

112 W Main St  
Durham, NC

www.112WMAINST.com

**AVAILABLE - FOR SALE**

**\$2,700,000**

2 Story, fully leased building in the heart of Downtown Durham.



- 9,256 total square feet
- 8,250 sf leased
- 1000 sf of basement

- '19 NOI \$163,481 proj

Stable Tenants at good market rates, each with options to extend existing leases.

Tenants include a local highly rated and popular restaurant, a local dance studio and a well known regional business attorney group.

Building has been fully renovated in the last 4 years.

**MAVERICK  
PARTNERS**  
REALTY SERVICES, INC.

For more information or to schedule a tour, please contact:

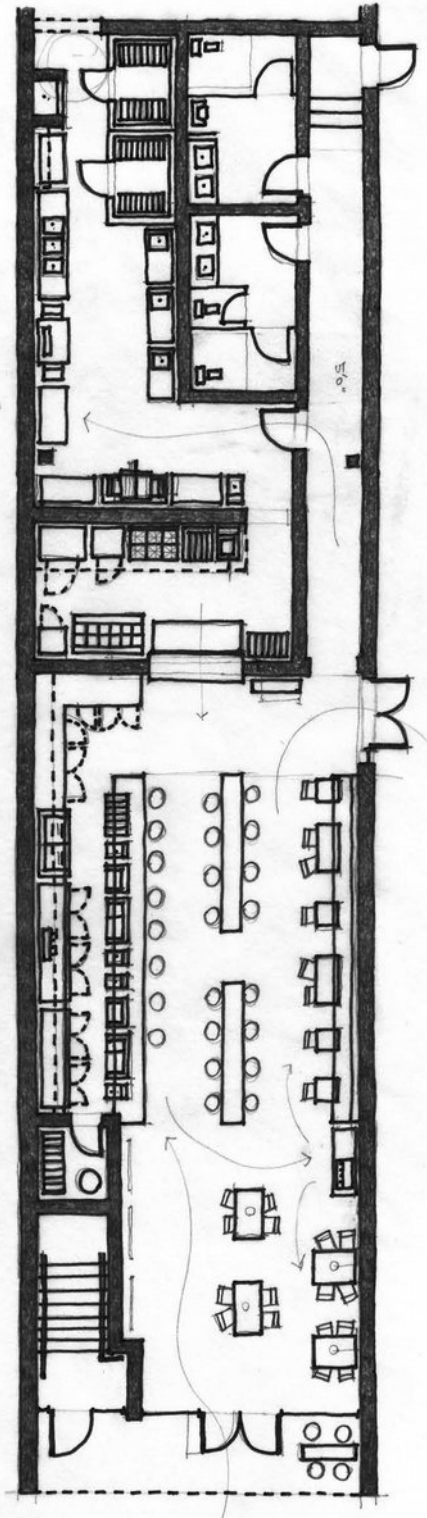
**Ian Niedel**  
LEED AP

349 W Main Street  
#200  
Durham, NC 27701

Office 919.682.0501  
Cell 919.349.9021  
iniedel@maverickpartners.com  
maverickpartners.com

112 W Main St  
Durham, NC

www.112WMAINST.com

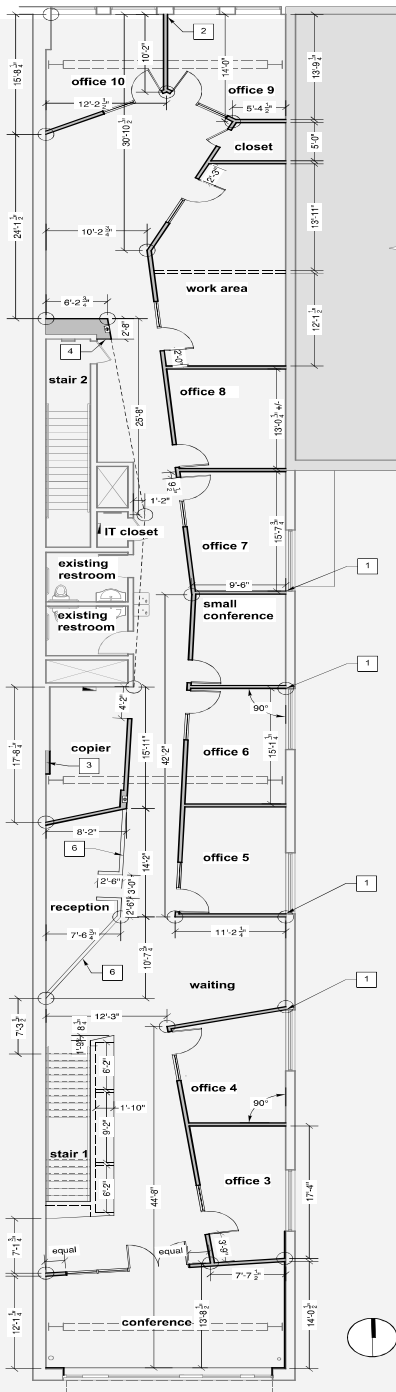


**MAVERICK  
PARTNERS**  
REALTY SERVICES, INC.

349 W Main Street  
#200  
Durham, NC 27701

Ian Nledel  
LEED AP

Office 919.682.0501  
Cell 919.349.9021  
iniedel@maverickpartners.com  
maverickpartners.com



	2017	*2018 Projected	*2019 Projected
<u>Rental Income</u>			
112 West Main 1st Floor	\$ 59,934	\$ 61,425	\$ 62,961
112 West Main 2nd Floor	\$ 82,800	\$ 102,776	\$ 104,400
109 West Parrish Street	\$ 33,979	\$ 34,792	\$ 35,820
Total	\$ 176,713	\$ 198,993	\$ 203,181
<u>Expenses</u>			
Property Tax	\$ 13,870	\$ 13,968	\$ 14,100
Insurance	\$ 10,206	\$ 11,316	\$ 12,500
Utilities	\$ 1,053	\$ 1,000	\$ 1,100
Building Maintenance & Repair	\$ 15,000	\$ 12,000	\$ 12,000
Total	\$ 40,129	\$ 38,284	\$ 39,700
NOI	\$ 136,584	\$ 160,709	\$ 163,481