



**Questions & Answers Regarding the
AUCTION OF
North Bluff Mixed Use Development
525 ACRES located along I-80 AND HWY 77
LINCOLN, NEBRASKA**

Bids due by February 18, 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 \$100,000 registration deposit check (or wire) and send it email to Chris@Braunco.com or call us at 310-798.3123 x 233 for mailing instructions.

2. How can I view the property?

The property can be viewed anytime. There is street and freeway access, over one mile of frontage on Interstate 80 in Lincoln, NE (and Hwy 77),

3. When and where is the auction?

This is a Sealed Bid Auction, first round bids are due prior to or on February 18, 12PM PT. The auction will not be held at the property.

4. Is there a Reserve price?

Yes. However, the seller reserves the right to accept ANY 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 6% 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 \$100,000 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 Nebraska Title & Escrow) and is due no later than February 18, 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.

This may be one of the most important land sales and development opportunities in all of Nebraska.

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 \$100,000 cashier's check made payable to Nebraska Title & Escrow 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 \$100,000 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 1.5% of the Final Bid Amount to any Nebraska licensed Real Estate Broker who properly registers their client prior to February, 17, 2015, Noon CT.

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 233 or Chris@Braunco.com for information