

AUCTION

SINGLE FAMILY HOMES

Saturday, March 15, 2014

AUCTION #1 AT 12:30 PM ON-SITE

HOME IN LOS ANGELES/MT. WASHINGTON 90065
1267 ISABEL STREET

This Remodeled 3 bedroom, 2 bathroom Home features a new kitchen, range/oven, microwave and updated bathrooms. The lot size is +/- 5,611 sq. ft. and offers a large yard with beautiful city views. The property is located in Cypress Park next to Mount Washington. The cross street is Arvia Street. The APN is 5454-009-007. Open house is Saturday, March 8th from 1:00 to 3:00 PM or by appointment, and on Auction Day from 11:30 AM to 12:30 PM.



AUCTION #2 AT 1:45 PM ON-SITE

HOME IN LOS ANGELES/EL SERENO 90032
3908 EDISON WALK

This 2 bedroom, 1 bathroom Home features a new bathroom and roof as well as a detached one-car garage. The lot size is +/- 3,092 sq. ft. The APN is 5309-016-016. The cross street is Huntington Drive. Open house is Saturday, March 8th from 3:30 to 5:30 PM or by appointment, and on Auction Day from 12:45 to 1:45 PM.



AUCTION #3 AT 3:30 PM ON-SITE

HOME IN NORWALK 90650
11836 HAYFORD STREET

This Newly Built 3 bedroom, 2 bathroom Home features an open floor plan complete with a family room and dining area with hardwood floors, granite kitchen counters, new range/oven microwave and bar as well as a detached two-car garage, indoor laundry and ADT alarm system. The lot size is +/- 5,277 sq. ft. The APN is 8080-018-014. The cross street is Pioneer Boulevard. Open house is Saturday, March 8th from 11:30 AM to 1:30 PM or by appointment, and on Auction Day from 2:30 to 3:30 PM.



AUCTION #4 AT 4:45 PM ON-SITE

HOME IN BUENA PARK 90621
7701 PACIFIC AVENUE

This Remodeled 3 bedroom, 2 bathroom Home features granite kitchen counters and an attached two-car garage. The lot size is +/- 6,800 sq. ft. The APN is 066-144-04. The cross street is Fullerton Avenue. Open house is Saturday, March 8th from 2:30 to 4:30 PM or by appointment, and on Auction Day from 3:45 to 4:45 PM.



AUCTION REAL PROPERTY TERMS OF SALE

1. These properties are offered together with improvements thereon as is, where is, with no warranty expressed or implied. The Seller and the Auctioneer make no representations regarding the properties offered for sale (i.e. square footage, zoning etc). Bidders must rely on their own inspections and research prior to bidding.
2. These properties are offered with no Starting Bid (unless specified on Auction Day) and no Asking Price, however the sales are subject to an Unpublished Reserve; which means that the Seller has established an unpublished minimum selling price. In order to become the winning bidder of a property, a bidder must have the highest bid, meet or exceed the unpublished reserve price and bid must be accepted by the Seller in writing. With respect to a high bid that is less than the Seller's reserve, the high bid, and resulting purchase agreement/offer are subject to the Seller's acceptance, counter-offer or rejection within 5 days following the auction. The winning bidder acknowledges and agrees that the purchase offer is subject to and contingent upon the Seller approving the resulting purchase/offer in Seller's sole and absolute discretion. Bids and offers not accepted by the Seller within 5 calendar days following the auction are automatically null and void, unless time is extended by the Seller in writing, at its discretion. Bidding increases will be in such increments as the Auctioneer in his sole discretion directs. In the event of a dispute between bidders, the Auctioneer shall make the sole and final decision.
3. **These sales will be conducted at each property site on Saturday, March 15th. Each bidder must register with the auctioneer the day of the Auction and the high bidder will be required to deposit 10% of the amount of their bid as follows: the first \$5,000 in the form of cashier's check payable to Kennedy Wilson; plus the balance of the 10% deposit may be in the form of a personal check.**
To bid at the on-site property auction, bring the following (1) cashier's check, (2) personal check, (3) photocopy of your valid driver's license, and (4) Vesting Information, for anyone taking title under a Corporation, LLC or Trust, please bring Proof of signing authority.
The purchase contract will require completion of the purchase as follows.
 - ▶ A 30 day escrow shall be opened after acceptance, by the seller at a company of seller's choice. In the event that the 30 day escrow period has elapsed, and the Escrow Holder is ready to close escrow, and the Buyer is not in a position to close escrow, the Buyer will be charged an additional \$100 per day "Hold Open" fee until the close of escrow. Should the buyer default on this sale, the procedures and remedies set forth in Residential Purchase Agreement and Joint Escrow Instructions shall apply, and the buyer may lose his/her deposit and be subject to additional damages.
 - ▶ Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be "All CASH". **THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING CONTINGENCIES, APPRAISAL, TERMITE OR INSPECTION CONTINGENCIES.**
 - ▶ Seller will furnish a title policy through a title company of seller's choice in escrow at seller's expense.
 - ▶ Taxes, rents, fire insurance and interest on encumbrances, if any will be prorated to close of escrow.
 - ▶ Escrow fees, buyer and seller to pay own fees.
 - ▶ Buyer to pay for and secure a (NHD) Natural Hazard Disclosure Statement in escrow.
4. A Real Estate Agent or Broker who (a) registers a client with the Auctioneer the day of the sale (b) attends the Auction with his/her client and (c) signs the "Broker Cooperation Agreement" immediately after the Auction will receive 2% of purchase price. **THERE WILL BE NO EXCEPTIONS TO ANY OF THE ABOVE PROCEDURES.** In the event his/ her client becomes the successful bidder, the commission will be paid at the close of escrow. A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal.
5. The Auction will be recorded. Bidders' attendance at the Auction will constitute Bidders' consent to any audio and/or visual recording. No Auction attendees may take audio or visual recordings of the Auction.
6. All descriptions and information is derived from sources reliable, but no guarantee is expressed or implied. The Seller reserves the right to postpone the sale from time to time. Announcements made on the day of the sale will take precedence.



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