



South Park Village Outparcel 9
501 Village Walk Dr, Holly Springs, NC 27540
Comp ID: 1295161

0.81 Ac.
Lnd Property

Sale Detail

Sale Date	03/18/2015	Sale Type	Investment
Days On Market		Bldg Type	Land - Mixed Use
Recorded Date	03/20/2015	Lot Size (Ac.)	0.81
Sale Price	\$494,500 (Public Record)	Zoning	GB
Price/SF		Parcel #	0648875986
Price/Acre	\$610,493.82	Document #	015954/02085
Asking Price		Buyer Prior	
Arms Length	Yes	Location	
		Configuration Type	
Loan Information	Lender Financed	Income Type	Not Applicable/Not Available
Loan Amount	\$370,980.91		
Lender	Branch Banking and Trust Company		

Comments

Transaction	Southpark Village Investments II LLC conveyed a 0.81 acres vacant land, located at 501 Village Walk Dr, in Holly Springs, to, Gandhi At SPV LLC for \$494,500. The single-parcel transfer was done via a Special Warranty Deed and occurred on March 18, 2015. The transaction is considered arm's length. The purchase was financed by a \$370,980.91 loan from Branch Banking and Trust Company.
Finance	Gandhi At SPV LLC secured a \$370,980.92 loan, through Branch Banking and Trust Company. The NC Deed of Trust & Security Agreement was recorded with Wake County as Document #015954/02096 on March 20, 2015.
Property	The property is a 0.81 acres vacant land, located in the NW quadrant of Village Walk Dr and Ralph Stevens Rd.

Additional Information

Sale Price Source	Recorder/Assessor
Property Rights	Fee Simple
Portfolio Sale	No
Condo Sale	No
Transfer Tax	\$989.00

Property Information

General Use	Land	Year Built	Condo Sale	No
Specific Use	Mixed Use	Year Renovated	Unit #	
Additional Uses		Bldg Class	# of Floors	
Bldg Size		Bldg Condition	# of Bldg's	
Bldg Status		Construction Type	# of Tenants	
Tenant Names				

Location Information

Address	501 Village Walk Dr	Property Name	South Park Village Outparcel 9
City, State Zip	Holly Springs, NC 27540	Parcel Information	0648875986
Market	Southwest Wake County	Map Number	
Submarket			
County	Wake		
Legal Description	BEING ALL OF LOT 9 CONTAINING APPROXIMATELY 0.8111 ACRES AS SHOWN ON THE PLAT ENTITLED "SOUTHPARK VILLAGE INVESTMENTS I LLC: SUBDIVISION OF LOT 1,".		

Site

Lot Size (AC)	0.81	Total Assessed Value	\$282,272.00	Total Appraised Value	
Lot Size (SF)	35,284	Land Assessed Value	\$282,272.00	Imp Appraised Value	
Lot Shape	Irregular	Assessed Tax Year	2008	Land Appraised Value	
Coverage		Core Factor		Appraised Year	0
Zoning	GB	Yard-Paved		Yard-Unfenced	
Has Rail	No	Yard-Fenced		Parking Types	
		Parking Spaces			
		Parking Ratio			

Land

Proposed Property Use	Land	Price/Acre	\$610,493.82
Topography	Level	Price/Far	
Density (MUH)	26865		

Recorded Buyer/Seller

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Recorded Buyer

**Gandhi At SPV LLC
8710 Glenwood Ave
Suite 102
Raleigh, NC 27617**

Phone

(919) 781-5259

Buyer Type

Private Investor

Primary Contact

Dilip I Gandhi

Title

Member & Manager

Secondary Contact

Manishi L Gandhi

Title

Member & Manager

Recorded Seller

**Southpark Village Investments II
LLC
502 N Ennis St
Fuquay Varina, NC 27526**

Seller Type

Private Investor

Primary Contact

Mr. Philip E Stephens

Title

Manager

True Buyer/Seller

True Buyer

Eagles Enterprises
8710 Glenwood Ave
Suite 102
Raleigh, NC 27617

True Seller

Not on file

Phone

(919) 781-5259

Primary Contact

Dilip I Gandhi

Title

Member & Manager

Secondary Contact

Manishi L Gandhi

Title

Member & Manager

Buyer/Listing Representatives

Listing Broker

York Properties

Buyer Broker

Not on file

Gene Cowell

(919) 645-2772

genecowell@yorkproperties.com

Tenant

Tenants not verified at time of sale.

Attachments

Brochure

[Brochure](#)

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Special Warranty Deed

[Special Warranty Deed](#)

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Deed of Trust

[Deed of Trust](#)

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Base Parcel Map, 0648875986



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Aerial Parcel Map, PID #0648875986



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Neighborhood Aerial Photo



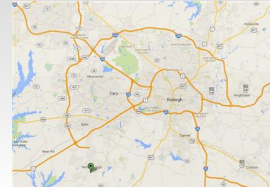
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Market Aerial Photo



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Metro Map



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Bird's Eye Image



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