



217 Hood Street
DURHAM, NC 27701



**FOR
SALE**

LISTING AT

\$1,375,000

LISTING AGENTS

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**Downtown Durham
(Design District)**

Mixed Use Office/Residential

Units A-D (Residential) — 2bd | 1ba | 835 sq. ft. each
Leased through June 2026 at \$7,200/mo

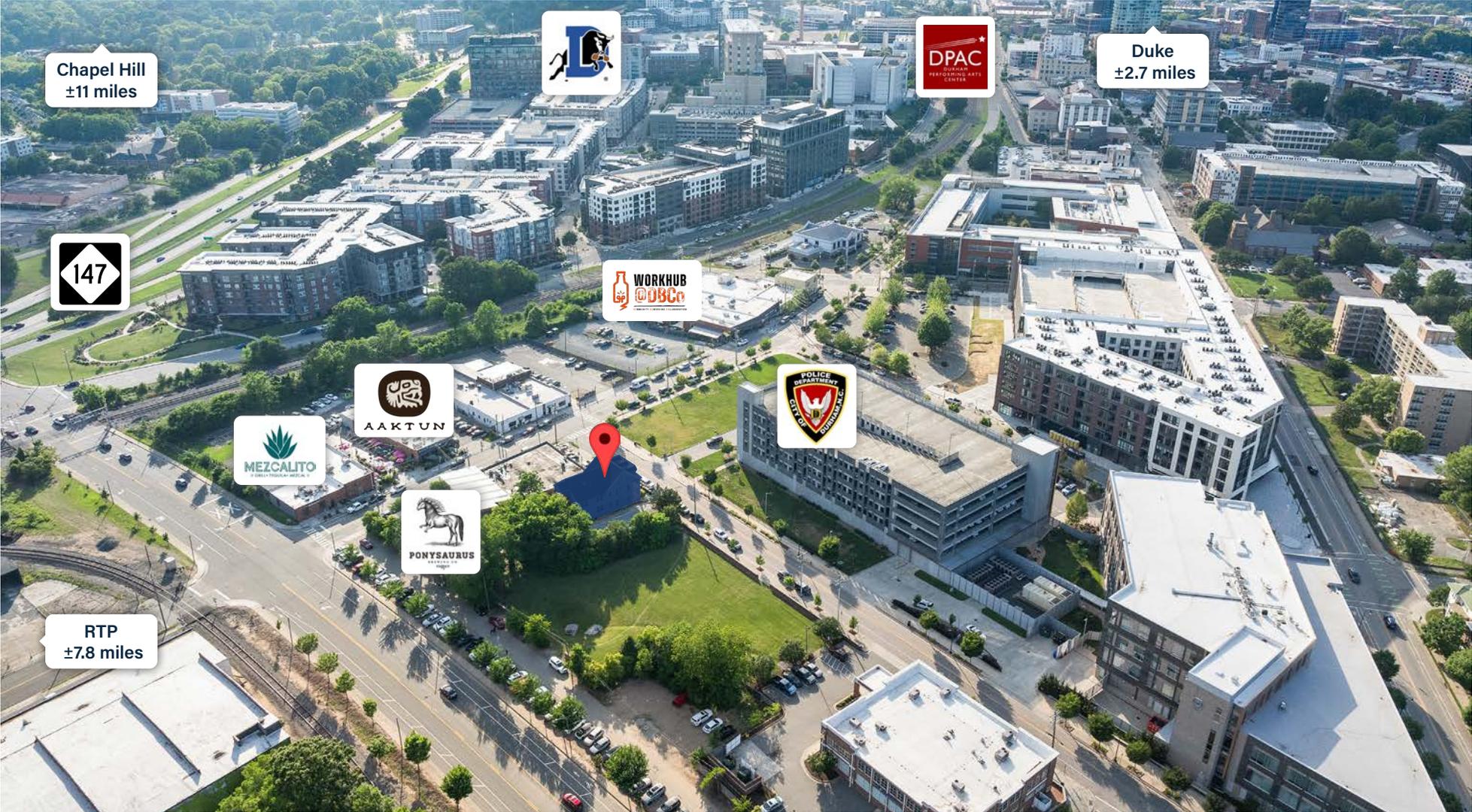
Unit E (Commercial) — Office | 1,450 sq. ft.
Leased through April 2028 at \$3,500/mo



