



  
**GREENBRIAR**  
**ESTATES**  
TOWNHOMES

In March 2013, after finding, researching, and approaching the owner, The Time Group bought into an existing partnership in an off-market deal. This was the result of a strategic initiative to expand into the York, Pennsylvania market, bringing this 154-townhome development into the portfolio. While leading the charge to refinance the property, the deal also brought in professional management with WPM and as a consequence, occupancy which had stood at 80% has now stabilized near 100%.

**Community and Townhouse Amenities:**

- Professionally managed & maintained
- Walking trails
- Picnic area
- Community playground
- 24/7 emergency maintenance
- Wireless, high-speed internet access
- Wall-to-wall carpeting
- Eat-in kitchens
- Basements, garages, and decks available
- Washer and dryer
- Energy-efficient insulation in walls and ceilings
- Walk-in closets
- Ample storage



**Future Expansion:**

Future expansion plans include the addition of a clubhouse and community center, as well as a swimming pool. These two and three-bedroom townhomes are centrally located in York, PA, providing for reasonable commutes to Harrisburg, PA and Baltimore, MD metro areas, thereby helping to ensure an ongoing and viable tenant base, improving operating efficiencies, and providing investors an increased return on their investment.

**For more information, please visit [www.greenbriarestatesyork.com](http://www.greenbriarestatesyork.com).**

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