

HAMILTON HOUSE APARTMENTS

1313 Hudson Ave, Durham, NC 27705



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	14,238 SF
Lot Size:	0.605 Acres
Number of Units:	12
Price / SF:	\$140.47
Year Built:	1981
Zoning:	A16
Market:	Raleigh/Durham
Submarket:	Northgate

PROPERTY OVERVIEW

MULTI-FAMILY VALUE-ADD OPPORTUNITY. This 12-Plex Apartment Building features six 3-bedroom apartments (1183 SF each); two 2-bedroom apartments (700 SF each) and four 1-bedroom apartments. 4 outdoor balconies on back side of building. Basement is currently being used as a work office but could be a 3-bedroom apartment with a full kitchen (no windows). Storage spaces for each unit. Coin operated laundry machines (4 washer and 4 dryers) provide \$5-7K/month revenue stream. Roof replaced in 2008.

PROPERTY HIGHLIGHTS

- Value Add Opportunity
- 12 Apartment Units each with Storage
- Additional Revenue from Coin-Laundry On-Site

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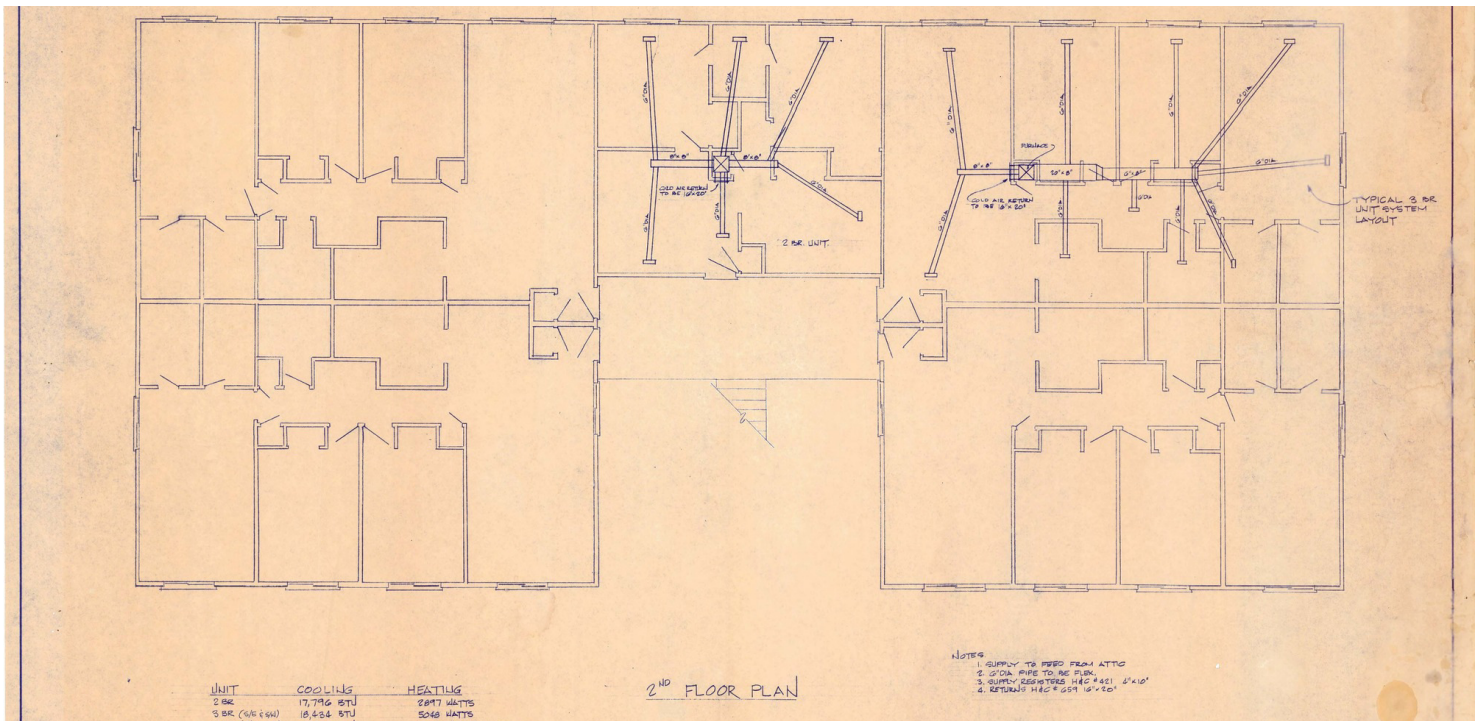
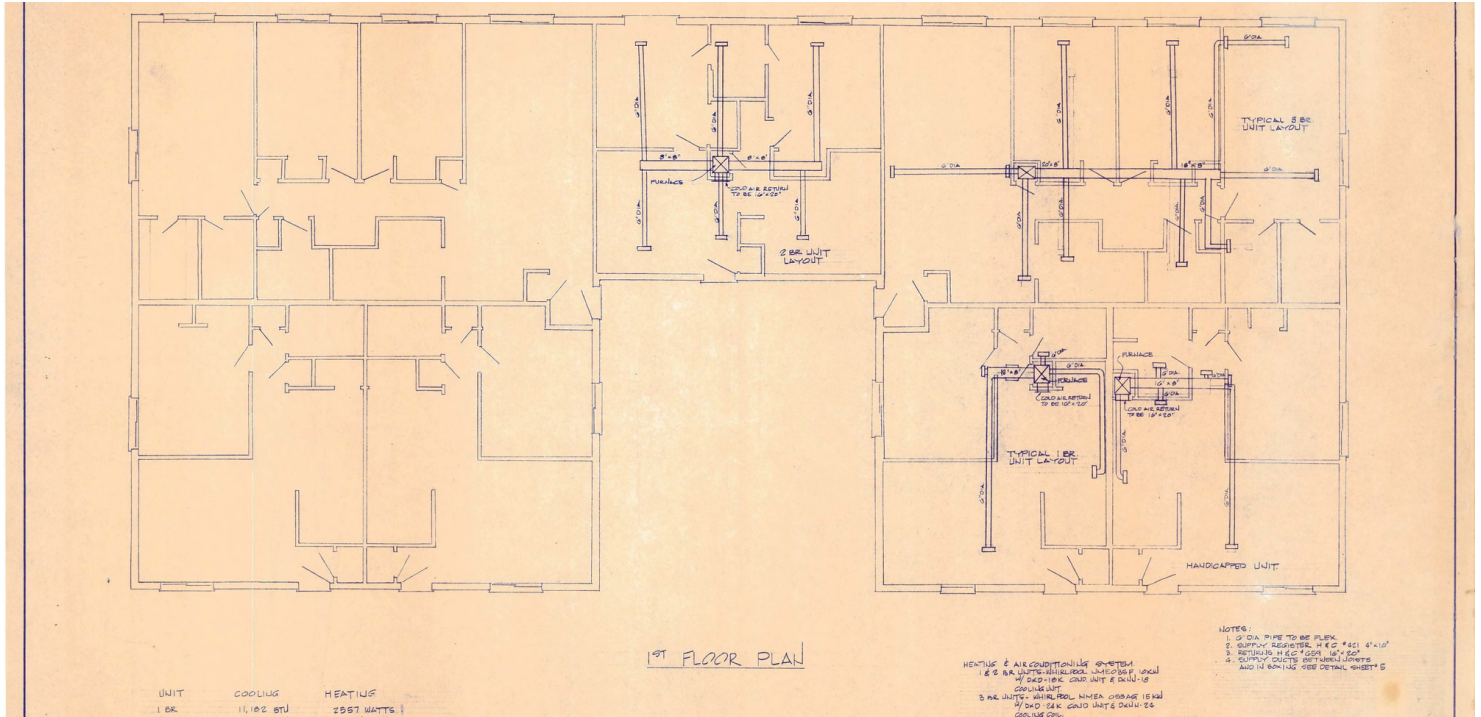
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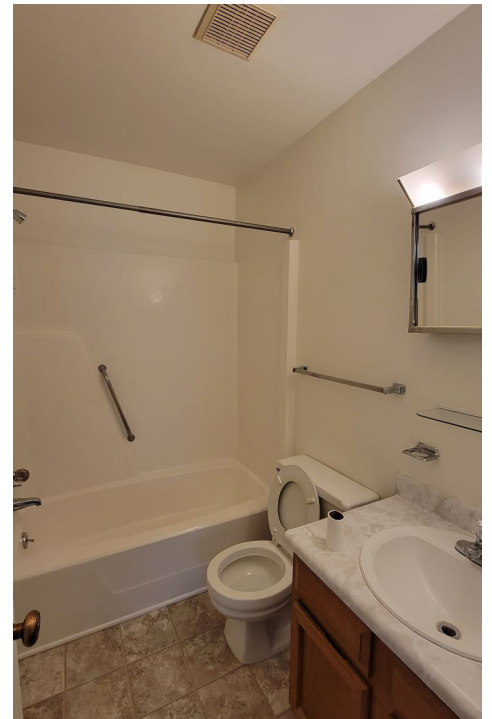
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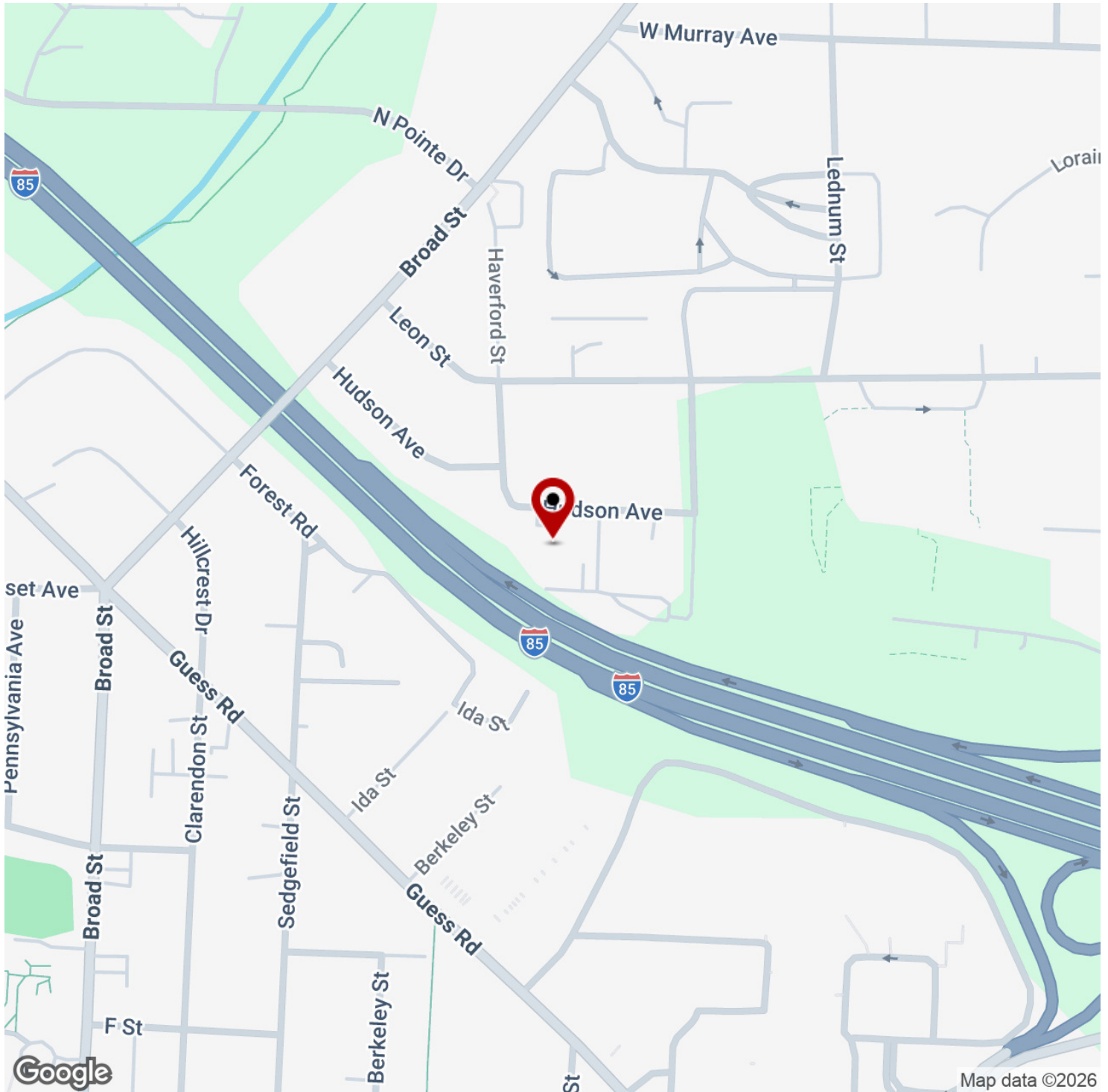
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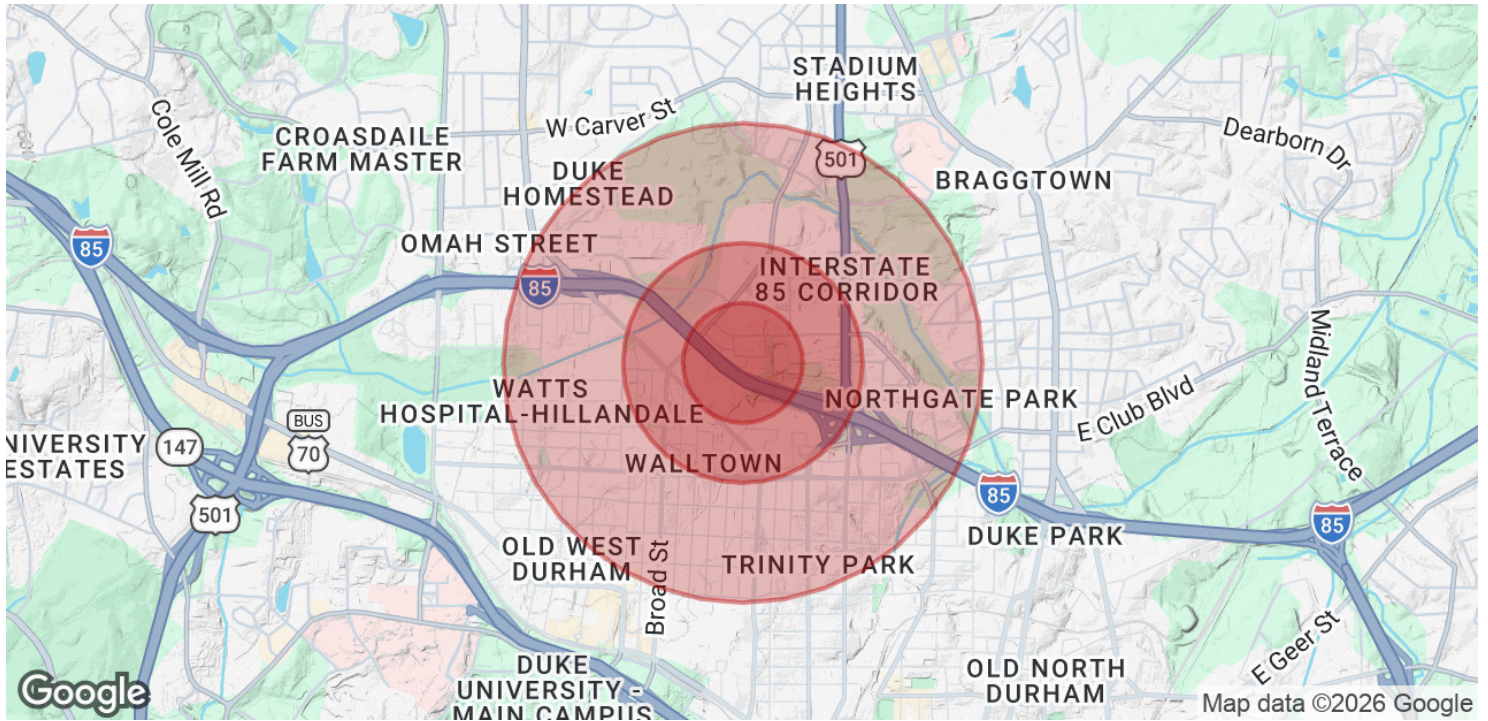
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	641	2,434	8,557
Average Age	30.6	31.1	32.4
Average Age (Male)	30.9	31.2	32.7
Average Age (Female)	30.0	31.1	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	321	1,237	4,473
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$40,700	\$45,317	\$61,459
Average House Value	\$473,765	\$383,285	\$317,956

* Demographic data derived from 2020 ACS - US Census

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