

AUCTION

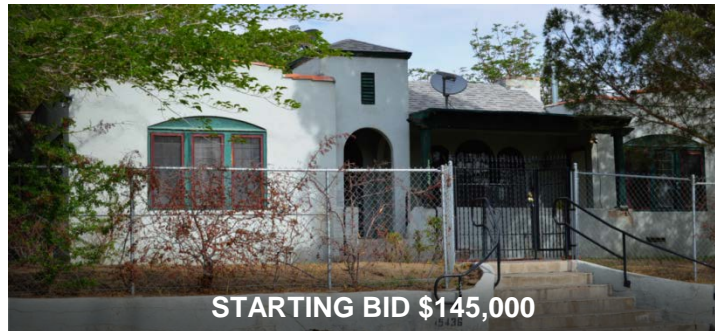
RIVERSIDE & SAN BERNARDINO COUNTIES
SATURDAY, JUNE 7th, 2014

AUCTION #1 AT 9:30 AM ON-SITE

4-UNITS IN VICTORVILLE 92395
15436 6TH STREET

This vacant four-unit property features three 1-bedroom units, plus one 1-bedroom detached residence. This fixer-upper provides a value add residential opportunity near schools, businesses and churches! The spacious lot size is +/- 21,344 sq. ft. The property is located in Old Town. The cross street is Forrest Avenue. The San Bernardino County APN is 0478-097-02.

Open house is Saturday, May 31st from 9:00 to 10:30 AM or by appointment, and on Auction Day from 9:00 to 9:30 AM.



STARTING BID \$145,000

AUCTION #2 AT 11:45 AM ON-SITE

HOME IN PERRIS 92571
1188 CHENIN BLANC CIRCLE

This Home features 5 bedrooms & 3 bathrooms (+/-3,292 sq.ft) and is nestled in a cul-de-sac with mountain views. This value add property and needs a kitchen. The lot size is +/- 12,196 sq. ft. The Riverside County APN is 303-462-018. The cross street is Sauvignon Way.

Open house is Saturday, May 31st from 12:00 to 1:30 PM or by appointment, and on Auction Day from 11:00 to 11:45 AM.



STARTING BID \$155,000

AUCTION #3 AT 1:00 PM ON-SITE

HOME IN MORENO VALLEY 92555
17309 RIVA RIDGE DRIVE

This newer Home features 4 bedrooms & 3 bathrooms (+/-2,626 sq.ft) and grand views of the valley and mountains. The lot size is +/- 5,227 sq. ft. The Riverside County APN is 308-541-005. The cross street is Cremello Way.

Open house is Saturday, May 31st from 1:45 to 3:15 PM or by appointment, and on Auction Day from 12:15 to 1:00 PM.



STARTING BID \$185,000

AUCTION #4 AT 3:00 PM ON-SITE

INCOME PROPERTY IN ONTARIO 91761
428 S SULTANA AVENUE

This vacant income property features four units (+/-1,582 sq.ft). The lot size is +/-3,750 sq.ft. The San Bernardino County APN is 1049-247-07. The cross street is East Park Street.

Open house is Saturday, May 31st from 4:00 to 5:30 PM or by appointment, and on Auction Day from 2:15 to 3:00 PM.



STARTING BID \$165,000

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 a Published Starting Bid 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, June 7th. 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 the 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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