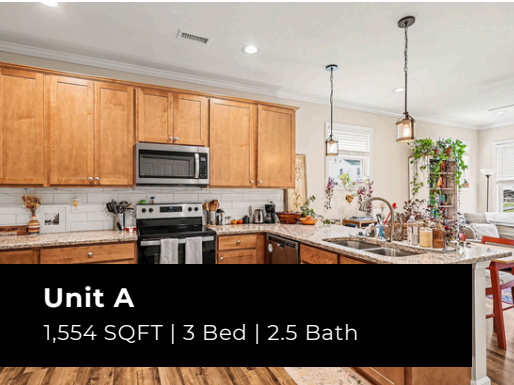




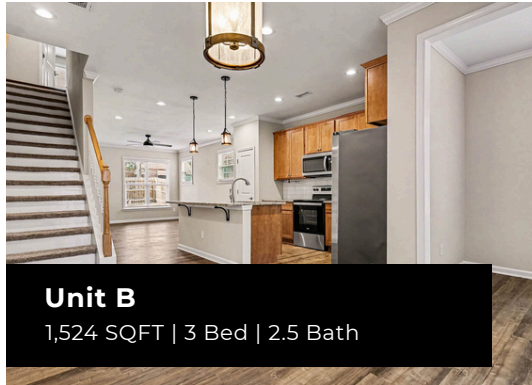
\$880,000

# MULTIFAMILY INVESTMENT IN DURHAM, NC

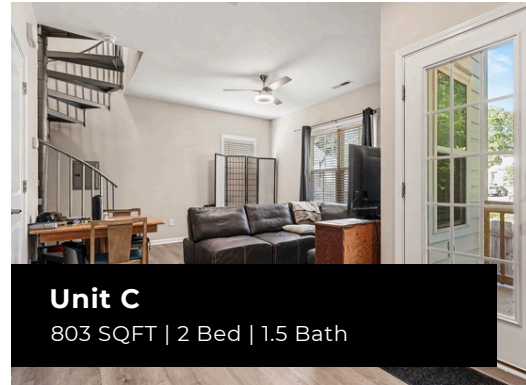
1505 JUNIPER STREET, DURHAM, NC 27703



**Unit A**  
1,554 SQFT | 3 Bed | 2.5 Bath



**Unit B**  
1,524 SQFT | 3 Bed | 2.5 Bath



**Unit C**  
803 SQFT | 2 Bed | 1.5 Bath

Welcome to 1505 Juniper Street, a well-positioned multi-unit property in Durham. Currently fully leased, this property generates \$5,625 per month in rental income from all units, and tenants have recently renewed their leases, offering consistent and immediate cash flow.

