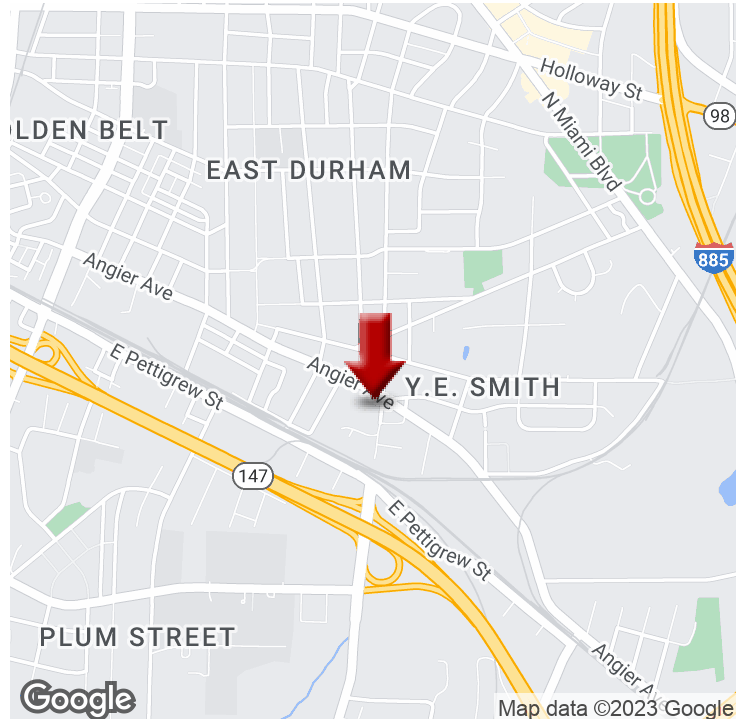


LAND FOR SALE

INCOME PRODUCING FLEX/INDUSTRIAL PROPERTY IN DURHAM

2410 Angier Ave, Durham, NC 27703



OFFERING SUMMARY

SALE PRICE:	\$815,000
CAP RATE:	6.74%
NOI:	\$54,927
AVAILABLE SF:	4000 SF
LOT SIZE:	0.416 Acres
ZONING:	Industrial
MARKET:	East Durham
PRICE / SF:	\$44.98

PROPERTY OVERVIEW

2410 Angier Ave in Durham Land parcel for commercial use. 2410 Angier Ave is a fenced lot with a 4000SF, 4 bay flex building currently leased to 3 tenants: two automotive related businesses and a restoration company.

LOCATION OVERVIEW

Parcel for sale for industrial use right off of Rt 147. Located in Southeast Durham near Durham Food Bank, Sofia's Pizza and TPA Auto Sales.

PROPERTY HIGHLIGHTS

- Land lots developable for further industrial use
- Flex Building with Tenants under Leases
- Easement to rear lot
- <https://buildout.com/website/durhamlandassemblage>

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Map data ©2021

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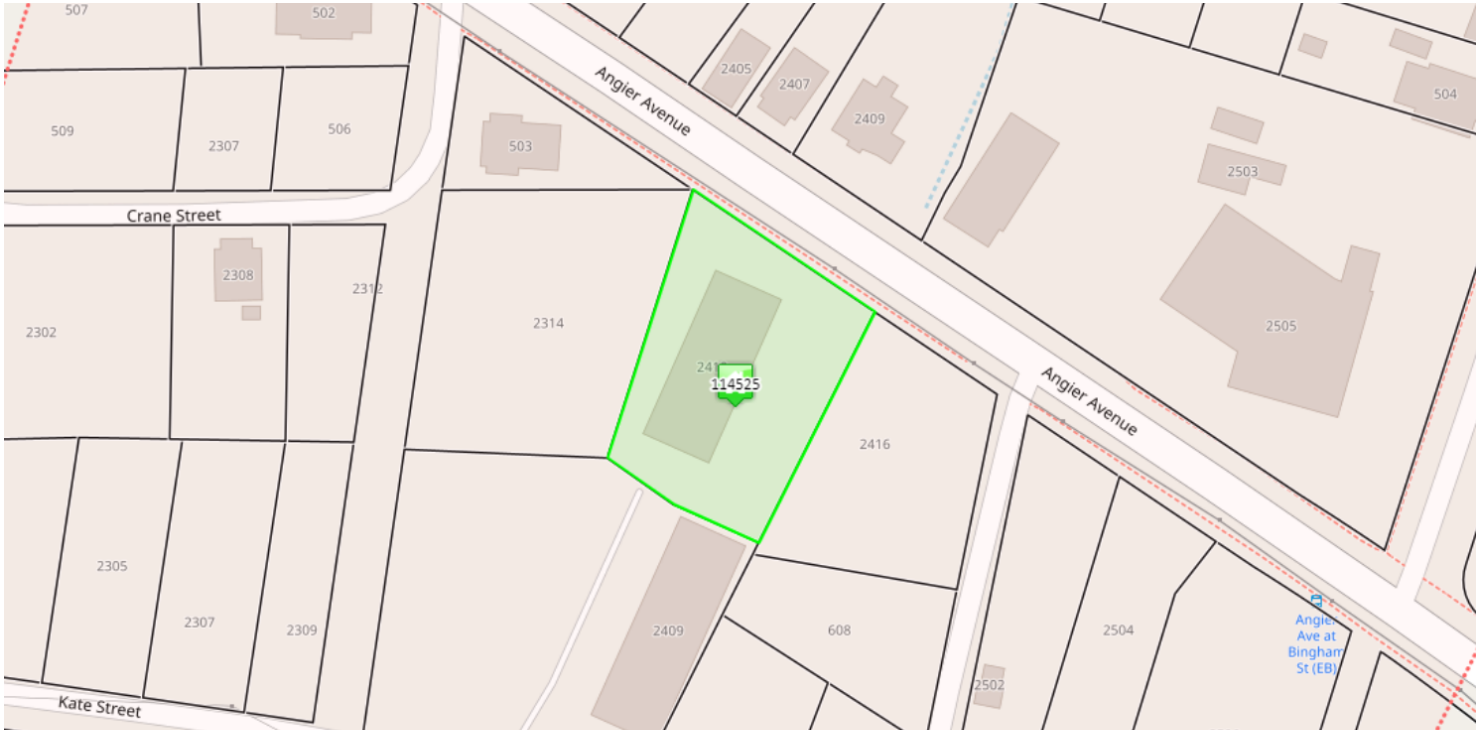
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Betaneout Puerto Wilman	1	1000	Feb 1, 2021	March 30, 2025	1300/mo	\$15600	25	
Infinite Restoration & Property Services	2	1000	Feb 1, 2021	March 30, 2025	1300/mo	\$15600	25	
Burnette Family Auto	3	1000	Feb 1, 2021	March 30, 2025	1300/mo	\$15600	25	
Betaneout Puerto Wilman	4	1000	Feb 1, 2021	March 30, 2025	1300/mo	\$15600	25	

