

4963 Palm Ridge Boulevard, Delray Beach, Florida 33445

# CALL FOR OFFERS!!

## UNIQUE RE-DEVELOPMENT & BUSINESS SALE OFFERS DUE DECEMBER 13TH, 2013

The Seller of this rare buildable lot and business is now considering **ANY AND ALL OFFERS!!**

Opportunity to offer on land or business or individual equipment or **ENTIRE PACKAGE!!**

**Contact Information:**  
Manny Gutierrez at  
561-352-9406 or email  
manny@defalco.com



**RARE  
OPPORTUNITY!!**

**ACCEPTING BIDS  
NOW!!**

**CALL FOR OFFERS!! OFFERS DUE BY DECEMBER 13TH, 2013!!**

LOCATED IN DELRAY BEACH WITH PRIME FRONTAGE OFF MILITARY TRAIL.  
PROPERTY CONTAINS A 40 FOOT WELL WITH A 12 ZONE IRRIGATION SYSTEM.  
OFFERING FEATURES A TOTAL COMBINED SQUARE FOOTAGE OF 100,188!!

**DeFalco**  
REAL ESTATE GROUP  
REALTORS AUCTIONEERS CONSULTANTS

PublicPricing®

**PUBLIC PRICING® OPPORTUNITY  
EXCLUSIVE LISTING – BROCHURE**

Florida License: #AB1446 / Auctioneer: #AU1986 / Broker: #BK3003661

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# CALL FOR OFFERS

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**OFFERS DUE BY**  
**DECEMBER 13TH, 2013!!**

**UNIQUE RE-DEVELOPMENT**  
**AND/OR**  
**BUSINESS SALE**

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**www.publicpricing.com**



# DISCLOSURE AND CONFIDENTIALITY

## STATEMENT:

The information and material contained in this package (“BROCHURE”) has been prepared to provide a summary of information to all prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, claim to represent all material and information regarding the subject property, and it is not a substitute for a thorough due diligence investigation that all purchasers should conduct and satisfy themselves. DeFalco Real Estate Group, Public Pricing® and Seller have not made any investigation of the property, operating history, financial reports, leases, tenants, square footage, or any other aspect of the property, including but not limited to age of property, environmental problems that may exist and make no warranty or representation whatsoever concerning any of these issues.

The accuracy of information and material contained in this package has been obtained from sources believe to be reliable; however, DeFalco Real Estate Group, Public Pricing® and Seller make no warranty or representation whatsoever regarding the accuracy or completeness of the information and material provided. Any and all financials, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance and stability of the property.

DeFalco Real Estate Group, Public Pricing® and Seller strongly urge and recommend that prospective purchasers conduct an in-depth investigation and rely on their own due diligence of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership. All parties are advised that in any property, the presence of certain kinds of molds, fungi, or other organisms may adversely affect the property and the health of some individuals. DeFalco Real Estate Group, Public Pricing® and Seller recommends, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the sole right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase and sale agreement containing terms and conditions acceptable to Seller and such obligations of Seller shall be those in the contract of sale.

Information and material contained in this document is strictly confidential and furnished for the sole purpose of considering an investment in the property described herein. Information and material contained herein is not to be copied and (or) used for any purpose or made available to any other person without the express written approval from DeFalco Real Estate Group and (or) Public Pricing® LLC. By accepting this “BROCHURE”, the recipient agrees to keep all information and material contained herein confidential.





# TERMS AND CONDITIONS

## TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY

### This is a Public Pricing® Opportunity – CALL FOR OFFERS

(Parcel ID: 00-42-46-12-00-000-3030)

