



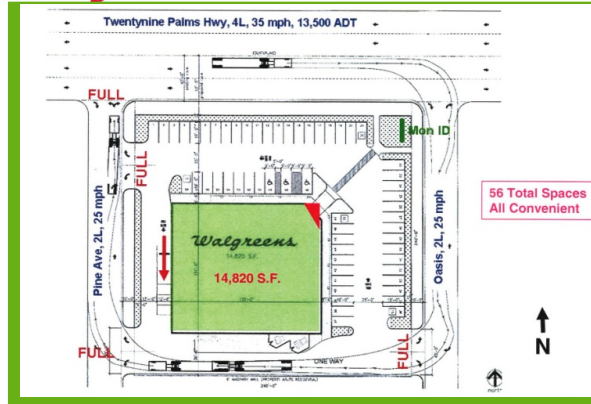
Ira Terry Becker

CA Broker #01895238

in cooperation with Inland Real Estate Brokerage & Auctions, Inc.

AUCTION NOVEMBER 15, 2011

Walgreens DIRECTS AUCTION FOR SURPLUS REAL ESTATE



SWC Oasis Ave. & Twentynine Palms Hwy. ■ Twentynine Palms, CA

Original Price: \$1,475,000

- 1.32 acres/57,499 SF
- Located in St. Bernardino in the area of Joshua National Park
- Zoned CG – Commercial General
- Real Estate Taxes: \$7,198.30 (2010); PIN: 0617-102-21-0-000
- Traffic Count: 13,500 VPD

Cashier's Check Required to Bid: 5% of bid amount

Broker Co-Op: 2%

Buyer's Premium: 3%

Comprehensive Bidder Information Package available, complete & return the attached order form

Scan for Auction Catalog



Bidder Seminar

Date:

Thursday, October 20th
10:30 AM – 12:30 PM

Seminar to be held at:

Fairfield Inn & Suites
Twentynine Palms-Joshua
Tree National Park
6333 Encelia Avenue
Twentynine Palms, CA 92277

Auction Day:

Tuesday, November 15th
Sealed Bid Deadline:
5:00 PM CST

Brokers

Auctioneers

Advisors

Ira Terry Becker
213-226-1001

Fax: 866-451-1631

www.inlandbrokerageauctions.com

Terms of Sale

Auction Format: The offering format is Sealed Bid, with a bid submission deadline of 5:00pm CST on Tuesday, November 15, 2011. Offers must be received by this date in order to qualify for consideration.

DOCUMENTS AVAILABLE: A Bidder's Information Package ("Package") has been assembled for the property and may include the legal description, Specimen Real Estate Purchase and Sale Agreement ("Agreement"), Terms of Sale, title report, zoning information, financial information, bidding procedures and other information which is applicable to each property. The Package is available by completing the attached order form and at the Bidder Seminar. Seller and Auctioneer shall not be liable for any inaccuracy contained in any reports furnished to bidders originating from third party experts.

Attorney Review Recommended: All information contained in the brochure and Bidder Information Package should be carefully reviewed by an attorney and is subject to and may be superseded by: (i) the Purchase and Sale Agreement, as well as by; (ii) announcements prior to the submission deadline.

Requirements for Presenting a Bid: For consideration, all bids should conform to the Real Estate Purchase and Sale Agreement form provided in the Bidder Information Package. Conforming offers are given highest priority. All bids must include a certified or cashier's check in the amount of 5% of the bid amount as Initial Earnest Money, payable to Chicago Title & Trust Insurance Company as escrow agent. The Initial Earnest Money check shall be held, but not deposited, by Escrowee during the consideration period, and will either be returned to the bidder or, in the case of the Bid being accepted by Seller, be deposited in an interest bearing account with Chicago Title & Trust, Inc., in accordance with the terms of the Purchase and Sale Agreement. Upon acceptance, the successful bidder must increase the earnest money deposit to ten percent (10%) of the Total Purchase Price within five (5) business days following Seller's acceptance of the bid.

Corporate Purchasers: If Purchaser is a business entity, the bid should include the following: (i) properly completed resolutions of directors, partners or members of such entity signed by the corporate secretary or assistant secretary (if a corporate entity) or otherwise by such other appropriate party, indicating the identity of the persons authorized to Bid on behalf of such entity, as well as the authority of such persons to sign the Agreement for the entity; and (ii) a certificate of good standing by the state where the corporation is domiciled.

Offering Method: Bids will be given priority based on the following (i) highest purchase price; (ii) bids conforming to the terms and conditions of the Purchase and Sale Agreement will be given the greatest consideration by Seller.

BUYER'S PREMIUM: The terms of sale provide that the purchaser pay a premium equal to three percent (3%) of the high bid price as indicated in the Agreement. This amount shall be inserted in the Agreement to determine the total purchase price. Financing is based on the total purchase price.

Acceptance by Seller: The property is being offered with reserve and is subject to Seller acceptance. All Bids received by the deadline will be given consideration by the Seller. The Bid will be irrevocable during the seven (7) days following the Deadline. The selection of the winning bidder will be based upon the highest and most qualified bid received, as determined by the Seller in its sole and absolute discretion. Walgreens is well motivated to sell and we expect to sell this property to the highest bidder.