BETTER

PROPERTIES • REALTY • CONSTRUCTION

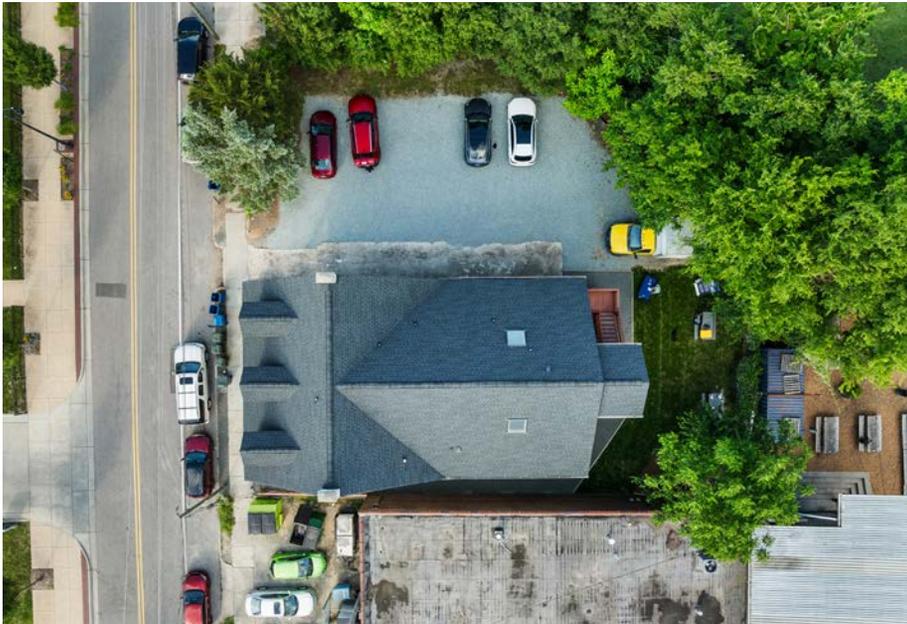
AREA OVERVIEW (DETAILS)



Details

Located in the heart of downtown Durham, this office sits steps from DPAC, DBAP, and some of the city's best dining and coffee spots. With instant access to Hwy 147 and just minutes to Duke, RTP, and RDU, it's a central hub for business across the Triangle.

PROPERTY SUMMARY



Overview

This beautifully restored building comes with vintage character, unique charm, and modern updates. Four renovated suites (2019) and a thoughtful 2022 addition create a flexible, elevated space steps from fellow thriving Durham businesses.

Details

| | |
|-----------------------|--------------------------------|
| Address | 217 Hood St. Durham, NC 27701 |
| Number of Buildings | 1 |
| Year Built | 1930 |
| Property Type | Mixed Use (Office/Residential) |
| Zoning | Design District |
| Current Status | Fully leased |
| Gross Leasable Area | 4,790 sq. ft. |
| # Residential Units | 4 |
| Residential Unit Size | 2bd 1ba 835 sq. ft. ea |
| # Commercial Units | 1 |
| Commercial Unit Size | Office 1,450 sq. ft. |
| Parking | Off-street parking |

FINANCIAL SUMMARY



Pro Forma

| Revenue | 2025 TTM (Actual) | 2026 | 2027 |
|---|-------------------|------------------|------------------|
| Monthly Rent per Unit (average) | \$1,968 | \$2,160 | \$2,225 |
| (x) Total Units | 5 | 5 | 5 |
| (=) Monthly Potential Gross Income | \$9,843 | \$10,800 | \$11,124 |
| (x) 12 months | 12 | 12 | 12 |
| (=) Annual Potential Gross Income | \$118,117 | \$129,600 | \$133,488 |

| Expenses | TTM | 2026 | 2027 |
|---------------------------------|-----------------|-----------------|-----------------|
| (-) Repair & Maintenance* | \$8,794 | \$13,174 | \$13,903 |
| (-) Property Taxes | \$11,938 | \$12,296 | \$12,665 |
| (-) Insurance | \$4,774 | \$4,917 | \$5,064 |
| (-) Utilities | \$3,843 | \$3,958 | \$4,076 |
| (=) Net Operating Income | \$88,767 | \$95,255 | \$97,778 |

| Metrics | TTM | 2026 | 2027 |
|-----------------------|-------|-------|-------|
| Expense Ratio | 25% | 26.5% | 26.7% |
| Gross Rent Multiplier | 139 | 127 | 123 |
| Capitalization Rate | 6.45% | 6.9% | 7.1% |

* Property management added in 2026

APPENDIX

Images — Exterior



APPENDIX

Images — Interior (Residential)



APPENDIX

Images — Interior (Commercial)



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