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\$5 million sale of 104-unit apartment complex completed by CapasGroup
Opportunistic investments expanding north of tri-county into Martin County

Fort Lauderdale, FL – June 11, 2014 – CapasGroup Realty Advisors, an investment sales organization specializing in the marketing and disposition of investment properties, announced today the \$5 million sale of Harbour Breeze, a 104-unit apartment complex located at 1201 S.E. Palm Beach Road in Stuart, Fla. One of only seven market-rate apartment communities in Martin County with over 100 units, Harbour Breeze recently traded for \$48,077 per unit.

Located in one of the most affluent counties in the state, Harbour Breeze is a prototypical, value enhancement opportunity offering excellent rent growth potential to be harvested through a moderate investment in property upgrades. Brad Capas, President of CapasGroup, represented the seller, Stuart Breezes, LLC, a Miami-based private investment entity. The property was purchased by Harbour Breeze, LLC, a private entity controlled by Grant Cardone who has substantial real estate interests in the region.

Owners and managers of apartments in Martin County are reporting persistent rent growth and occupancy rates in excess of 95 percent. "Savvy South Florida investors are wisely expanding their geographic reach north of the traditional tri-county region," said Mr. Capas. "Beyond Martin County's impressive income demographics and limited apartment supply, multifamily community investors are attracted to the supply-demand dynamic created by a likelihood that the number of competitive apartments will decrease in the coming years due to the eventual sale of rented condo units."

Despite these promising characteristics, investors seeking Martin County opportunities enjoy relatively low competitive pressure as large, institutional investors tend to focus on major markets. "This unique circumstance levels the competitive field for private and corporate investors who often struggle to compete in larger markets," said Capas.

Built in 1973, Harbour Breeze is comprised of six, two-story buildings positioned on approximately six acres. The apartments include one-, two- and three-bedroom floor plans averaging 790 square feet. Community amenities consist of a pool, large laundry center and Internet café.

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CapasGroup Realty Advisors is a Fort Lauderdale-based investment sales organization specializing in the marketing and disposition of investment properties, including large land tracts, throughout Florida. For more information, please visit <http://www.capasgroup.com>.