



BETTER

217 Hood Street
DURHAM, NC 27701



FOR
SALE

LISTING AT

\$1,500,000



BETTER

PROPERTIES • REALTY • CONSTRUCTION

LISTING AGENTS

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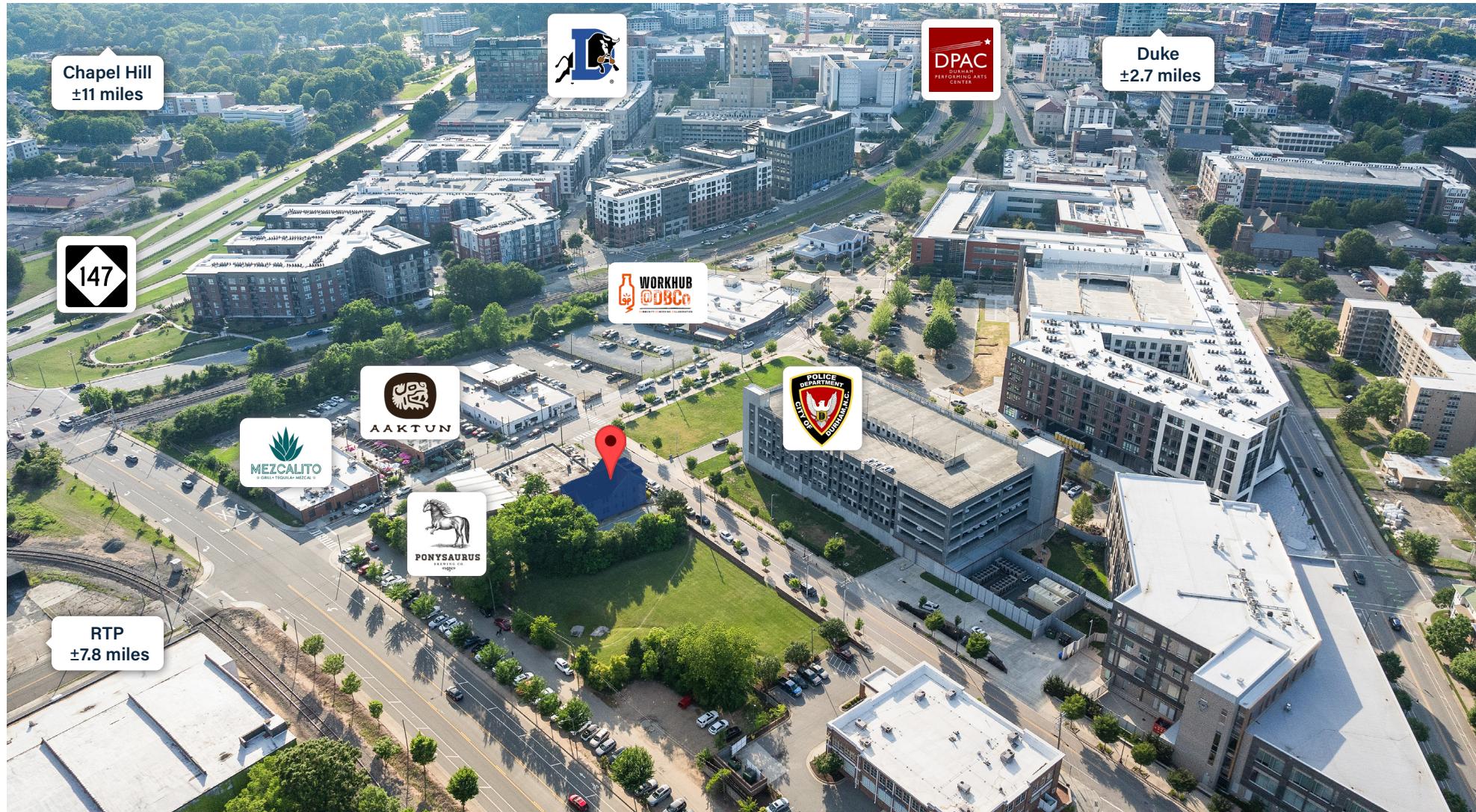
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**Downtown Durham
(Design District)**
Mixed Use Office/Residential