1. This property is being sold through a Public Pricing® Opportunity with a **“Call for Offers”**. The parameters for this Public Pricing® opportunity will be:
  - A. All offers due on or before **December 13th, 2013 by 5PM EST.**
  - B. Fill out and complete the “Letter of Interest” form.
  - C. The Seller reserves the right to accept, reject or counter the offers.
  - D. No one is bound by any agreements whatsoever until a “Purchase Agreement” is agreed to and signed by all parties.
  - E. Offers are being accepted now.
  - F. Offers should be emailed to [manny@defalco.com](mailto:manny@defalco.com) or faxed to 561-391-3911.
2. The property is listed with DeFalco Real Estate Group, Boca Raton Florida. The Owner will decide which potential new owners to work with. The decision by the Owner on which potential new owners to work with will be based on many factors- NOT JUST PRICE.
3. Potential new owners may conduct their own inspection and due diligence prior to submitting an offer. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
4. The broker, DeFalco Real Estate Group, is a transaction broker and not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless the broker against any and all claims whatsoever. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
5. These terms and conditions may be changed or modified at any time by being published on [www.publicpricing.com](http://www.publicpricing.com) and (or) [www.defalco.com](http://www.defalco.com). Information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner’s satisfaction.

Potential new owners Initials \_\_\_\_\_ Date: \_\_\_\_\_

Print Names: \_\_\_\_\_

Print Names: \_\_\_\_\_



# LETTER OF INTEREST FORM

***Due on or before December 13, 2013 by 5:00 PM***

4963 Palm Ridge Blvd, Delray Beach, Florida 33445

Parcel ID: 00-42-46-12-00-000-3030 Legal Description: 12-46-42, N 1/4 OF NW 1/4 OF SW 1/4 OF NW 1/4 (LESS WLY 84.48 FT SR 809 RD R/W)

**It is understood that this Letter of Interest form is not binding upon any party until a Purchase Agreement is agreed to and executed by all parties. This form must be submitted on or before the final due date of December 13, 2013 by 5:00PM EST.**

DeFalco Real Estate Group, Public Pricing®, LLC and the Owners have a scheduled meeting for Friday DECEMBER 13, 2013 AT 5:00 P.M. to review all Letters of Interest Forms. The Owners will decide at that meeting which potential new owners they choose to work with.

**IN ORDER FOR YOUR LETTER OF INTEREST TO BE CONSIDERED IT MUST CONTAIN THE MINIMUM INFORMATION BELOW.**

You should provide additional information other than the minimum required. The more information you provide to the Owners the more it will strengthen the consideration of your letter of interest with the owners. The additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters, higher deposit amounts, flexible closing options, etc...

**Your Desired Price:** \_\_\_\_\_

**Down Payment:** \_\_\_\_\_ (due when you execute the Purchase Agreement, the minimum of 10% of your price) the higher the deposit, the more consideration your letter of interest will receive

**Financing required?** Y / N (circle one) If Yes: Amount of mortgage needed: \_\_\_\_\_

**Special terms desired? (Owner Finance? ect...)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Closing Date?** When would you want the closing to be? Is there flexibility? \_\_\_\_\_

**Name:** \_\_\_\_\_

**Phone:** Home: \_\_\_\_\_ Cell: \_\_\_\_\_ Work: \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

***\*You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# COOPERATING BROKER REGISTRATION FORM

4963 Palm Ridge Blvd, Delray Beach, Florida 33445

Parcel ID: 00-42-46-12-00-000-3030 Legal Description: 12-46-42, N 1/4 OF NW 1/4 OF SW 1/4 OF NW 1/4 (LESS WLY 84.48 FT SR 809 RD R/W)

This form is to register Broker's prospective buyer for the above referenced Property.

Two Percent (2%) of the Contract Sales Price will be paid to a qualified Licensed Real Estate Broker ("Broker") whose registered Buyer's offer is accepted by the Seller and the Property closes provided the Broker is not prohibited by law from being paid such commission. To qualify for a commission, the Broker must first register their prospect on this MANDATORY BUYER BROKER REGISTRATION FORM. This form must be received and approved by Listing Broker in order to qualify for Cooperating Broker Compensation. This registration form MUST be sent to DeFalco Real Estate Group at 1601 NW 13<sup>th</sup> Street, Boca Raton, FL 33486. Brokers may also fax their broker registration(s) to 561-391-3911 or email to [manny@defalco.com](mailto:manny@defalco.com). Commissions will be paid only upon successful closing. If a cooperating Broker has not met all of these requirements, no commission will be paid to the cooperating Broker, even if the cooperating Broker's prospect purchases the Property. No oral registrations will be accepted. Under no circumstances whatsoever will any commission be paid if the sale does not close for any reason. In the event of any forfeited deposits by buyers there will be no compensation to cooperating broker. In the event, that there is a conflict of a buyer registration between two or more Cooperating Brokers, any and all Cooperating Broker's commission will be held in escrow until the dispute is settled.

