

# PREMIERE ESTATES

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## Q&A

### REGARDING THE AUCTION OF 56 AVENUE OF CHAMPIONS, NICHOLASVILLE, KY

**AUCTION DATE | JULY 31 12, 2018 @ NOON PT**

#### **How do I bid on the property.**

This auction will be held via "sealed bid." All interested Bidders and their representatives must submit their bid on the designated Sealed Bid form and Broker Registration forms (if represented) as well as their \$50,000 registration deposit.

Both forms are available at [PremiereEstates.com](http://PremiereEstates.com)

Bidders must submit their Highest and best bids are due on or prior to July 31, 2018, at NOON PDT.

To fill out the Sealed Bid form digitally, visit [PremiereEstates.com](http://PremiereEstates.com) and click on the 56 Avenue of Champions, Nicholasville, KY "Properties" tab, then click the "How Do I Bid?" button and look for the "Sealed Bid Form". Print, complete, sign and email to [djaffe@PremiereEstates.com](mailto:djaffe@PremiereEstates.com) Optionally, you may call us at 310-698-3625 and we will email the form to you.

#### **How can I view the estate?**

By appointment only. For a private viewing, please contact our agent partner Steve Klein at 859 983 3468

#### **When and where is the auction?**

This auction is a sealed bid auction and bids are due on or prior to July 31, 2018 at NOON PDT. Bidders must submit a sealed bid prior to and no later than the auction date The auction is not held at the estate.

#### **What is the Registration Deposit?**

All sealed bids must be accompanied by proof of funds to close and a registration deposit of in the amount of \$50,000 in the form of a cashier's check made payable to the Escrow company; alternately, you may wire the funds to Premiere Estates Auction Company; call 310-698-3625 for wiring instructions. You are not required to provide all cash to bid; only the \$50,000 registration deposit.

#### **What do I pay if I am the winning bidder?**

If you are the winning bidder, you will provide us with a total of 10% of the Total Contract Price, including your registration deposit, within 24 hours after being declared the winner.

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## **What is the value of the estate?**

The estate was last listed for \$7.995 million. We suggest that all buyers do their own due diligence in regards to assessing value. We have comparable sale data for your review upon request or you may speak with agent partner Steve Klein at 859 983 3468

## **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 auction day.

## **What contingencies can I have when I purchase the property?**

There are NO contingencies of any kind including, but not limited to, inspections or financing. All buyer's due diligence must be done prior to the Auction.

## **Can I use my own lender?**

Yes, you may close escrows with a lender of your choice.

## **Do I have to be present to bid?**

No. This is a "sealed bid" auction.

## **How am I compensated as a Broker?**

Fill out and submit a Broker Registration Form. We offer participation in the amount of 3% of the Final Bid Amount to any licensed real estate broker/agent who properly registers their client.

**Contact Premiere Estates at 877.377.8283 or  
PremiereEstates.com for information**