

Bid Terms and Conditions

All bids are subject to Seller's 24 hour confirmation to accept the highest and best offer as offered or to negotiate terms with the highest bidder. Seller may reject any and or all bids at their discretion.

Bidders: To qualify as for bidding, all Bidders will be required to make a deposit in the amount of \$150,000.00 US dollars paid to Investment Recovery Services via wire transfer. This deposit is completely refundable. All deposits must be received by 12:00 pm (noon) central time on August 5, 2019.

[Click Here for Wire Transfer Instructions](#)

All non-considered or rejected bids will be notified by phone or email as such by no later than 5:00 pm central time on August 6, 2019 and deposits of all rejected bids will be returned in full before 5:00 pm central time on August 7, 2019.

The winning bid being considered or accepted will be notified within 24 hours after opening of the sealed bids on August 6, 2019. The Seller will have the right to accept, negotiate or reject any or all bids. Seller accepted bidder's deposit will be held and applied at closing. Winning bidder agrees that Investment Recovery Services will retain the bid deposit if bidder fails to complete and follow through with the terms of the sealed bid and will only be returned if seller fails to close.

Sealed Bids: All sealed bids must be delivered to Investment Recovery Services at:

3421 North Sylvania Ave

Fort Worth, TX 76111

- Sealed bids may be hand delivered by bidder or a representative of bidder
- Sealed bids may be sent via an overnight delivery service such as FedEx etc.

All sealed bids and all deposits for bidding must be received no later than 12:00 pm (noon) central time on August 5, 2019 to be considered.

Investment Recovery Services may at anytime discontinue or stop the bid process.

BID OPTIONS :

OPTION 1: All Assets Located at the Facility with a Long Term Real Estate Lease in Place.

OPTION 2: All Assets Located at the Facility, 65,000 Sq. Ft. Building on 3 Acres with Additional 4 Acres of Raw Land for Expansion. Can be Rail Served via Shortline by Watco.

OPTION 3: All Assets Located at Facility to be Removed.

Due Diligence

Each Sealed Bid Must Include the Following:

- **Appropriate Completed and Signed Bid Form, See Bid Forms – Option 1, 2 or 3**

Bid Form Option #1

Option #1: All assets wall to wall and floor to ceiling plus any located outside of the building
All overhead cranes are part of the "Real Property" and not included in this option
This option does NOT include any "Real Property"
Will include a 5 year NNN Lease with up to 10 Year Lease option

Bidder agrees to purchase all the assets free and clear for the amount of \$_____.

Bidder will agree to a mutually agreed upon 5 year NNN lease between Landlord & Bidder of the "Real Property" as described below:

Lease Term: Lease rate: \$29,000.00 per month NNN
Bidder/Tenant agrees to pay monthly the real property taxes and insurance in addition to the monthly lease rate. Will include (2) 5 year options at 5% increases.

Bidder agrees to negotiate in good faith to a mutual agreed upon lease with the terms stated above.

****NOTE**** The 4 acre expansion "raw land" is not part of this bid option agreement. Winning bidder would have first right of refusal to lease or buy this raw land.

Bidder Info:

Company Name: _____

Authorized Agent Printed Name: _____

Authorized Agent Signature: _____

Title: _____

Date: _____

Phone: _____

Email: _____

Deposit Received:

YES

NO

Bid Form Option #2

Option #2: All Assets located at facility, 65,000 square foot building on 3 acres with additional 4 acres raw land.

Bidder Price Allocation:

A. All Assets, Machinery and Equipment located at facility

Bid Price: \$ _____ .00

B. 65,000 square foot Building, All Overhead Cranes & Approximately 3 acres land.

Bid Price: \$ _____ .00

Subject to Bidders 45 day inspection & due diligence prior to close

C. 4 Acres Raw Land adjoining facility

Bid Price: \$ _____ .00

Subject to Bidders 45 day inspection & due diligence prior to close

Bidder Info:

Company Name: _____

Authorized Agent Printed Name: _____

Authorized Agent Signature: _____

Title: _____

Date: _____

Phone: _____

Email: _____

Deposit Received:

YES

NO

Bid Form Option #3

Option #3: All assets located on property – **DOES NOT INCLUDE Overhead Cranes**
Assets purchased must be removed from premises within 4 months from purchase date

Bidder Agrees to Purchase All Aforementioned Assets Free and Clear:

Bid Price: \$_____.**00**
Bidder must Close in 30 Days and remove within 4 months
Bidder/Purchase must provide Certificate of Liability Insurance to Landlord & Investment Recovery Services

Bidder Info:

Company Name: _____

Authorized Agent Printed Name: _____

Authorized Agent Signature: _____

Title: _____

Date: _____

Phone: _____

Email: _____

Deposit Received:

YES

NO

Due Diligence

1. **Equipment List**
2. **Equipment Pictures**
3. **Equipment Videos**
4. **Real Estate Appraisal**
5. **Real Estate Pictures**
6. **Real Estate Videos**
7. **Real Estate Taxes – 65,000 sq ft building**
8. **Real Estate Taxes – 4 Acre raw land**