

MAGNOLIA PLACE

The Northwind Team was able place this property under contract within two weeks of obtaining the listing. The lack of available communities for sale, the highly desirable location and the excellent physical condition pushed the investor to a highly competitive position to circumvent the marketing process. They were able to achieve **over \$500,000 more in pricing from the unsolicited off market offers** the seller received prior to engaging their services.

The community sold for \$73,159 a door or a 5.82% Cap Rate.

of Offers = 3

Escrow Period = 90 days