

INVESTMENT OFFERING · OCTOBER 2026

DUPLEX · 2 UNITS



RALEIGH, NC 27610 · NEW BERN AVE / WAKEMED CORRIDOR

2759 Milburnie Road Duplex

Two 3-bed, 2.5-bath townhome-style units, built 2018, on 0.39 acres. About half a mile from WakeMed Raleigh Campus and 2.5 miles from Downtown Raleigh.

\$549,900 list · \$274,950 / unit	5.94% cap · current rents	\$3,700 gross rent / mo	2018 built · 2,480 sq ft	\$0 HOA · tenants pay utilities
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Ezequiel Espitia

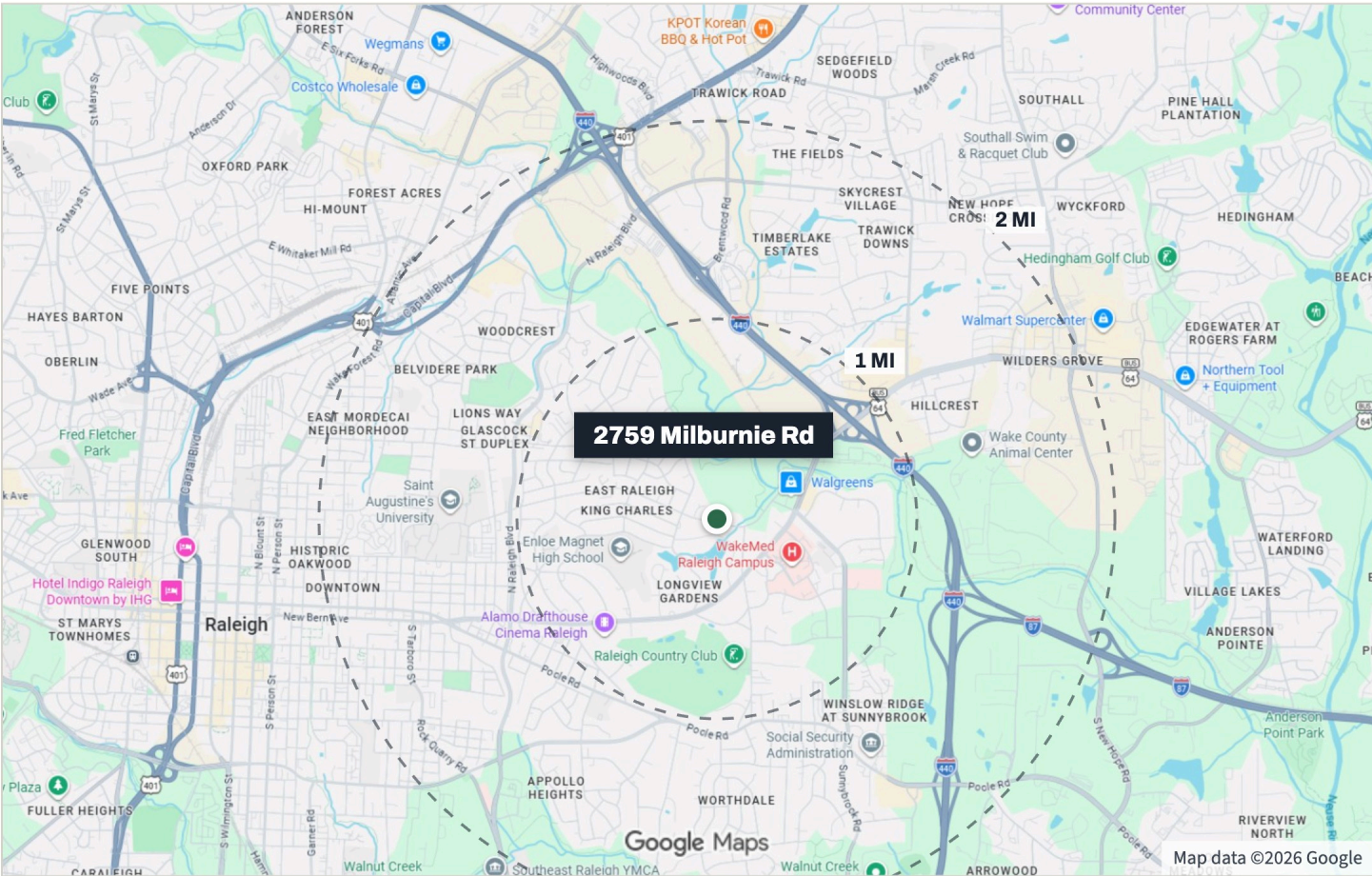
Listing Agent · Griffin Associates REALTORS
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Seller: Espitia Properties, LLC
MLS # [TBD]

Disclosure: The listing agent is the manager of the selling entity, Espitia Properties, LLC.

