

## Multi-Family Sale No. 9



### Property Identification

<b>Record ID</b>	259
<b>Property Type</b>	Apartments
<b>Address</b>	774 Tiffany Boulevard, Rocky Mount, Nash County, North Carolina 27804
<b>Tax ID</b>	385114427812
<b>User 1</b>	Multi Family/Multi Family

### Sale Data

<b>Grantor</b>	3833 Mustang Road, LLP
<b>Grantee</b>	Tiffany Square Associates, LLC
<b>Sale Date</b>	November 14, 2016
<b>Deed Book/Page</b>	2852/882
<b>Property Rights</b>	Leased Fee
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	D/T to First American Title Insurance
<b>Verification</b>	J. Gay Property Manager; Confirmed by Frank Leatherman

<b>Sale Price</b>	\$7,430,000
<b>Cash Equivalent</b>	\$7,430,000

### Land Data

<b>Land Size</b>	15.970 Acres or 695,653 SF
<b>Front Footage</b>	673 ft Total Frontage: 673 ft Tiffany Boulevard;
<b>Zoning</b>	City of Rocky Mount, R-6 MFA
<b>Topography</b>	Relatively level
<b>Utilities</b>	All
<b>Shape</b>	Irregular
<b>Flood Info</b>	Northern portion of site

<b>Total Units</b>	184
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<b>Gross SF</b>	173,997
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**Multi-Family Sale No. 9 (Cont.)**

**Gross SF** 184

**General Physical Data**

**No. of Buildings** 24

**Construction Type** Masonry and frame

**HVAC** 100%

**Parking** Adequate

**Stories** 2

**Utilities with Rent** Electricity, Water, Cable, Sewer, Trash Collection

**Project Amenities** Outdoor Pool, Outdoor Tennis, Exercise/Fitness

**Year Built** 1973

**Condition** Above average

**Indicators**

**Sale Price/Gross SF** \$42.70

**Sale Price/Gross SF** \$40,380.43

**Sale Price/Unit** \$40,380

**Remarks**

NEEDS TO BE INSPECTED