



**Questions & Answers Regarding the
AUCTION OF
Industrial, Cold Storage, Packing Facility
60 South E Street, Porterville, CA
October 15th , 2014 12PM PT**

1. How do I register and submit my bid for the property.

Go to www.BraunCo.com and click on the “Current Auctions” tab, then click on the Industrial Facility – Fresno/Porterville tab. Scroll to the bottom of the page and click on the Sealed Bid Registration form. Print, complete, sign and then fax it to 310-798-8883 or email to David@Braunco.com Or call us at 310-798.3123 x 225 and we will email the form to you.

2. How can I view the property?

The property can be inspected by appointment. Call us to set up an appointment, 310.798.3123 x225.

3. When and where is the auction?

The Auction is a Sealed Bid Auction, bids are due prior to or on October 15th 2014, 12PM PT.

4. Court Confirmation?

This sale is on behalf of the State appointed Receiver. The sale will be confirmed by the Court and shall close 21 days after court confirmation.

5. What is a Buyer's Premium?

A Buyer's Premium is a standard auction industry commission that is added to the winning bid price to determine the “Total Contract Price”. A 10% Buyer's Premium will be added to the winning bid (which results in the Total Contract Price).

6. What is the Registration Deposit?

Bidders do not need to pay all cash on auction day! The Registration Deposit is only \$25,000 and is FULLY REFUNDABLE IF YOU DO NOT PURCHASE THE PROPERTY. The Registration Deposit may be provided in the form of a cashier's check or wired funds (payable to Old Republic Title Company) and is due no later than October 15th, 2014 12pm PT.

7. What is the value of the property?

Real estate values in the area ranges quite dramatically. We suggest that all buyers do their own due diligence in regards to assessing value. This is the only opportunity to purchase this property.

8. Can I have an inspector inspect the property?

Yes! You may have an inspector of your choice at your expense inspect the property **prior** to submitting your bid. Please contact Braun for more information.

9. What contingencies can I have when I purchase the property?

None. There are NO contingencies of any kind including, but not limited to, inspections or financing. All bidders' due diligence must be done **prior** to the Auction.

10. Where is the Property Information?

The Property Information is a compilation of documents, forms, reports, and title information related to the property. This information is available at www.BraunCo.com.

11. What do I need to participate in the Auction?

A \$25,000 cashier's check or wired funds made payable to Old Republic Title Company. If you are the Winning Bidder, you must provide us with a total of 10% of the Total Contract Price, including your \$25,000 Deposit, within 24hrs after the Auction and your Sealed Bid Form.

12. How am I compensated as a Broker?

Fill out and submit a Broker's Registration Form. We offer a Broker Participation in the amount of 3% of the Final Bid Amount to any California licensed Real Estate Broker who properly registers their client prior to October 14, 2014/5PM PT.

13. Am I required to pay all cash for the property on auction day?

No, only a 10% deposit is due on auction day, the balance is due at the close of escrow.

Contact Braun at 310 798 3123 or www.BraunWorldbid.com for information