Location

2759 Milburnie Rd sits in East Raleigh off New Bern Avenue, about half a mile from WakeMed Raleigh Campus, under a mile from I-440 and 2.5 miles from Downtown Raleigh.



WakeMed Raleigh Campus	0.5 mi	Enloe High School	0.5 mi
Raleigh Country Club	0.7 mi	I-440 Beltline access	0.8 mi
Downtown Raleigh	2.5 mi	Raleigh Union Station	3.0 mi
NC State University	3.9 mi	RDU Airport	12.6 mi
Research Triangle Park	17 mi	New Bern Ave BRT corridor	Nearby

HOSPITAL DEMAND

WakeMed Raleigh Campus is about 0.5 mi away, a steady source of healthcare renters.

TRANSIT UPSIDE

Raleigh's New Bern Ave Bus Rapid Transit line, linking Downtown and WakeMed, is under construction.

COMMUTER ACCESS

Under a mile to I-440; Downtown 2.5 mi, NC State 3.9 mi, RDU 12.6 mi.

Rings at 1 and 2 miles. Distances are approximate straight-line miles from 2759 Milburnie Rd; driving distances are longer. Buyer to verify zoning and school assignments.



UNIT	BEDS	STATUS	RENT / MO	RENT / YR
Unit A	3 BR / 2.5 BA	Vacant · marketing for lease	\$1,850*	\$22,200*
Unit B	3 BR / 2.5 BA	Leased	\$1,850	\$22,200
Total	6 BR / 5 BA	1 leased · 1 being leased	\$3,700	\$44,400

Unit A's prior tenant stayed 3 years. The unit is vacant and currently being marketed for lease; its rent is shown at the prior lease rate. Nearby 3-bed, 2.5-bath rentals are listed at about \$1,800–\$2,200 per month. Rent figures exclude utilities, which tenants pay.

EACH UNIT · BUILT 2018

- 3 BR / 2.5 BA, 2 stories · ~1,253 sq ft per unit
- Bedrooms all upstairs · half bath on main level
- Covered front entry · fenced rear yard
- 2-hour fire-rated party wall
- 2 parking spaces per unit in on-site lot
- Tenants pay water, power and internet
- No HOA

PRICING	
List price	\$549,900
Price per unit	\$274,950
Price per sq ft (2,480 sq ft)	\$222
Gross rent multiplier	12.4×

The Numbers

04 · PRO FORMA AT \$549,900

	CURRENT RENTS \$1,850 × 2	UNIT A RE-LEASED AT \$1,950	BOTH UNITS AT \$1,975
Monthly rent	\$3,700	\$3,800	\$3,950
Gross rent / yr	\$44,400	\$45,600	\$47,400
Vacancy (5%)	-\$2,220	-\$2,280	-\$2,370
Effective gross income	\$42,180	\$43,320	\$45,030
Property tax	-\$5,041	-\$5,041	-\$5,041
Insurance	-\$1,114	-\$1,114	-\$1,114
Management (8%)	-\$3,374	-\$3,466	-\$3,602
NOI	\$32,651	\$33,699	\$35,273
Cap rate	5.94%	6.13%	6.41%
Gross rent multiplier	12.4×	12.1×	11.6×

WITH BUYER RESERVES

Repairs (5%) + capex/turnover (\$1,500)	-\$3,609	-\$3,666	-\$3,752
NOI after reserves	\$29,042	\$30,033	\$31,521
Cap rate after reserves	5.28%	5.46%	5.73%

ASSUMPTIONS

Property tax \$5,041 (2025 Wake County bill). Insurance \$1,114 (\$557 per unit, current policy). Management 8% (current PM fee). Vacancy 5%. HOA \$0.

HOW TO BUY

Cash, conventional, DSCR and 1031 exchange buyers welcome. Owner-occupant buyers can live in one unit and rent the other. Income statements and lease available on request.

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