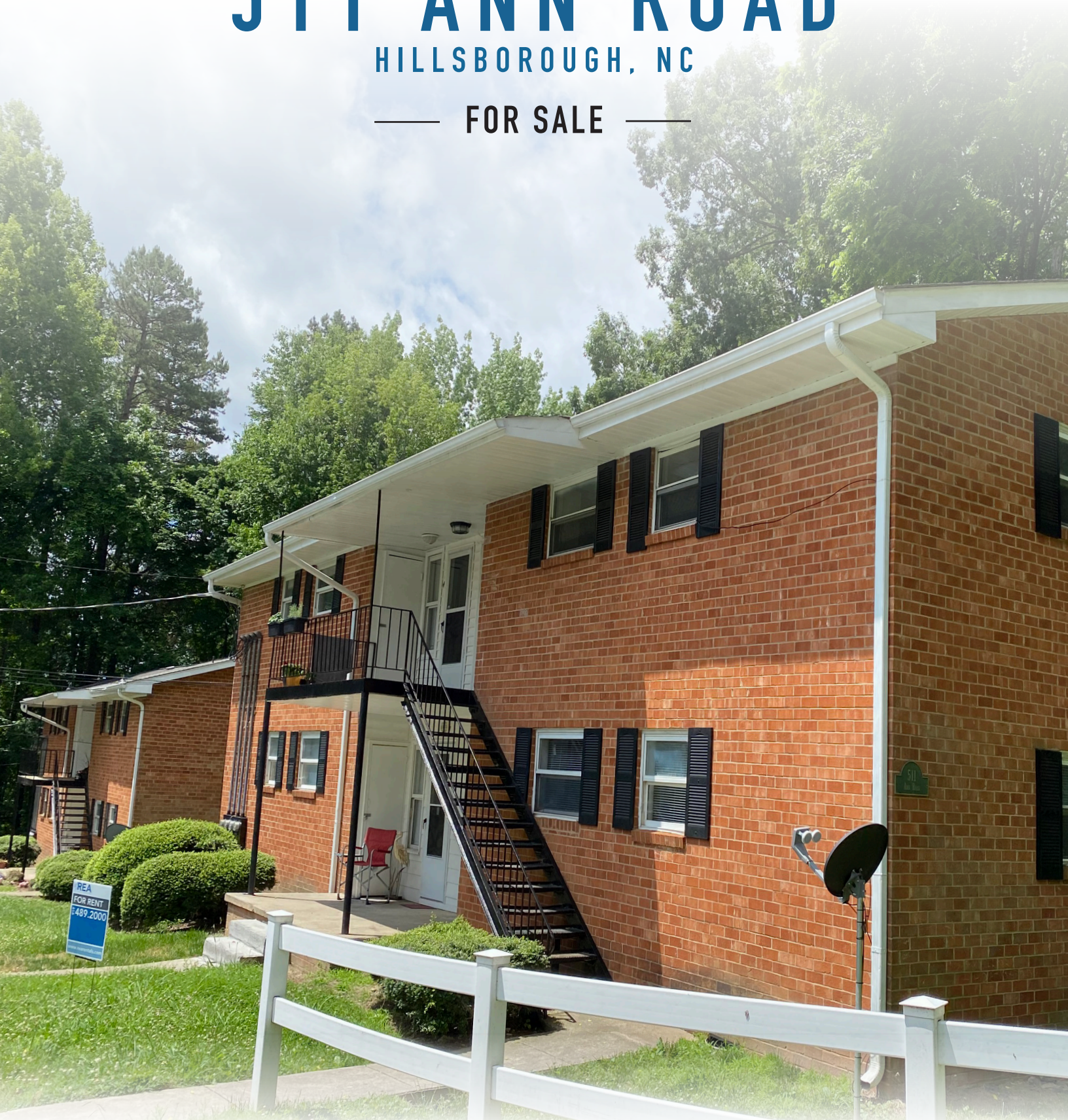




511 ANN ROAD

HILLSBOROUGH, NC

— FOR SALE —



511 ANN ROAD, HILLSBOROUGH, NC



MULTI-FAMILY INVESTMENT OPPORTUNITY

Real Estate Associates, Inc. as exclusive listing agent, is pleased to present the opportunity to acquire an 8-unit apartment complex in the inviting Triangle suburb of Hillsborough, North Carolina. This rare value-add opportunity would be an ideal acquisition for a new investor or for a local investor looking to add to their portfolio. The property is a five-minute drive from Hillsborough's downtown district, where the town's historic buildings have been converted into numerous restaurants, bars, and eclectic shops.