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

Unit E (Commercial) — Office | 1,450 sqft
Leased through April 2026 (negotiable) at \$2,540/mo

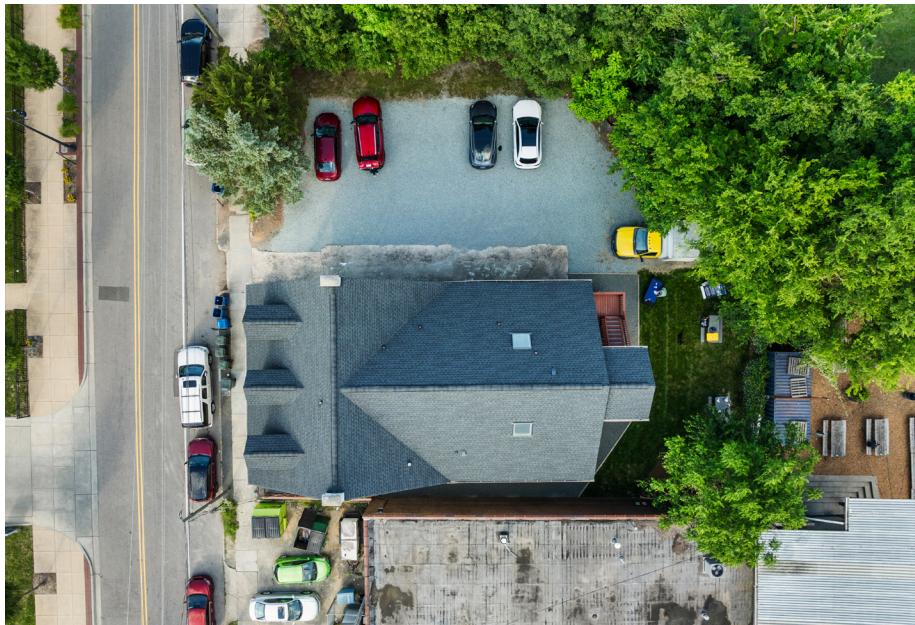
AREA OVERVIEW (DETAILS)



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 historic 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 available in vacant lot adjacent to the property

FINANCIAL SUMMARY



Pro Forma

Revenue	April 2025 TTM (Actual)	2025	2026	2027
Monthly Rent per Unit (average)	\$1,961	\$2,009	\$2,090	\$2,152
(x) Total Units	5	5	5	5
(=) Monthly Potential Gross Income	\$9,804	\$10,046	\$10,448	\$10,762
(x) 12 months	12	12	12	12
(=) Annual Potential Gross Income	\$117,652	\$120,557	\$125,379	\$129,141
Expenses	TTM	2025	2026	2027
(-) Repair and Maintenance	\$18,568	\$14,549	\$14,985	\$15,435
(-) Property Taxes	\$10,660	\$10,979	\$11,309	\$11,648
(-) Insurance	\$5,395	\$4,520	\$4,655	\$4,795
(+) Capex Addback	\$5,450	\$-	\$ -	\$ -
(=) Net Operating Income	\$88,479	\$90,509	\$94,430	\$97,263
Metrics	TTM	2025	2026	2027
Expense Ratio	25%	25%	25%	25%
Gross Rent Multiplier	153	149	144	139
Capitalization Rate	5.9%	6.0%	6.3%	6.5%

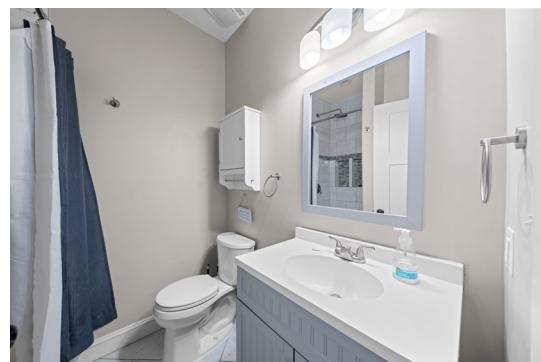
APPENDIX

Images — Exterior



APPENDIX

Images — Interior (Residential)



APPENDIX

Images — Interior (Commercial)