Totals/Averages	0				\$0	\$0		
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INCOME SUMMARY	2410 ANGIER AVE., FINANCIALS
Betaneout Puerto Wilman (Suite 1)	\$15,600
Infinite Restoration & Property Services (Suite 2)	\$15,600
Burnette Family Auto (Suite 3)	\$15,600
Betaneout Puerto Wilman (Suite 4)	\$15,600
Gross Income	\$62,400

Vacancy Cost	\$0
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EXPENSE SUMMARY	2410 ANGIER AVE., FINANCIALS
Taxes	\$2,472
Insurance & CAM (Projected)	\$5,000
Gross Expenses	\$7,472

Net Operating Income	\$54,927
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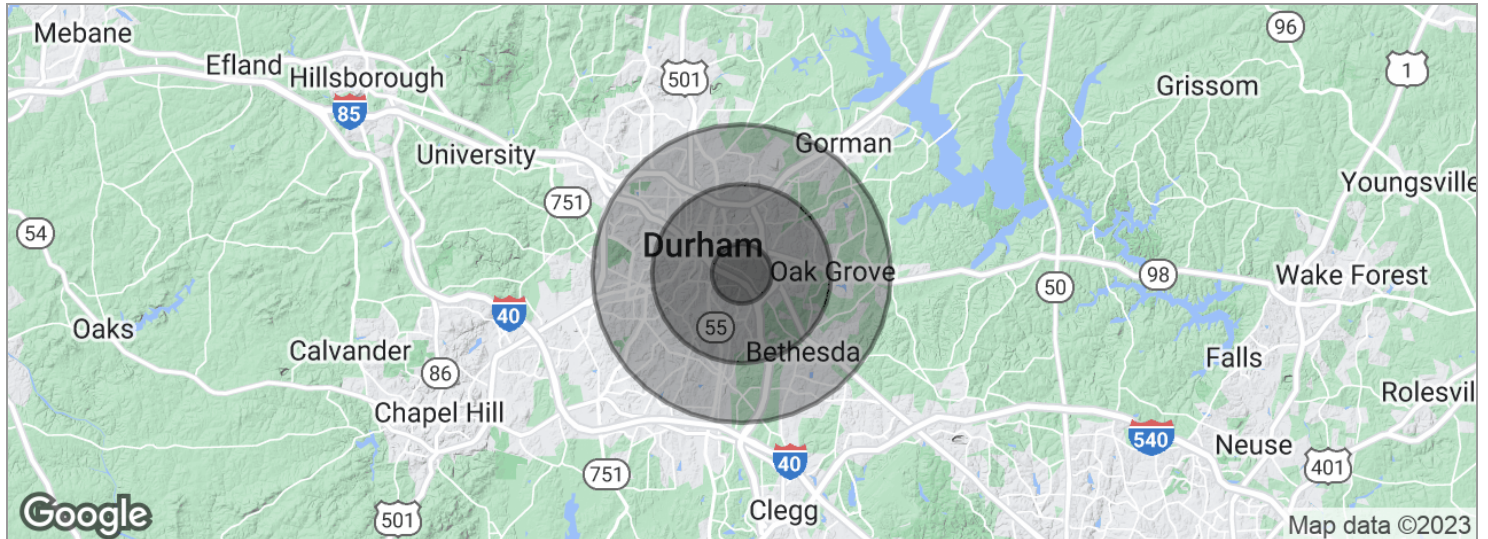
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,986	65,407	144,034
Median age	31.0	31.5	32.4
Median age (male)	30.0	30.4	30.9
Median age (Female)	32.1	32.2	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,693	25,034	56,495
# of persons per HH	2.7	2.6	2.5
Average HH income	\$32,559	\$45,589	\$53,958
Average house value	\$126,329	\$155,353	\$168,074

* Demographic data derived from 2020 ACS - US Census

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