All non-winning bids will be returned to the Submitter within seven (7) days following the Bid Submittal Deadline along with the initial earnest money check deposit.

Any bids received after the Deadline shall be returned to the Submitter un-opened.

Closing Date: Closings shall on or before December 20, 2011 in accordance with the terms of the Real Estate Purchase and Sale Agreement.

Condition of Title: Purchaser shall receive insurable title, free from all encumbrances except the permitted title exceptions specified in the Purchase and Sale Agreement. Seller shall provide title insurance through Chicago Title Insurance Company. Please review the preliminary title commitment included in the Bidder Information Package.

Agency Disclosure: Certain licensees employed by or associated with the Inland Real Estate Auctions, Inc. represent Seller in the sale of the property. These licensees cannot represent a Purchaser in the acquisition of the property, as Inland Real Estate Auctions, Inc. will not offer dual agency with respect to this property without the prior written approval of Seller.

Disclaimer: The information contained herein and all other marketing materials associated with this offering are subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors or omissions is assumed by Sellers, their representatives, broker or auctioneer. ALL MEASUREMENTS, DIMENSIONS, FITNESS FOR A PARTICULAR PURPOSE AND TAXES ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time and is subject to prior sale. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

BROKER PARTICIPATION INVITED: Referral fees of amounts as specified in this catalog less any applicable administrative fees published in the MLS or the property specific Bidder Information Package, will be paid by the ownership to the real estate broker acting as a "buyer broker", whose Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by fax or by mail, on company stationery, *which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration")*, with Inland Real Estate Brokerage & Auctions, Inc., 2901 Butterfield Road, Oak Brook, Illinois 60523, **Attention 29 Palms Manager, to arrive at Inland Real Estate Brokerage & Auctions, Inc. by 5:00 PM on Tuesday, November 8, 2011**, (c) ensure that the Registration is received before any inspection of the property by the Client; (d) sign in and inspect the property with the Client during a scheduled Open House or On-Site Inspection and, (e) attend the auction with the Client and bid with or for the Client. The Auctioneer will acknowledge all Registrations accepted; each participating broker must bring his acknowledged Registration to an On-Site Inspection and to the auction for registration verification purposes. A complete file of Registrations on all Clients will be maintained. No Broker will be recognized on a Client who has previously contacted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. The owner will pay no referral fees if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Sellers have provided a dual commission arrangement for the sale of certain properties in this offering. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

The information contained in this brochure is subject to inspection and verification by all parties relying on it. The Sellers, their representatives or Auctioneer assumes no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS, FINANCIAL REPORTS, CONDITION, FITNESS FOR A PARTICULAR PURPOSE, AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time and is subject to prior sale. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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Ira Terry Becker, CA Broker # 01895238



Inland Real Estate Brokerage & Auctions, Inc.

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Oak Brook, Illinois 60523
(213) 266-1001 Fax (866) 451-1631
www.inlandbrokerageauctions.com

- ___ Finance
- ___ Act&DB
- ___ Mailed
- ___ Box / Bk
- ___ Budget

Bidder Information Package Order Form

Twentynine Palms Hwy & Oasis Ave. – Twentynine Palms, CA

SHIPPING ADDRESS: (Please Print Clearly)

Mr. Ms.		
First Name	Last Name	
Company		
Address		
City	State	Zip
()	()	()
Telephone	Fax	
E-Mail Address	Website	

SHIPPING PREFERENCE:

<input type="checkbox"/>	US Mail	(Included in the Price of the Package)
<input type="checkbox"/>	UPS Ground	\$10.00 (Optional) - Add additional shipping charge to your total price
<input type="checkbox"/>	UPS Next Day	\$20.00
<input type="checkbox"/>	Pick-up at Inland Offices (or) at On-Site Inspection	

PROPERTY INFORMATION:

Property No.	Property	Shipping Charges	Quantity	Price (Each)	Total
10254 28329	29 Palms Hwy. & Oasis Ave ~ Twentynine Palms, CA ♦ CD	\$		\$ 10.00	\$
10254 28329	29 Palms Hwy. & Oasis Ave ~ Twentynine Palms, CA ♦ PRINT	\$		\$ 25.00	\$

TOTAL PRICE:	\$
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PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	<input type="checkbox"/> Debit Card
<input type="checkbox"/> Credit Card: <input type="checkbox"/> Visa	<input type="checkbox"/> Master Card	<input type="checkbox"/> American Express
		<input type="checkbox"/> Discover Card <input type="checkbox"/> Other _____
Credit Card Account Number: _____ (16-digits provided)		

Month: _____ Year: _____

Purchase Authorization Signature _____

Expiration Date (MMYY): _____

BILLING ADDRESS (Required for Credit Card Purchases):

Address		
City	State	Zip

Confidentiality Agreement

The undersigned agrees to the following: The undersigned states that they are requesting this information only for the purpose of evaluating the property for possible purchase and further states that they will not disclose the information in the Bidder's Information Package to anyone other than legal or financial advisors of the undersigned without the written consent of Seller.

Signature _____ Date _____

Signature _____ Date _____

AUCTION LINE (Phone): 1 (213) 266-1001
AUCTION (Fax): 1 (866) 451-1631