

## **CARLTON VILLA APARTMENTS**

Before the marketing materials were completed and disseminated out to the open market, the team found two 1031 exchange investors of which one was an all cash buyer and the other put 80% down to purchase. It was a win-win for both parties because the Seller received full market value for the property and the Buyer saved their exchange.

The community sold for \$72,115 a door or a 5.10% Cap Rate.

# of Offers = 1

Escrow Period = 63 days