HIGHLIGHTS

Rare opportunity for new investor or add to existing portfolio

Numerous capital improvements completed in 2019

Opportunity for value-add improvements

1.8 miles or 5 minutes to downtown Hillsborough

Opportunity for reduction to maintenance/management expenses

Convenient access to the Triangle and Research Triangle Park

511 ANN ROAD, HILLSBOROUGH, NC



INVESTMENT SUMMARY

Address:	511 Ann Road, Hillsborough, NC 27278
Submarket:	Orange County
County:	Orange
Year Built:	1985
Zoning Jurisdiction:	Town of Hillsborough
Zoning:	R-20
Site Area:	±1.15 AC
Parking:	20 spaces
Current Occupancy:	75% (2 vacant units)
Type:	Garden
Total Size:	±7,000 SF
Total Units:	8
No. Buildings:	2
Unit Size:	±875 SF
Unit Configuration:	2 Bed / 1 Bath
Market rent (Unit):	\$795.00 per month
Water & Sewer:	Town of Hillsborough
Density (Units):	6.96 / AC
Roof:	Shingle
Exterior:	Masonry
Price:	Call Broker for financials and pricing guidance



REAR EXTERIOR



KITCHEN



ENTRY / LIVING ROOM



BATHROOM

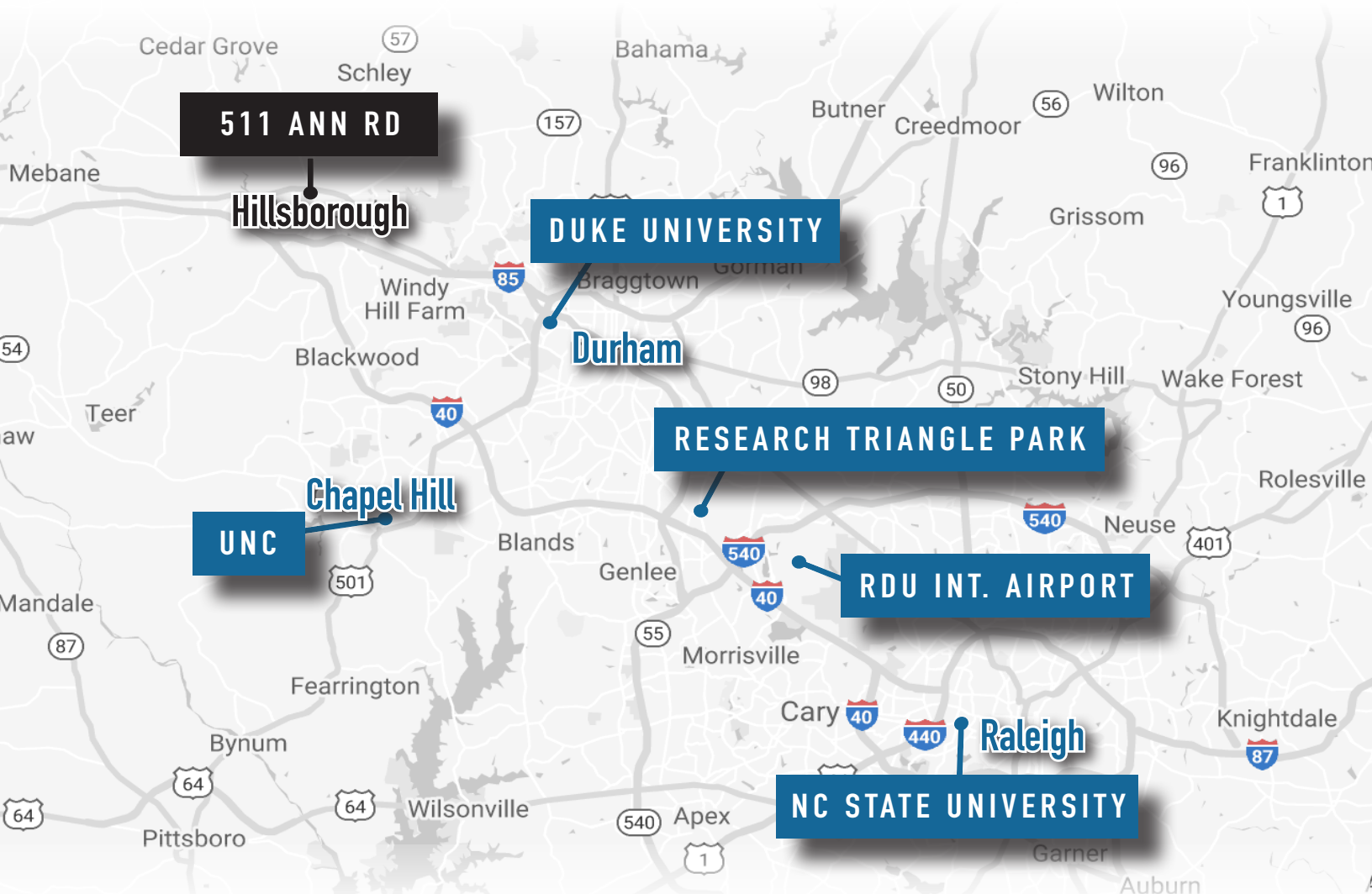


HARDWOOD FLOORS



BEDROOM

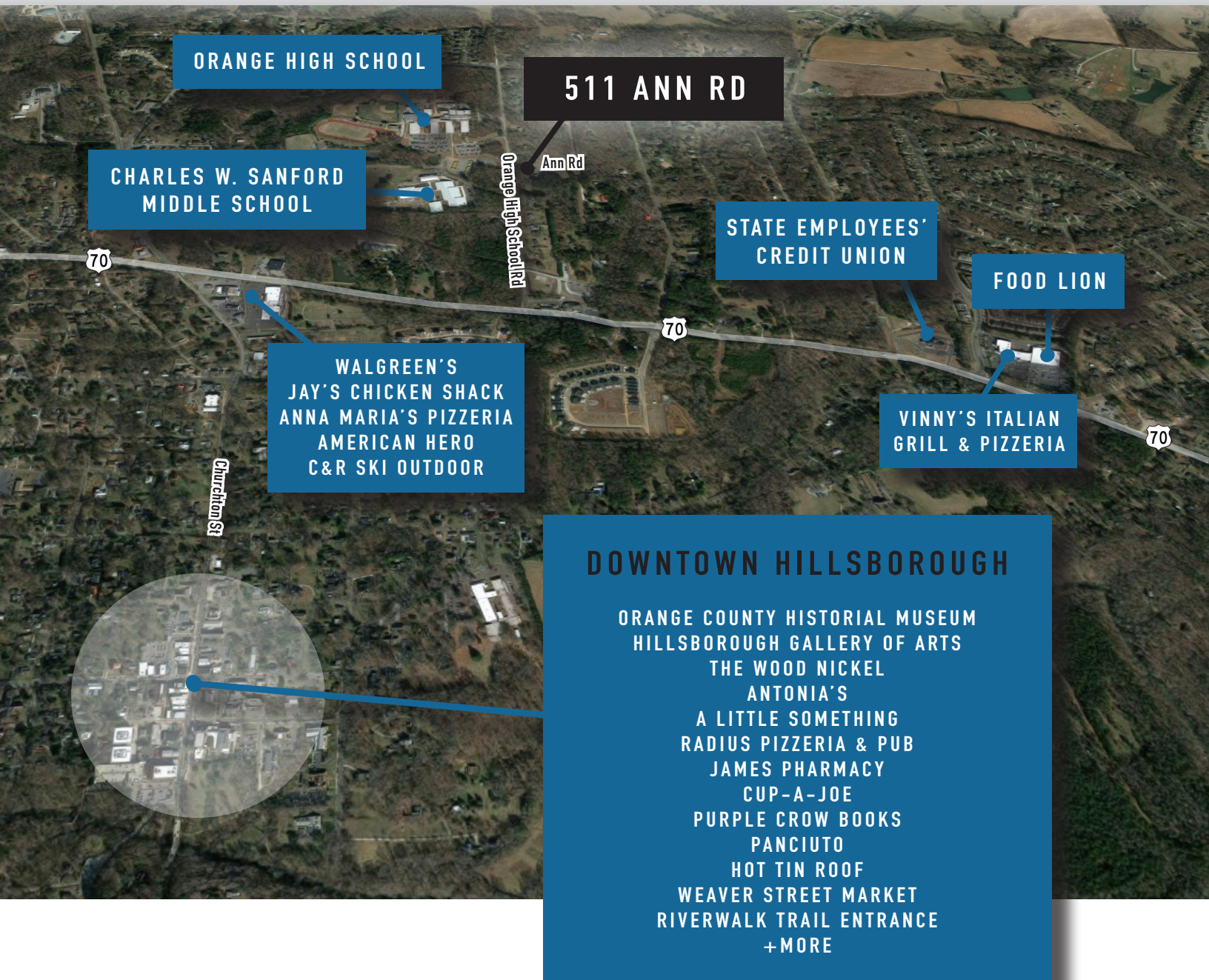
REGIONAL MAP



Hillsborough is centrally located in North Carolina with fast access to the Triad and other Triangle cities. Interstate 85 runs through the town, and Interstate 40 is just south of its limits.

Destination	Distance	Time
Asheville	212 miles	3 hours
Chapel Hill	12 miles	20 minutes
Charlotte	131 miles	2 hours
Durham	14 miles	18 minutes
Greensboro	42 miles	43 minutes
Greenville, SC	229 miles	3.5 hours
Morehead City	190 miles	3.25 hours
Nags Head	226 miles	4 hours
Raleigh	38 miles	43 minutes

NEARBY AMENITIES



Hillsborough is one of North Carolina's most charming historic towns. It's downtown historic district, listed on the National Register of Historic Places, features more than 100 homes, churches, school, and other structures from the late 18th and 19th centuries.

Today, Hillsborough is a tourist destination, a haven for artists and writers, and a wonderful place to live. New parks and public spaces keep making the historic town even richer.



511 ANN ROAD

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GARY W. KRAMLING | gkramling@realestateassoc.com | 919.287.2136