

Land Sale No. 5



Property Identification

Record ID 3973
Property Type Residential, Multi-family Land
Property Name Bella Casa Phase 13 Townhome Land
Address Humie Olive Road, Richardson Road, and Blazing Trail Drive, Apex, Wake County, North Carolina 27502
Location Southwestern Apex.
Tax ID REID 0193185, 0170255, 0109520, 0101074 NC Pin# 0721419725, 0721511503, 0721514658, 0721518783

Sale Data

Grantor Old Apex Developers, LLC, Equity Trust Co. C. Zadell IRA, REF Capital, LLC
Grantee Parkside Development Group, LLC
Sale Date June 16, 2014
Deed Book/Page 15690/270,260;15692/1132
Property Rights Fee Simple
Conditions of Sale Arm's Length
Financing Cash to seller
Sale History 101074 sold on June 23, 2014, 170255 sold June 18, 2014
User 4 193185, 109520 sold June 16, 2014
Verification Copy of Contract; Other sources: Wake County Public Records, Confirmed by Cheri DeRosia

Sale Price \$2,299,000
Cash Equivalent \$2,299,000

Land Sale No. 5 (Cont.)

Land Data

Zoning	MD-CZ , Medium Density Residential
Topography	Gently sloping
Utilities	Access to all public utilities
Shape	Irregular
Landscaping	Partially wooded and partially cleared
Flood Info	Not in a flood zone.

Land Size Information

Gross Land Size	9.110 Acres or 396,832 SF
Planned Units	56
Front Footage	448 ft Blazing Trail Drive; 366 ft Humie Olive Road; 343 ft Richardson Road;
Actual/Planned Building SF	56

Indicators

Sale Price/Gross Acre	\$252,360
Sale Price/Gross SF	\$5.79
Sale Price/Planned Unit	\$41,054
Sale Price/Planned Bldg. SF	\$41,053.57

Remarks

The sale of four adjacent tax parcels with a total of 9.11 acres closed on June 2014. The property is located off Humie Olive and Richardson Road in southwestern Apex, and the Town of Apex has approved the development of Bella Casa Phase 13 , a 56-townhome subdivision to be known as Parkside at Bella Casa PUD Phase 13. The owners of the completed townhomes will have access to all of the amenities in the Bella Casa PUD. The townhomes are expected to sell for approximately \$300,000 each. The four parcels of raw land sold in June 2014 for \$2,299,000 or \$41,054 per townhome. Sale records are as follows:

REID: 101074 - Deed 15697 / 171 - BM 1977 / 117
REID: 109520 - Deed 15690 / 260 - BM 1979 / 46
REID: 193185 - Deed 15690 / 270 - BM 1992 / 938
REID: 170255 - Deed 15692 / 1132 - BM 1992 / 938