

Improved Sale No. 1



Property Identification

Record ID 3338
 Property Type Retail, Shopping Center
 Property Name Sedgefield Crossing
 Address 4605-4611 High Point Road, Greensboro, Guilford County, North Carolina 27407
 Location Southwest Greensboro
 Tax ID 0048425

Sale Data

Grantor Flagstar Bank, FSB
 Grantee Group Sedgefield, LLC
 Sale Date July 31, 2013
 Deed Book/Page 7515/570
 Property Rights Leased Fee
 Marketing Time 1096 Days
 Conditions of Sale Cash to Seller
 Verification CoStar; January 02, 2014; Other sources: Public Records, Confirmed by Cheri DeRosia

Handwritten: Built 1990
 GVA 110,000
 Vac 13,000
 9.4 ac

Sale Price \$22.73/4
 Cash Equivalent \$2,500,000 Asking Price: \$4.8 million
 \$2,500,000

Bank Owned

Handwritten: Proforma Est
 NOT \$450 K
 NOT \$375,000