



**Questions & Answers Regarding the
AUCTION OF
Mixed Use Development**

**12.74 ACRES located along Technology Drive at the 14
Freeway
PALMDALE, CA**

Bids due by February 12, 2015 12PM PT

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

Simply fill out the Sealed Bid form (available on our website) , and submit with your \$50,000 registration deposit check (or wire) and send it email to David@Braunco.com or call us at 310-798.3123 x 225 for mailing instructions.

2. *How can I view the property?*

The property can be viewed anytime. There is street access and freeway visibility and frontage on Technology Drive at the 14 Freeway in Palmdale, CA

3. *When and where is the auction?*

This is a Sealed Bid Auction, your Highest and Best bid is due prior to or on February 12, 12PM PT. The auction will not be held at the property.

4. *Is this an Absolute Auction?*

Yes, the property will be sold to the highest bidder regardless of the price.

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 5% 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. The Registration Deposit is only \$50,000 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 Fidelity Title Company and is due no later than February 12, 2014 12pm PT with your bid.

7. *What is the value of the property?*

We suggest that all buyers do their own due diligence in regards to assessing value. This is the only opportunity to purchase this property. The property location along the I-80 corridor makes this property centrally located for tremendous development opportunities.

8. *Can I have an inspector inspect the property?*

Yes! You may have your inspector of your choice, at your expense, inspect the property **prior** to submitting your bid.

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

The seller requests the bid to be non- contingent. All bidders' due diligence should be completed **prior** to the Auction.

10. *Where is the Property Information?*

The Property Information includes the Title Report, Phase One, Development Agency documents and other information regarding the property. This information is available at www.BraunWorldbid.com.

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

A \$50,000 cashier's check made payable to Fidelity Title Company or wired funds to Braun. If you are the Winning Bidder, you must provide us with a total of 10% of the Total Contract Price, including your \$50,000 Deposit, within 24hrs after award of property.

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 2.5% of the Final Bid Amount to any California licensed Real Estate Broker who properly registers their client prior to February, 11, 2015, Noon 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 x 225 or David@Braunco.com for information