

OFFICE CONDO FOR AUCTION
 103 Commerce Street Suite 180 & 190
 Lake Mary, Florida



Open House: Friday: June 26th 3pm - 5pm
Saturday: June 27th 3pm - 5pm
Sunday: June 28th 3pm - 5pm

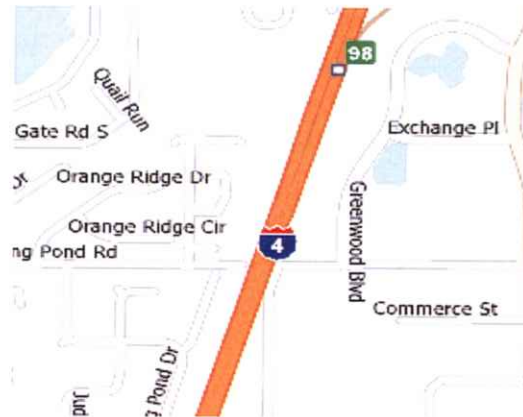
Bidding starts at
\$100,000.00 *

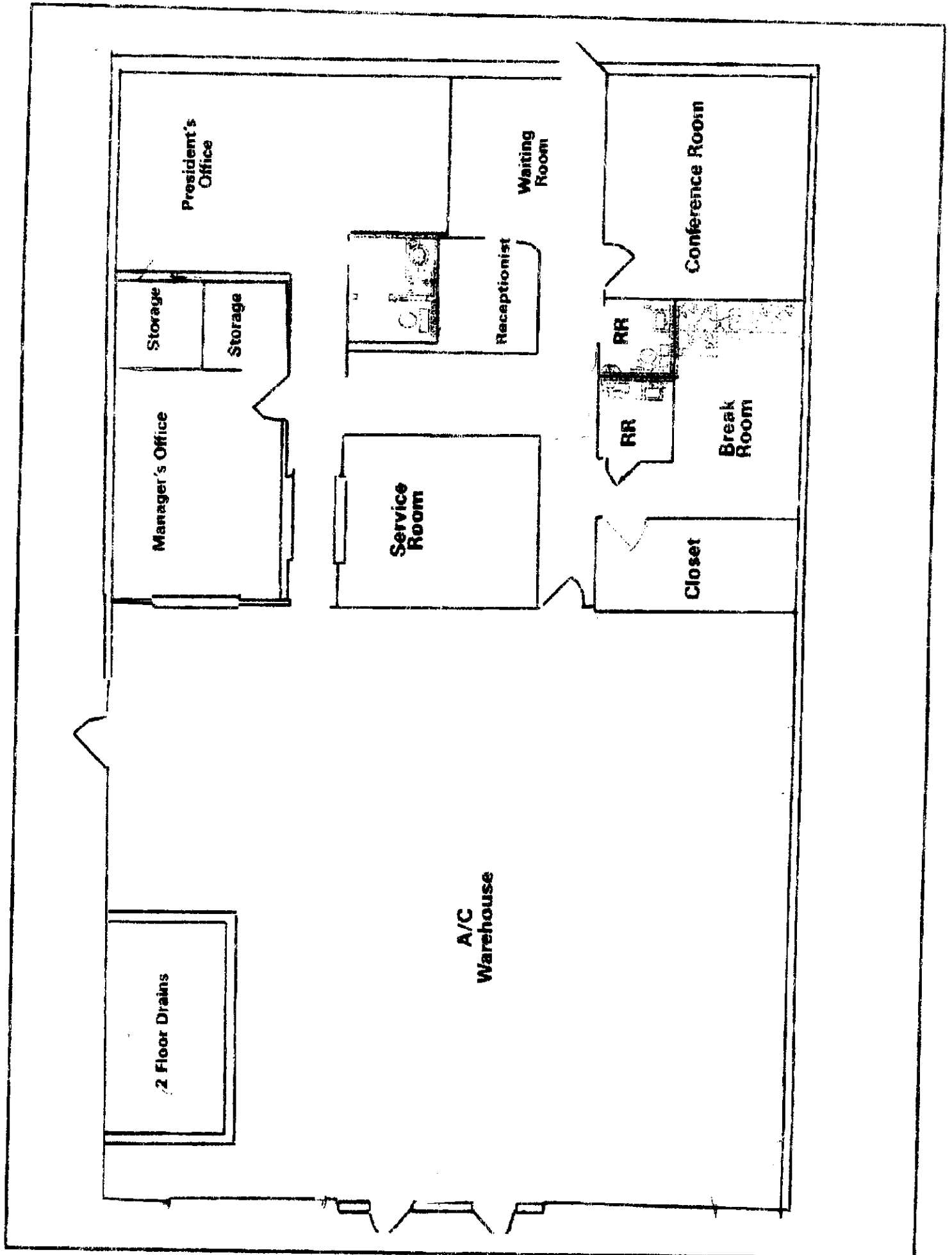
Building Features

- 4,000 Sq. Ft. Office/Warehouse Condo
- 2,000 Sq. Ft. of A/C office and 900 Sq. Ft. of mezzanine storage (mezzanine area not included in 4,000 Sq. Ft.)
- Concrete Tilt Wall Construction.
- Two 12' x 14' grade level doors.
- 2,000 Sq. Ft. of air conditioned warehouse.
- Dual air conditioned office.
- Three restrooms and break room.
- Clear Ceiling height of 21'