**Great location near downtown Durham with steady income and long-term potential!**

**MONTHLY RENT ROLL**

**\$5,625**

**CAPITALIZATION RATE**

**7%**



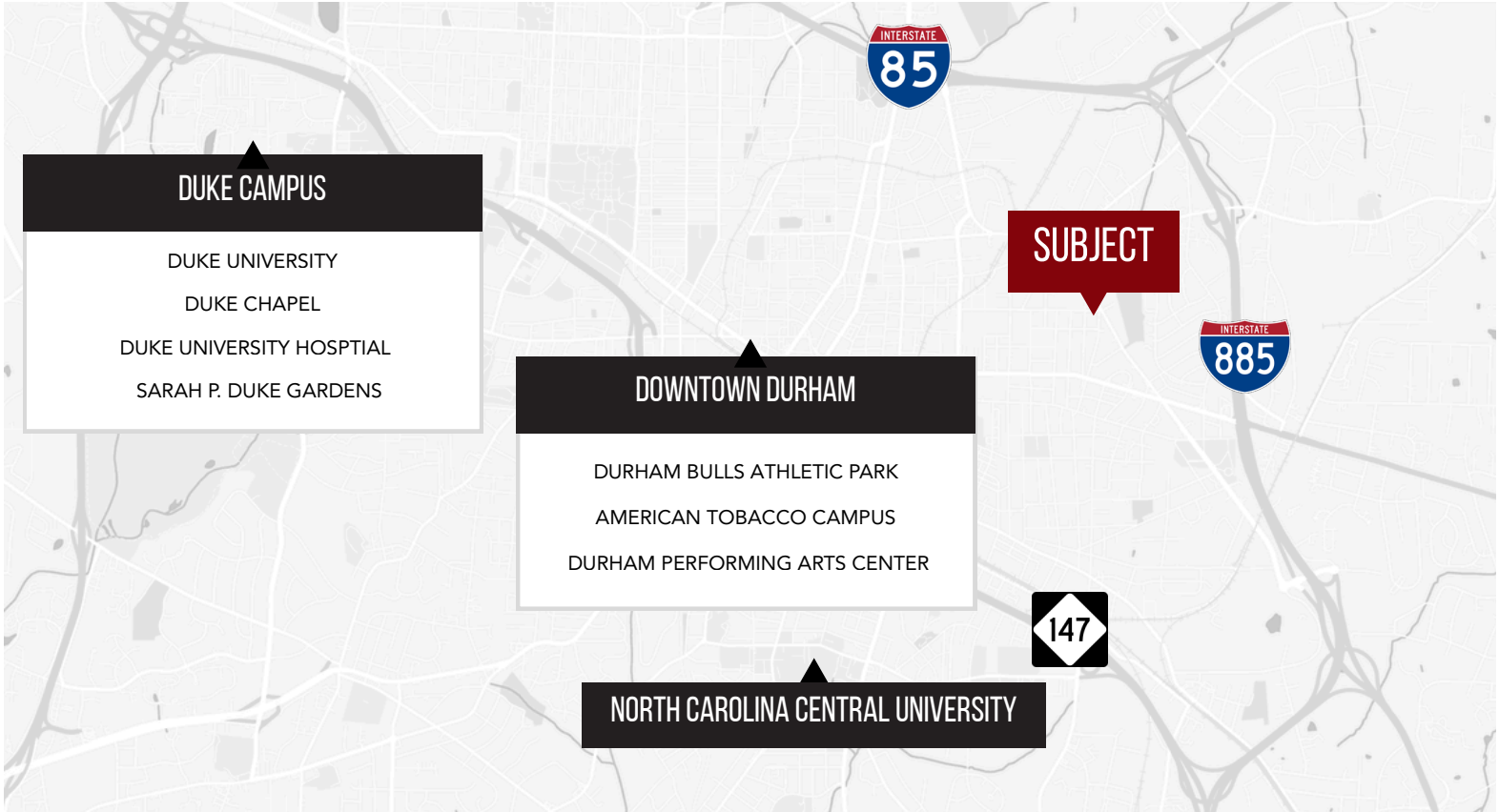
**Tung Vu, REALTOR®**  
tung@westandwoodall.com  
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(919) 530-0481

# DRIVE TIMES

Located just minutes from Downtown Durham, the property offers convenient access to the city's top employers, universities, healthcare institutions, and entertainment destinations. Its central location and proximity to major transportation corridors make it an attractive choice for residents seeking an urban lifestyle with regional connectivity.

DOWNTOWN DURHAM	8 min
DUKE UNIVERSITY & HOSPITAL	9 min
NORTH CAROLINA CENTRAL UNIVERSITY	6 min
RESEARCH TRIANGLE PARK	12 min
THE STREETS AT SOUTHPOINT	14 min
RDU AIRPORT	14 min
DOWNTOWN CHAPEL HILL	18 min
DOWNTOWN RALEIGH	30 min



# LOCAL DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME

\$62,178  
2 MILE

\$72,689  
5 MILE

\$82,534  
10 MILE

## POPULATION

	2 Mile	5 Mile	10 Mile
2020 POPULATION	40,941	178,456	372,774
2025 POPULATION	46,612	195,188	400,053
2030 POPULATION PROJECTION	49,956	207,543	423,998
ANNUAL GROWTH 2020-2025	2.8%	1.9%	1.5%
ANNUAL GROWTH 2025-2030	1.4%	1.3%	1.2%

## HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	16,141	71,043	155,978
2025 HOUSEHOLDS	18,664	78,135	167,964
2030 HOUSEHOLD PROJECTION	20,104	83,400	178,605
OWNER OCCUPIED HOUSEHOLDS	6,908	36,983	91,183
RENTER OCCUPIED HOUSEHOLDS	13,196	46,418	87,422

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