

AUCTION

STARTING BID \$269,000

SOLD!



204 EAST RIGGIN STREET, MONTEREY PARK CA 91755

Property Information

- Three bedrooms, and one bathroom \pm 936 sq. ft
- Two-car attached garage.
- Corner lot
- Lot size is \pm 8,416
- The APN is 5265-007-038

NO COURT CONFIRMATION REQUIRED!

AUCTION DATE

2:00 P.M. SATURDAY
NOVEMBER 15TH, 2014
ON-SITE AT PROPERTY

BROKER PARTICIPATION WELCOME

KENNEDY WILSON

This 1948 Beautiful Home features 3 bedrooms and 1 bathroom ± 936 sq. ft with an attached 2-car garage. The lot size is ± 8416 sq.ft. The cross street is Markland Drive, east of South Garfield Avenue. The APN is 5265-007-038. PLEASE DO NOT DISTURB OCCUPANTS!

Please visit our website www.BIDKW.com to obtain additional information materials, contact Kennedy Wilson Auction Group.

OPEN HOUSE

11:45 AM to 1:45 PM Sat., November 8th
and on Auction Day
1:00 PM to 2:00 PM Sat., November 15th

PLEASE DO NOT DISTURB OCCUPANTS

1. The 204 East Riggan Street Monterey Park CA 91755 real property ("Property") is offered together with improvements thereon "as-is, where-is," with no warranties express or implied. The seller of the Property ("Seller") and Kennedy Wilson ("Auctioneer") will make no representations regarding the Property (i.e. square footage, zoning, etc.). Bidders must rely on their own inspections and research prior to bidding. No termite clearance will be supplied for this sale.

2. The Property is offered with a starting bid of \$269,000. However, the sale will be subject to the Seller's approval. 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.

To become the winning Bidder of the Property, a Bidder must have the highest bid; execute the Seller approved Purchase and Sale Agreement; and the purchase offer must be accepted by the Seller in writing within five (5) days following the auction. The winning Bidder shall execute the Seller approved Purchase and Sale Agreement on Auction Day.

3. This sale will be conducted at the property site on Saturday, November 15th, 2014 at 2:00 PM. 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; balance of the 10% deposit may be in the form of a personal check.

4. To bid at the on-site property auction, bring the following (A) a photocopy of your valid driver's license, (B) cashier's check, (C) personal check, (D) Vesting Information, for anyone taking title under a Corporation, LLC or Trust, please bring Proof of signing authority.

5. The purchase contract will require completion of the purchase as follows.

▶ A 45-day escrow will be opened after Seller's acceptance of the winning bid at an escrow company of Seller's choice. In the event that the 45-day escrow period has elapsed and the escrow holder is in possession of the Seller's deed, but the winning bidder ("Buyer") is not in a position to close escrow and no written alternate arrangements satisfactory to the Seller have previously been made, then the Buyer shall be in default, in which case Seller may, among other possible remedies, re-sell the property, Buyer will be liable for all damages to the Seller, and Buyer may lose his or her deposit. No liquidated damages will apply to this sale.

▶ Buyer's deposit will be applied to the purchase price. Balance of the purchase price will be ALL CASH. THE BUYER MAY OBTAIN A LOAN; HOWEVER, BUYER WILL HAVE NO FINANCING OR ANY OTHER CONTINGENCIES FOR THIS SALE. PROOF OF BUYER'S LOAN PRE-APPROVAL MUST BE PROVIDED AT THE TIME OF THE AUCTION.

▶ 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 will be shared one half by seller, one half by buyer, each to pay own fees.

▶ Buyer to pay for and secure a (NHD) Natural Hazard Disclosure Statement in escrow.

6. 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.

7. 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.

8. 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. Announcements made on the day of the sale will take precedence.

9. The winning Bidder acknowledges and agrees that the high bid and resulting purchase offer is subject to acceptance, counter-offer or rejection 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 five (5) calendar days following the auction are automatically null and void, unless time is extended by the Seller in writing, at its sole and absolute discretion.

OFFER VOID WHERE PROHIBITED

KENNEDY WILSON AUCTION GROUP, INC.

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