Specifications

Zoning	Office Condo
Land:	1.0 Acres
Building:	4,000 Sq. Ft.
Construction:	Concrete Tilt





2 Floor Drains

A/C
Warehouse

Manager's Office

Storage

Storage

President's
Office

Service
Room

Receptionist

Waiting
Room

RR

RR

Closet

Break
Room

Conference Room

Auction Rules

103 Commerce Street Suite 180 & 190 . Lake Mary, FL

Auction Open House:

June 26th 3pm to 5pm Open House

June 27th 3pm to 5pm Open House

June 28th 3pm to 5pm Open House

Bids have to be submitted on June 28th by 5:30 PM

- This is a round robin auction; bidders will not be present at the time of the bid opening. Bidders will be called by phone on June the 28th starting at 5:30 PM. Please allow 1 hour for the process.
- This is a short sale property: the contract is subject to the lender's approval. This process could take up to 4 months or more for final approval and or closing.
- A bidding form must be filled out and signed by the bidder.
- Bids are none binding by either party.
- Bids are subject to seller's minimum undisclosed reserve and the approval by the seller's lender.
- The bidder of the highest and seller approved bid must submit a contract on an "As Is" FAR/BAR contract by June 29th at 5:00 PM sharp to Gitta Urbainczyk P.A. at 100 Waymont Ct. # 110 Lake Mary, FL 32746 either by personal delivery, fax or e-mail. Contract must have a pre-approval letter by Spectrum International Mortgage Services, Bruce Woodburn, Cell 407-230-6599 e-mail bwoodburn@spectrumintl.com
- Contract subject to:
 - Short sale approval.
 - Final buyer loan approval.
 - 10 day inspection after seller's lender approval.
 - Escrow deposit to be deposited when seller approves contract.
 - Lender does not pay for home warranty.
 - Closing within required time of seller's lenders approval.
 - Cash offers must have VOD attached.

Conditions subject to change. It is the buyer's responsibility to get the most current information

*** Bidding Form ***

Property: 103 Commerce St. # 180 & 190, Lake Mary, **FL**

****Please Print****

Name: _____ Email: _____
Address: _____ City: _____ Zip: _____
Phone #: _____ Cell #: _____

*Please provide correct information, it will be used to contact you during the auction.
You must be available by phone to bid on the day of the Round Robin auction. If we can not reach you
your bid will be thrown out.

Check List for Submitting Your Bid:

- Completed Registration Form
- Pre-approved for financing (please include pre-approval letter)
- Bid Amount
- Closing Date
- Submit Your Bid (Please seal in envelope)

Bid

I _____ understand that my bid is
Name NOT a binding contract for sale.

Neither party is contractually obligated to perform any acts towards the sale of said property until a legal contract has been executed. All terms for the sale of this property will be finalized and agreed upon on a standardized real estate contract provided by the Florida Association of Realtors and the Florida Bar Association. I have received and reviewed and approve of the bidding rules. I understand that this home is for sale "As Is." I will have 10 days to inspect the property should I agree to purchase the home and 10 days to make a formal loan application with the lender of my choice. Contract subject to lender approval.

I would like to offer the seller \$ _____ for the sale of their home.

I need \$ _____ closing cost assistance.

I would like to close this transaction on or before _____ (Please enter date)

Date

Signature

Registration Form

103 Commerce St. # 180 & 190, Lake Mary, FL

****Please Print****

Name: _____ Email: _____
Address: _____ City: _____ Zip: _____
Phone #: _____ Cell #: _____

*Your contact information will not be given or sold to any third parties.

Please answer the following:

When are you looking to purchase a home? (Circle one) 30 – 45 Days / 60 – 90 Days / 6 – 9 Months

Have you been pre-approved to purchase a home? Yes / No

If yes, please provide your lender's information:

Lender Name: _____

Company: _____

Phone: _____

Email: _____

Do you currently have pre-approval letter to purchase a home? Yes / No

Do you have a real estate agent that you are working with? Yes / No

If yes, please provide their contact information:

Name: _____

Company: _____

Phone: _____

Email: _____

*****Please bring your agent or their business card with you to the auction.*****