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**CapasGroup's Land Assemblage of Waterfront Parcels Leads to \$1.51 sale
in Currie Park Corridor of West Palm Beach, FL**

Creative advisory strategy drives sale of five lots to one purchaser for \$40 per square foot

Ft. Lauderdale, FL – June 15, 2015 – CapasGroup Realty Advisors, an investment sales organization specializing in the marketing and disposition of investment properties, today announced the \$1.51 million sale of five contiguous residential lots totaling 0.865-acres in the North End of West Palm Beach on behalf of two unrelated sellers. The properties were acquired by a private investor who has substantial land holdings in the area.

Spanning only 0.029 and 0.567 acres, if listed individually the sites would be too small to appeal to most developers. As such, CapasGroup President Brad Capas convinced each of the two exclusive listing clients to market the properties together as an assemblage opportunity. According to Capas, "The combined 0.865-acre site size was still small but created the critical mass necessary to stimulate significant developer interest, resulting in the sale of both properties to one buyer."

Convincing neighboring property owners to cooperate in an assemblage scenario can be very challenging. More often than not, neighboring properties get listed by separate brokerage firms making an assemblage very complicated.

Capas reports, "It was critical for us to demonstrate to prospective buyers that both sellers were on board with an assemblage sale and agreeable to a simultaneous closing, thereby minimizing risk. The sellers' willingness to think out-of-the-box rewarded both with an expeditious transaction at very competitive pricing."

The properties have 290 feet of frontage along the west side of the 2100 and 2200 blocks of Ponce De Leon Avenue in the heart the Currie Corridor redevelopment district. Both sale prices equate to approximately \$40 per square foot.

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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>.