

The Ivy Group Successfully Completes \$1.35M Disposition of San Jose Retail Restaurant Property

“Our sale completed and closed within a month. The Ivy Group knows the market value and their response time to every event related to the sale transaction was quick. A “five stars” for service.” ~ Allison Tse & Phillip Tse, Property Owners, Flourishing Gardens Seafood Restaurant

PROVIDING SOLUTIONS

The Challenge

Seller's funds and equity were tied up in the property for over a decade. Seller was motivated by market buying signals, and sought to sell the property to focus on other investment opportunities.

The Strategy

Consulted with seller to formulate customized marketing plan. Researched market conditions & advised seller on pricing strategies.

The Solution

Produced Broker Opinion of Value (BOV) and Market Comparable Analysis (CMA). Implemented 10 Point Marketing Plan through brokerage channels, networks and social media to target both domestic & international investors and potential buyers.

The Results

The Ivy Group provided solutions to solve decade-long challenges associated with ownership of the property.

During the marketing, negotiation and escrow phases, The Ivy Group continuously assured strong seller positioning. The seller is extremely satisfied with the results and has recommended & referred The Ivy Group to family members seeking commercial real estate advise, representation and value-added services.

CASE STUDY OVERVIEW

Building Size:

- Single story, 5,200 square foot.

Lot Size:

- 25,264 square foot, or 0.58 acres.

Building Type:

- Stand alone retail restaurant.

Year Built:

- 1979.

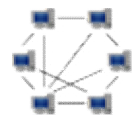
Location:

- San Jose, CA.



Special thanks to our partners and vendors for a successful transaction:

- The Ivy Group.
- Century 21 M&M Associates.
- Advanced Technology Exterminating.
- Enviro Assess.
- Chicago Title.



ABOUT THE IVY GROUP

ACQUISITION | DISPOSITION | LEASING | MANAGEMENT | VALUE-ADDED SERVICES

The Ivy Group, headquartered in Fremont, CA, is the leading commercial and investment real estate firm with expertise in consulting, brokerage and technology solutions. We advise clients in the areas of acquisition, disposition, leasing, partnership formations, portfolio/asset management and value-added services. The Ivy Group offers best-in-class solutions by leveraging innovative process, technology and market conditions to tactically identify the best return on investments. We specialize in office, retail, medical, multi-family, hotel/motel, industrial warehouse, self storage and vacant land. By offering a wide range of comprehensive professional expertise including buyer/seller negotiations, landlord/tenant representations, portfolio management, site selection, investment analysis, strategic consulting and risk management, we help clients balance long-term strategies with short-term expediency to create, grow and maintain value.