

Bid Instructions – The Back Nine at Reunion

- Property:** 5 Finished Lots in The Back Nine at Reunion, Commerce City, Colorado
- Seller:** Amfirst Bank
- Suggested Minimum Bid:** \$135,000 (\$27,000 per lot)
- Bid Deadline:** Friday, October 14, 2011 - 5:00 p.m. MST
- Due Diligence Period:** 21 days from execution of Seller's Purchase and Sale Agreement
- Closing Date:** Within 5 days of the expiration of the Due Diligence Period
- Minimum Earnest Money:** \$25,000 in good funds
- Condition of Property:** Property shall be conveyed "where is, what is and as is". Bidders shall investigate and accept full responsibility for any and all remaining development obligations related to the Property prior to bid submittal.
- Real Estate Taxes:** Seller shall pay all real estate taxes due and payable in years prior to the calendar year of closing. Real estate taxes due in the calendar year of closing shall be prorated between Seller and Buyer on a calendar year basis through the actual Closing Date. Buyer shall pay all real estate taxes due in years after the closing.
- Formal Purchase and Sale Agreement ("PSA"):** The successful bidder shall be presented with Seller's Purchase and Sale Agreement ("PSA") incorporating the basic terms above (and others) and the parties shall execute a PSA within 5 days after selection of the winning bid. If Seller's PSA is not fully executed within said time period, either party may terminate negotiations and neither party shall have any further obligations to the other.
- Direct Bid To:** Mike Kboudi & TJ Johnson
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