

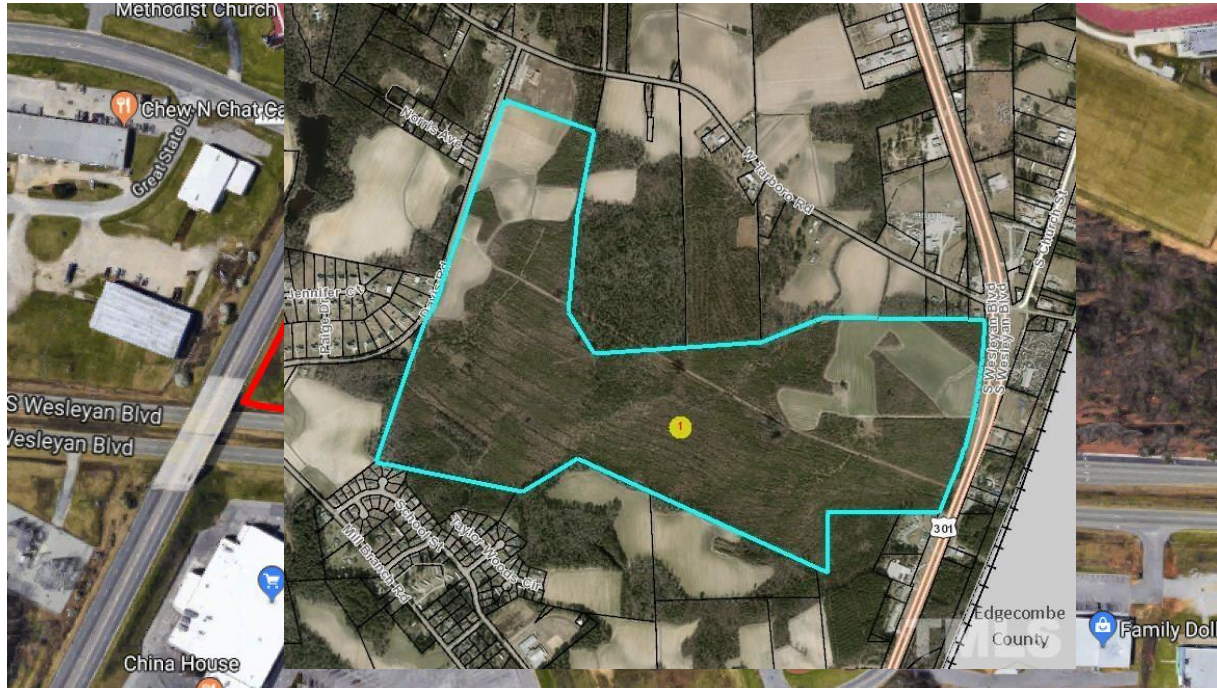
***451 N. WINSTEAD AVE. /
ROCKY MOUNT, NC 27804***

*11,315 Square Feet Building / 1.66-Acres / O & I Office -
Institutional*

*Office Building / 3-Stories / 5,380 Sq. Ft. Typical Floor
Size / 50-Spaces / Building Class - B*

\$1,130,000.00

451 N. Winstead Ave. / Rocky Mount, NC 27804



OFFER TO PURCHASE AND CONTRACT COMMERCIAL LAND

CONSULT “GUIDELINES” (Standard Form 2G) FOR GUIDANCE IN COMPLETING THIS FORM

FOR VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGE, BUYER OFFER TO PURCHASE AND SELLER UPON ACCEPTANCE AGREES TO SELL AND CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS OF THIS OFFER TO PURCHASE AND CONTRACT TO PURCHASE AND CONTRACT AND ANY ADDENDUM OR MODIFICATION MADE IN ACCORDANCE WITH ITS TERMS (TOGETHER THE “CONTRACT”).

- 1. TERMS AND DEFINITIONS:** *THE TERMS LISTED BELOW SHALL HAVE THE RESPECTIVE MEANING GIVEN THEM AS SET FORTH ADJACENT TO EACH TERM*

(A). **“SELLER”:** Phillip Rabil / Chambliss & Rabil Commercial Realtor

(B). **“BUYER”:** Tariq Robinson / Naomi Jeanette Robinson Logistics Group

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(C) **“PROPERTY”**: THE PROPERTY SHALL INCLUDE ALL THAT REAL ESTATE DESCRIBE BELOW TOGETHER WITH ALL APPURTENANCES THERETO INCLUDING THE IMPROVEMENTS LOCATED THEREON AND THE FIXTURES AND PERSONAL PROPERTY LISTED IN PARAGRAPHS 2 AND 3 BELOW.

