

Multi-Family Sale No. 5



Property Identification

Record ID	278
Property Type	Garden
Property Name	The Hamptons
Address	1300 S. Harding Drive, Goldsboro, Wayne County, North Carolina 27534
Tax ID	3519676771
User 1	Apartments/Apartments

Sale Data

Grantor	Woodberry Associates
Grantee	Woodard Investments< LLC
Sale Date	June 09, 2017
Deed Book/Page	3304/823

Multi-Family Sale No. 5 (Cont.)

Property Rights Leased Fee
Conditions of Sale Arm's length
Financing Conventional (D/T to The Little Bank \$4,400,000)
Verification R. Woodard with Grantee; Confirmed by Frank Leatherman

Sale Price \$5,300,000
Cash Equivalent \$5,300,000

Land Data

Land Size 15.720 Acres or 684,763 SF
Front Footage 1,465 ft Total Frontage: 1,465 ft S. Harding Drive;
Zoning City of Goldsboro, R-9
Topography Relatively level
Utilities All
Shape Irregular
Flood Info In western most portion of site

Total Units 59

Area Breakdown

1 bed/1 bath	25	868 SF
2 bed/2 bath	20	1229 SF
3 bed/2 bath	14	1418 SF

Gross SF 59
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General Physical Data

No. of Buildings 15
Construction Type Frame
HVAC 100%
Stories 2
Year Built 1989
Condition Average

Indicators

Sale Price/Gross SF \$89,830.51
Sale Price/Gross SF \$89,830.51
Sale Price/Unit \$89,831

Remarks

Inspected by FDLJ on 10/3/2017