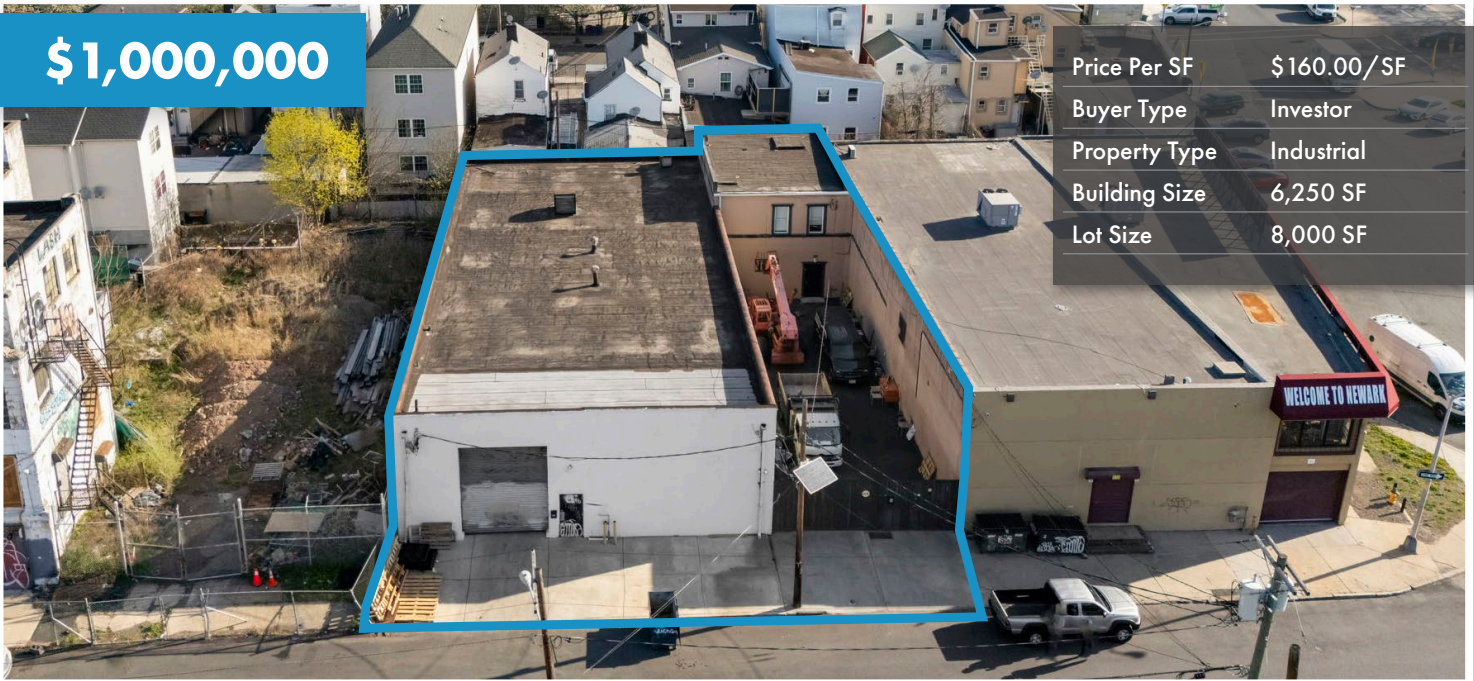


\$1,000,000



Price Per SF	\$160.00/SF
Buyer Type	Investor
Property Type	Industrial
Building Size	6,250 SF
Lot Size	8,000 SF

94-98 PARKHURST STREET, NEWARK, NJ 07114

CLIENT CHALLENGE

A property that was first purchased by two siblings some 37 years ago was later inherited by their respective estates after both partners passed away unexpectedly soon after one another. The two estates were determined to divest from the portfolio and partition the assets while minimizing time on the market and maximizing their proceeds.

STRATEGIC APPROACH

Given the peculiar position of the two estates faced, we needed to find a buyer who could move fast. This meant identifying a purchaser who was well-capitalized and had the operational capacity to move swiftly and decisively.

SUCCESSFUL RESULT

Once hired exclusively and prior to putting the properties on the market, QCRE shared the opportunity with trusted parties who fit the description of our ideal purchaser. After a call to a local buyer with many similar holdings in the area, we soon had an agreed-to cash deal at full asking price. The investor closed the transaction 45 days after the contract signing, highlighting investor willingness to move quickly for well-priced assets

TESTIMONIAL

"I worked with Ryan on the sale of our commercial property and appreciated his assistance throughout the process. He communicated with me along the way and made sure the transaction moved forward to closing. I'm grateful for his professionalism and attention to detail."

- Russ Williams, CSS Properties LLC, Seller