

## **2342-2356 PAMELA LANE**

Involved the sale of a 14 unit cottage style community.

The Seller's meticulous approach to operating and maintaining the community over his ownership period proved to be extremely beneficial as pride of ownership was immensely noticeable to all the prospective purchasers who viewed the investment. The high quality nature of the asset drove a multitude of investors to the table and created a highly competitive bidding environment for the Northwind Team to negotiate the best terms and conditions for the Seller. Within 30 days of being on the market an investor rose to the top and a deal was consummated.

The Northwind Team was successful in achieving 98% of the list price in addition to an 11% higher return than the Sellers initial price expectations. The community sold for an impressive \$147,143 per unit or a 5.68% Cap Rate.

# of Offers = 6

Escrow Period = 57 days