

## **FREQUENTLY ASKED QUESTIONS**

### ***ACCELERATED SALE***

***3.92 ± AC Development Opportunity - E. Colonial Dr., Orlando, FL 32807***

**Offers Due Online on May 9, 2018 from 2:00 PM – 3:00 PM**

**Q: HOW DO I ACCESS THE INFORMATION AND DOCUMENTS?**

A: In order to obtain access at [www.svnacceleratedsales.com](http://www.svnacceleratedsales.com) you only need to register which will allow you to access the site for downloading and reviewing the due diligence documents and information as many times as you prefer.

**Q: WHAT IS REQUIRED TO BE A “QUALIFIED PARTICIPANT”?**

A: To become a Qualified Participant, a Prospective Purchaser must (i) register to offer and (ii) provide a valid credit card number.

**Q: HOW MUCH TIME WILL I HAVE TO PAY THE BALANCE AND CLOSE?**

A: Within thirty (30) days after a fully executed agreement between Seller and Purchaser.

**Q: ARE THERE ANY BACK TAXES OR LIENS AGAINST THE PROPERTY?**

A: At closing any unpaid real estate taxes and liens will be satisfied and paid by the Seller. The property will be conveyed by special warranty deed. Title insurance will be available for purchase at the buyer’s expense from the Seller’s designated closing agent.

**Q: IS THERE A MINIMUM OFFER?**

A: *(see website for details on the auction terms and conditions of sale)*. The Property(s) will be offered with opening offers AND sold to the Highest Offer made by the Best Qualified Participant at or above the minimum offers established by the Seller subject to the offering terms and conditions authorizing the sale.

**Q: HOW WILL THE SALE BE CONDUCTED?**

A: The competitive offering period will be conducted online only on SVN Auction Services secure internet offering platform. To register to make an offer, please go to [www.svnacceleratedsales.com](http://www.svnacceleratedsales.com).

**Q: IS THERE A “BUYER’S PREMIUM”?**

A: YES. Five Percent (5%) will be added to all successful offers and included in the total purchase price; *example:* Highest Offer \$500,000 *plus* (5% = \$25,000) for a total purchase price of \$525,000.

**Q: WILL THE PROPERTY(S) BE AVAILABLE FOR INSPECTION PRIOR TO THE ACCELERATED SALE?**

A: Yes drive-by at your convenience. For guided property tours please contact the listing agent.

**Q: WILL BROKERS BE COMPENSATED FOR REPRESENTING SUCCESSFUL PURCHASER(S)?**

A: Yes. In fact, it is encouraged that you enlist the services of a licensed and qualified broker or agent to assist you with additional information and they will be compensated four percent (4%) of the winning offer from the buyer’s premium at closing provided they have properly registered their clients according to the terms and conditions of sale and completed | returned in time the required Broker | Client Registration Form.

**Q: IS THERE ANY FINANCING AVAILABLE?**

A: There is NO outside acquisition financing available for the purchase of the property(s). The Sale is subject to Cash Closing.

**Q: WHAT DOES IT MEAN TO BUY THE PROPERTY “AS IS”?**

A: The property(s) are being sold in their “AS IS” “WHERE IS” condition with no warranties expressed or implied. Buyers must rely on their own inspection, judgment, records and own information. There will be no post contract due diligence period of any nature.

**Q: WHAT IS THE PROCESS FOR BACK UP PARTICIPANTS, IF ANY?**

A: In the event the Successful Participant does not close on a sale within thirty (30) days after a fully executed Purchase and Sale Agreement, the Property will be sold to a Backup Participant, in the order and priority of the Backup Participants, as determined by the Seller.

*All prospective participants are urged to review all the documents necessary for a transaction prior to the online offering period, which are all available and posted on the website [www.svnacceleratedsales.com](http://www.svnacceleratedsales.com).*