

Multi-Family Sale No. 8



Property Identification

Record ID	247
Property Type	Garden
Property Name	The Hedges
Address	500 N. Ryals Street, Benson, Johnston County, North Carolina 27504
Tax ID	01009010
User 1	Multi-Family/Multi-Family

Sale Data

Grantor	HOI Limited Partnership of Benson
Grantee	The Hedges NC Limited Partnership
Sale Date	December 15, 2016
Deed Book/Page	4881/220
Property Rights	Leased Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Mortgagee	D/T to USDA
Original Mortgage	\$2,016,420
Verification	NOT CONFIRMED

Sale Price	\$802,500
Cash Equivalent	\$802,500

Land Data

Land Size	9.960 Acres or 433,858 SF
Front Footage	490 ft Total Frontage: 90 ft W. Hales Street; 400 ft N. Ryals Street;
Zoning	Town of Benson, B-2

Multi-Family Sale No. 8 (Cont.)

Topography Slight Slope
Utilities All
Shape Regular
Flood Info Appears Adequate

Total Units 50

SF 39,638

General Physical Data

No. of Buildings 25
Construction Type Vinyl siding on wood frame
Electrical Adequate
HVAC 100%
Parking Paved; on-site
Stories 2
Year Built 1978
Condition Fair
User 8 EYB 1978

Indicators

Sale Price/Net SF \$20.25
Sale Price/Unit \$16,050

Remarks

NOT INSPECTED OR CONFIRMED