STREET ADDRESS: 2808 S. Wesleyan Blvd.

CITY: Rocky Mount **ZIP:** 27804

COUNTY: Nash, **NORTH CAROLINA**

(NOTE: GOVERNMENTAL AUTHORITY OVER TAXES, ZONING, SCHOOLS DISTRICTS, UTILITIES AND MAIL DELIVERY MAY DIFFER FROM ADDRESS SHOWN.)

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LEGAL DESCRIPTION

(Complete All Applicable)

PLAT REFERENCE: Lot / Unit BLOCK /SECTION: 1.66-Acres SUBDIVISION/CONDOMINIUM: _____

AS SHOWN ON PLAT BOOK/SLIDE: _____ AT PAGE(S): Nash County Hall of Records

THE PIN/PID OR OTHER IDENTIFICATION NUMBER OF THE PROPERTY IS: 25891546

OTHER DESCRIPTION: O & I

SOME OR ALL OF THE PROPERTY MAY BE DESCRIBED IN DEED BOOK 6375 AT PAGE 831 NASH COUNTY REGISTER OF DEEDS

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(D). PURCHASE PRICE:

\$ 1,130,000.00 PAID IN U.S. DOLLARS UPON FOLLOWING TERMS:

\$ 350.00 PR BY DUE DILIGENCE FEE MADE PAYABLE TO SELLER

\$ 3,900.00 BY INITIAL EARNEST MONEY DEPOSIT MADE PAYABLE TO ESCROW AGENT NAME IN PARAGRAPH 1 (F) WITH THIS OFFER BY CASHAPP

\$ N/a BY ADDITIONAL EARNEST MONEY DEPOSIT MADE PAYABLE TO ESCROW AGENT NAMED IN PARAGRAPH 1 (F) BY CASH OR IMMEDIATELY AVAILABLE FUNDS SUCH AS OFFICIAL BANK CHECK OR WIRE TRANSFER TO BE DELIVERED TO ESCROW AGENT NO LATER THAN _____, TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.

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\$ **N/a** BY SELLER FINANCING IN ACCORDANCE WITH THE ATTACHED SELLER FINANCING ADDENDUM (STANDARD FORM 2A5-T).

\$ **N/a** BY BUILDING DEPOSIT IN ACCORDANCE WITH THE ATTACHED NEW CONSTRUCTION ADDENDUM (STANDARD FORM 1A3-T).

\$ **0.00** BALANCE OF THE PURCHASE PRICE IN CASH AT SETTLEMENT (SOME OR ALL OF WHICH MAY BE PAID WITH PROCEEDS OF A NEW LOAN)

SHOULD BUYER FAIL TO DELIVER EITHER THE DUE DILIGENCE FEE OR ANY INITIAL EARNEST MONEY DEPOSIT BY THE EFFECTIVE DATE, OR SHOULD ANY CHECK OR OTHER FUNDS PAID BY BUYER BE DISHONORED, FOR ANY REASON, BY THE INSTITUTION UPON WHICH THE PAYMENT IS DRAWN, BUYER DOES NOT TIMELY DELIVER GOOD FUNDS, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS CONTRACT UPON WRITTEN NOTICE TO BUYER.

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(C) 'EARNEST MONEY DEPOSIT' THE INITIAL EARNEST MONEY DEPOSIT, THE ADDITIONAL EARNEST MONEY DEPOSIT AND OTHER EARNEST MONIES PAID IN CONNECTION WITH THIS TRANSACTION, HEREINAFTER COLLECTIVELY REFERRED TO AS "EARNEST MONEY DEPOSIT", SHALL BE DEPOSITED AND HELD IN ESCROW BY ESCROW AGENT UNTIL CLOSING, AT WHICH TIME IT WILL BE CREDITED TO BUYER, OR UNTIL THIS CONTRACT IS OTHERWISE TERMINATED.

THIS FORM JOINTLY APPROVED BY:

STANDARD FORM 2-T

NORTH CAROLINA BAR ASSOCIATION

REVISED 1/10/2023

NORTH CAROLINA ASSOCIATION OF REALTORS, INC.

© 1/1/2023

BUYER INITIALS: T.R.

SELLER INITIALS: P.R.