

***740 S. WESLEYAN BLVD. /  
ROCKY MOUNT, NC 27804***

*4.0-Acres Commercial Land / B-2 Commercial Corridor  
District*

*Automobile Repair / Vehicle Wash / Automobile  
Off-Street Parking*

*\$525,000.00*

# 740 S. Wesleyan Blvd. / 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”:** Arpon Makam / MKM 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:** 740 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.)**

# ***OFFER TO PURCHASE AND CONTRACT 1ST HOME***

## ***LEGAL DESCRIPTION***

*(Complete All Applicable)*

*PLAT REFERENCE: Lot / Unit BLOCK /SECTION: 4.0-Acres SUBDIVISION/CONDOMINIUM: (CPR)  
Condominium Property Regime R-7*

*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: 3749-07-67-0582*

*OTHER DESCRIPTION: B2 Zoning*

*SOME OR ALL OF THE PROPERTY MAY BE DESCRIBED IN DEED BOOK 6354 AT PAGE 831 NASH COUNTY  
REGISTER OF DEEDS*

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## **(D). PURCHASE PRICE:**

\$ 525,000.00 PAID IN U.S. DOLLARS UPON FOLLOWING TERMS:

\$ 500.00 AM BY DUE DILIGENCE FEE MADE PAYABLE TO SELLER

\$ 3,000.00 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.**

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**BUYER INITIALS:** T.R.

**SELLER INITIALS:** A.M.