

3157 Coolidge Ave Offer Guidelines

Property is being offered to provide an opportunity for sellers to review highest and best offers.

Offers will first be reviewed on Wednesday, October 21st at 9am.

Buyer to provide verification of funds with submission of offer. Please submit offers with no loan or appraisal contingencies.

Offers should include the following stipulations:

1. Escrow to be Chartwell Escrow, Ryan Yoshimoto
2. Title company – Lawyer's Title
3. Buyer to acknowledge receiving and reviewing the following:
 - a. Agent Visual Inspection Disclosure
 - b. Exempt Seller Disclosure
 - c. Preliminary Title Report provided by Lawyer's Title
 - d. Plotted Easements
 - e. Permits
4. Buyer to provide a full contingency waiver not later than 7 calendar days from seller's final acceptance of counter offer. If not received, seller will move forward with notice to perform and notice to cancel as per the terms of the purchase agreement.

Please Note:

1. All cash offers that are fully cash verified and offers with full contingency waiver will have priority.
2. Seller has no obligation to make a counteroffer and has the total freedom to accept an offer as submitted or possibly negotiate only with the three top offers per their discretion.
3. The prospective buyer (and or its affiliates) may not promote, advertise or solicit offers to acquire the property either as a subsequent purchaser or as a partner or fractional owner until escrow has closed.
4. This is an as-is sale, seller will make no repairs and will not provide credits. Please submit offers accordingly.
5. For all-cash offers: state whether buyers will be obtaining a loan.
6. Please clear any concerns for building restrictions with the city prior to submitting an offer.
7. Please accompany all offers with verification of funds in the same name as the party named as buyer.
8. Please be certain all investors, financial partners, or guarantors have walked the property and approve of the project.
9. Trust sale, no court approval required.

Property will be open on the following dates and times: Sunday, October 11th 2pm-5pm, Tuesday, October 13th 11am-2pm, Thursday, October 15th 10:30am to 11:30am, Friday, October 16th 1:30pm-2:30pm, Monday, October 19th 10:30am-11:30am, Tuesday, October 20th 11am-1pm.

For any additional showings please call Conal- 310.621.1772

For any other questions:

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