

Escrow Default
RE-AUCTION

Oak Commons

(6) Garden Office Condos

Sold in total - Not Individually!!!

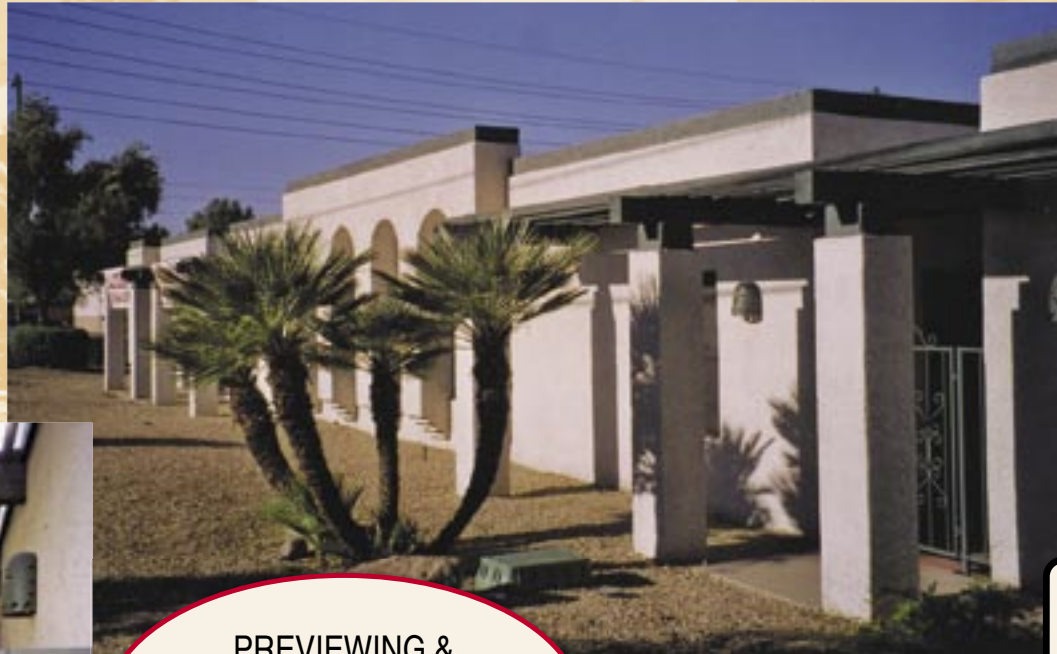
Wednesday, March 9th @ 2 pm (on-site)

2302 N. 36th St. (NWC) 36th St. & Oak - Phoenix, AZ

Ordered Sold by: U.S. Bankruptcy Court

DUE DILIGENCE PACKAGE:

available to all Interested parties. Includes: Preliminary Title Report, Condominium Declarations, Auction Terms & Conditions, Absentee Bid Form, Purchase Contract & Receipt, Court Order(s).



CONDO SIZES:

(4) x	1,482 sq ft	5,928 sq ft
(1)	627 sq ft	627 sq ft
(1)	2,365 sq ft	2,365 sq ft
Total	8,920 sq ft	

LOT SIZE:

36,591 +/- sq ft .84 acre

ZONED:

C-1 & R-5

Conducted by:

Auction Services, Inc.

C.R. "Kip" Kane - Auctioneer
7 W. Cheryl Drive • Phoenix, AZ 85021-2482

(602) 944-5600

Fax (602) 331-7331

E-mail: kipkane@qwest.net

**PREVIEWING &
INSPECTION**
February 24th & 25th
(11 am – 1 pm)

UNPRECEDENTED!

Owner/Occupant and or Investor
Opportunity, to acquire a viable Income Property, built
in 1974 presently known as "OAK COMMONS".



In cooperation with:

PGA, LLC
www.azpga.com



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Escion Default
RE-Auction

Oak Commons - (6) Garden Office Condos

Wednesday, March 2nd @ 2 pm (on-site)

Ordered Sold by: U.S. Bankruptcy Court

TERMS & CONDITIONS OF AUCTION

1. **REGISTRATION:** All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves, in the amount of \$10,000.00. If buyer fails to close escrow, the registration fee and earnest money deposit will be forfeited. Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller upon completion of the Auction.
2. **PROPERTY INSPECTION:** Previewing and inspection of Property is essential. The real and personal property is being sold "AS IS - WHERE IS". A complete Due Diligence/Property Information Package is available, and all prospective buyers are urged to acquire said information, and conduct any and all due diligence buyer(s) deem appropriate.
3. **SELLER'S & AUCTIONEER'S DISCLAIMER:** All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it. NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION. The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. ONLY such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect. Sale is subject to final approval by US Bankruptcy Court & subject to prior sale.
4. **BUYERS' PREMIUM:** A Buyers' Premium of 5% will be added to the successful high bid resulting in the Total Purchase Price of the asset.
5. **EARNEST MONEY:** The earnest money deposit, equal to 10% of the bid amount, including the bidder's registration fee of \$10,000.00 is payable to Capital Title Agency Inc. Escrow account 01041539.
6. **ABSENTEE BIDS:** Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.
7. **BROKER PARTICIPATION:** A THREE percent (3) commission will be paid to the licensed real estate broker whose client pays and closes escrow. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed to 602-331-7331 and received by Auctioneer 48 hours prior to the auction. There can be NO Exceptions to this procedure and NO Oral Registrations will be accepted.



**SUGGESTED
OPENING BID
\$425,000.00**

