



**Questions & Answers Regarding the  
AUCTION OF  
The Sunshine Lodge  
1339 Highland Ave., Williamstown WV**

April 19, 2016 12PM PT

**1. How do I register and submit my bid for the property.**

Go to [www.BraunCo.com](http://www.BraunCo.com) and click on the "Current Auctions" tab, then click on the 1339 Highland Ave. tab. Scroll to the bottom of the page and click on the Bidder Registration form. Print, complete, sign and then fax it to 310-798-8883 or email to David@Braunco.com Or call us at 310-798.3123 x 225 and we will email the form to you.

**2. How can I view the property?**

Contact David Jaffe at 310.798.3123 X225 or via email at [David@braunco.com](mailto:David@braunco.com) to arrange a showing.

**3. When and where is the auction?**

The Auction is Sealed Bid Auction, with bids due on or before April 19, 2017 at 12pm.

**4. Is there a Reserve or minimum bid required?**

Yes. The selling parties have the option to sell at any price.

**5. What is the Registration Deposit?**

Bidders do not need to pay all cash on auction day! The Registration Deposit is only \$25,000 and is FULLY REFUNDABLE IF YOU DO NOT PURCHASE THE PROPERTY. The Registration Deposit may be provided in the form of a cashier's check (payable to Fidelity Title and Escrow) or wired funds (contact BraunCo for details) and is due no later than April 19, 2017 at 12pm PT.

**6. What is the value of the property?**

Real estate values in the area ranges quite dramatically. We suggest that all buyers do their own due diligence in regards to assessing value. This is the only opportunity to purchase this property.

**7. Can I have an inspector inspect the property?**

Yes! You may have an inspector of your choice at your expense inspect the property **prior** to submitting your bid. Please contact BraunCo for more information.

**8. What contingencies can I have when I purchase the property?**

Loan and appraisal contingencies . All bidders' inspections must be done **prior** to the Auction.

**9. Where is the Property Information?**

The Property Information is a compilation of documents, forms, reports and title information related to the property. To view the financial information, sign and return the NDA. This information is available at [www.BraunCo.com](http://www.BraunCo.com).

**10. What do I need to participate in the Auction?**

A \$25,000 cashier's check made payable to Fidelity Title and Escrow or wired funds to Braun's account (contact Braun for details) and proof of funds. If you are the Winning Bidder, you must provide us with a total of 10% of the Total Contract Price, including your \$25,000 Deposit, within 24hrs after the Auction.

**11. How am I compensated as a Broker?**

Fill out and submit a Broker's Registration Form. We offer a Broker Participation in the amount of 2.0% of the Final Bid Amount to any West Virginia licensed Real Estate Broker who properly registers their client prior to April 18, 12PM PT.

**12. Am I required to pay all cash for the property on auction day?**

No, only a 10% deposit is due on auction day, the balance is due at the close of escrow.

Contact Braun at 310 798 3123 or [www.Braunco.com](http://www.Braunco.com) for information

**YOU DETERMINE THE PROPERTY'S VALUE AT A BRAUN  
AUCTION**