

REAL ESTATE AUCTION

MARCH 13TH, 2019 12:00 P.M.

2-INCOME PROPERTIES
(TRIPLEX AND DUPLEX)

**2086 W GREGORY STREET
AND
250 S GRAND DRIVE
APACHE JUNCTION, AZ 85120**

AUCTION TERMS & CONDITIONS

- 1) BIDDER UNDERSTANDS THAT THE SUBJECT PROPERTIES ARE PART OF AN ESTATE.
- 2) CARL CUNNINGHAM/MY HOME GROUP IS REAL ESTATE BROKER FOR THE SELLER. CARL CUNNINGHAM/CUNNINGHAM PARTNERS, LLC IS AUCTIONEER FOR THE SELLER.
- 3) BIDDER ACKNOWLEDGES THAT THE BIDDER HAS CONDUCTED ALL DUE DILIGENCE PRIOR TO THE AUCTION AND IS SATISFIED WITH THE SUBJECT PROPERTY IN ITS ENTIRETY.
- 4) BIDDER ACKNOWLEDGES BIDDER IS PURCHASING THE SUBJECT PROPERTY IN "AS IS" CONDITION WITHOUT WARRANTY.
- 5) BIDDER ACKNOWLEDGES BUYER TO PAY ALL ESCROW FEES AND CLOSING COSTS. ESTIMATED CLOSING COSTS AND FEES FOR: 250 S GRAND DRIVE AT \$175,000 BID; \$2,086.00. FOR: 2086 W GREGORY DRIVE AT \$75,000 BID; \$1,685.00.
- 6) CLEAR TITLE AGENCY OF ARIZONA GUARANTEES TITLE AND SHALL BE ESCROW/TITLE COMPANY. (CASH DEAL/RESPA DOES NOT APPLY).
- 7) BIDDER ACKNOWLEDGES A 10% BUYER'S PREMIUM (INTERNET PREMIUM) SHALL BE ADDED TO THE HIGH BID TO ARRIVE AT THE TOTAL PURCHASE PRICE. EXAMPLE: HIGH BID IS \$200,000. 10% BUYER'S PREMIUM (INTERNET PREMIUM) IS \$20,000. TOTAL PURCHASE PRICE: \$220,000.
- 8) BIDDER ACKNOWLEDGES 10% OF THE HIGH BID IS DUE IMMEDIATELY FOLLOWING THE AUCTION AS A NON-REFUNDABLE DEPOSIT.
- 9) CLOSE OF ESCROW TO OCCUR ON OR BEFORE MARCH 20TH 2019.
- 10) REGISTER TO BID ONLINE AT WWW.ZINBID.COM. LIVE AUCTION TO BE HELD SIMULTANEOUS WITH ONLINE BIDDING IN THE CONFERENCE ROOM AT CLEAR TITLE AGENCY OF ARIZONA, 4864 E BASELINE ROAD, #106, MESA, AZ 85206 AT 12:00 P.M. MARCH 13, 2019.

- 11) IN ORDER TO BID AT THE LIVE AUCTION ALL LIVE BIDDERS MUST HAVE A \$20,000 CASHIER'S CHECK (MADE OUT TO THEMSELVES). UPON BEING DECLARED SUCCESSFUL BIDDER, BIDDER WILL ENDORSE THE BACK OF THE \$20,000 CASHIER'S CHECK AND THAT CHECK SHALL BE RECEIPTED IN AS A PORTION OF THE DEPOSIT/BALANCE TO CLOSE ESCROW.
- 12) BALANCE OF SUCCESSFUL BID MUST BE PAID BY WIRE TRANSFER OR BY CASHIER'S CHECK ONLY.
- 13) BUYER'S BROKER MUST REGISTER THEIR CLIENT MINIMUM 24-HOURS PRIOR TO AUCTION TO BE CONSIDERED FOR BROKER COMPENSATION. BROKER COMPENSATION TO BE PAID AT SUCCESSFUL CLOSE OF ESCROW.
- 14) OPEN HOUSE: OPEN HOUSE WEDNESDAY, MARCH 6, 2019 12PM-1PM AT 250 S GRAND DR. AND 1PM-2PM AT 2086 W GREGORY ST.
- 15) BUYER ACKNOWLEDGES THAT CURRENT TENANTS ARE MONTH TO MONTH.

ALL ANOUNCEMENTS MADE FROM THE AUCTION BLOCK TAKE PRECEDENCE OVER ANY PREVIOUSLY WRITTEN MATERIALS.

BY REGISTERING AND BIDDING I ACKNOWLEDGE I HAVE READ AND UNDERSTAND THE ABOVE AUCTION TERMS:

BIDDER SIGNATURE

BIDDER'S CELL

BIDDER'S MAILING ADDRESS

BIDDER'S E-MAIL