## DISCLAIMER

The Licensed Real Estate Broker below acknowledges that they represent the Buyer, not the Seller, in the above referenced property and agrees to indemnify and hold harmless the Seller, DeFalco Real Estate Group and Public Pricing, LLC from any claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by them in connection with the participation in the above referenced Property or the purchase and sale of the above referenced Property purchased. **This registration form is to be completed, signed, and dated by all parties to have any force and effect.**

Please fill-out the following information in its entirety:

**Brokers Name:** \_\_\_\_\_

**Agents Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Buyers Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Broker/Salesperson Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
DeFalco Real Estate Group



# PROPERTY SUMMARY

## OFFERING

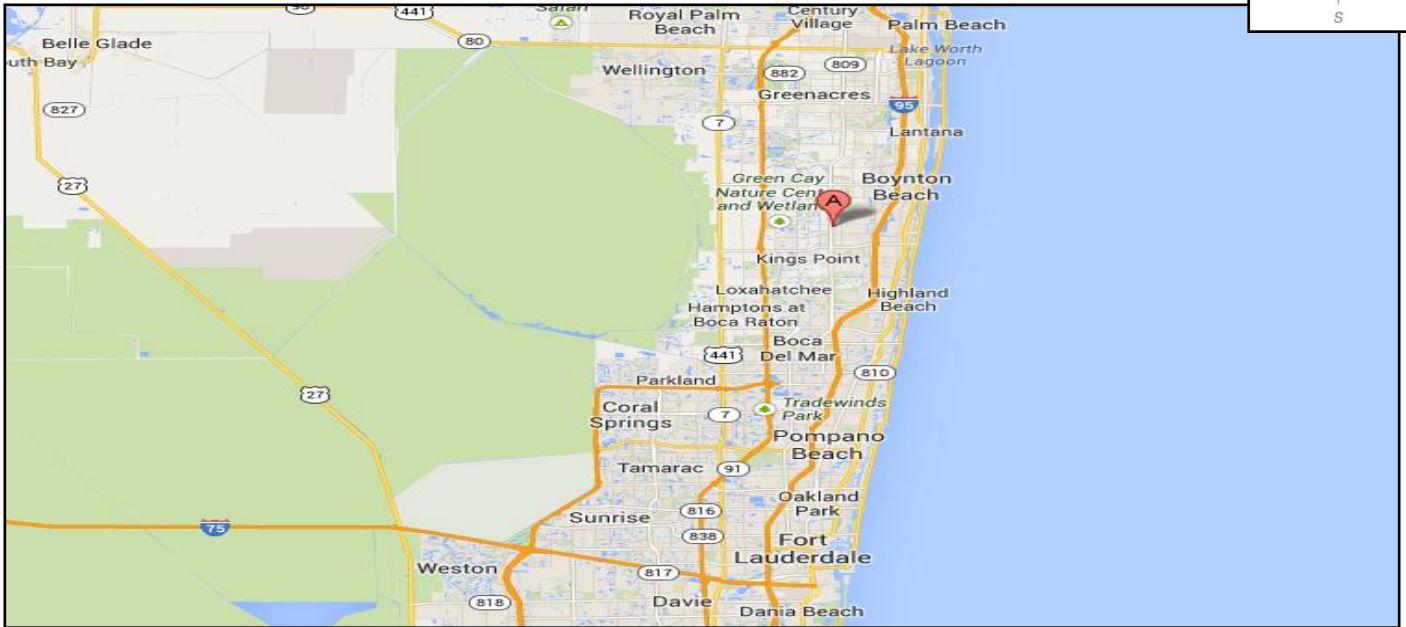
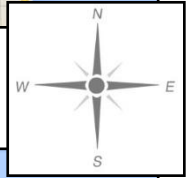
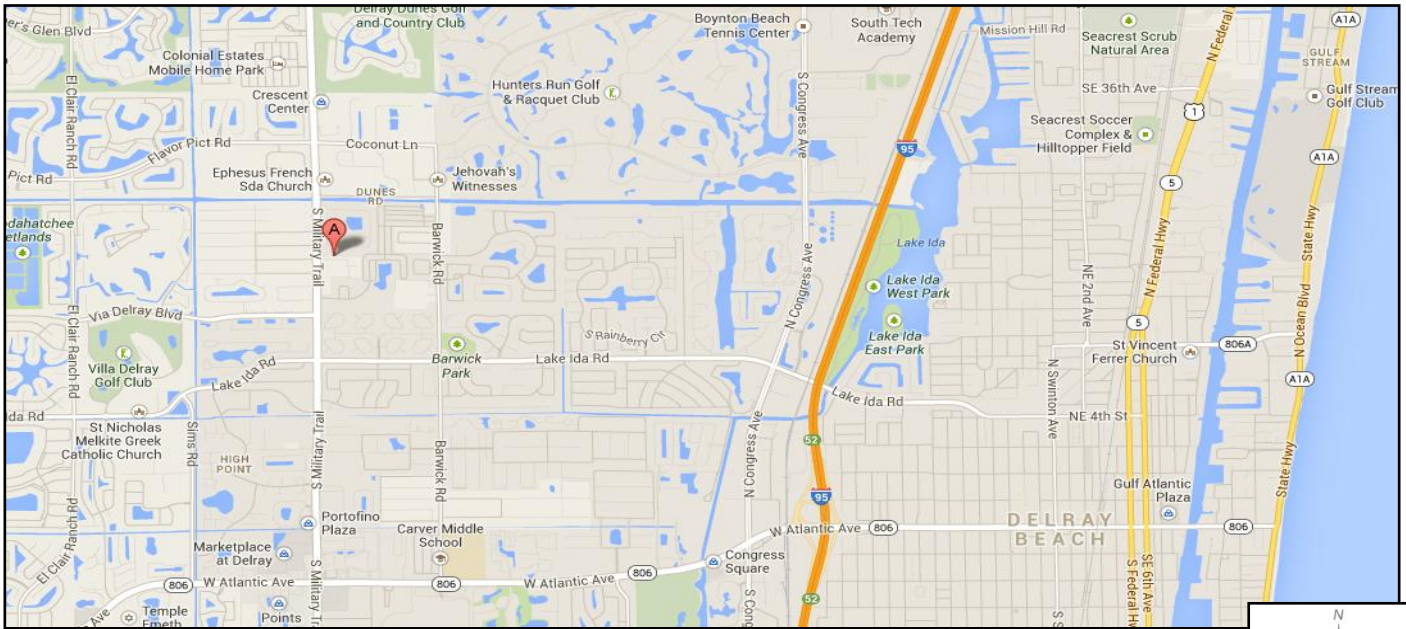
Property	VACANT LAND
Property Address	4963 Palm Ridge Blvd. Delray Beach, FL 33445
Parcel Number	00-42-46-12-00-000-3030
Legal Description	12-46-42, N 1/4 OF NW 1/4 OF SW 1/4 OF NW 1/4 (LESS WLY 84.48 FT SR 809 RD R/W)

## SITE DESCRIPTION

Lot Size	2.30 acres
Use Code	1000 – VACANT
Zoning	AR – Agricultural Residential (00-UNINCORPORATED)



# AREA MAPS





# AERIAL PHOTOS





# AERIAL PHOTOS



# FINANCIALS

**FURNISHED UPON REQUEST**



## EQUIPMENT LIST

1. **2003 International 4300 flatbed truck GVW 32000 model DT466**
2. **2007 Anderson flatbed trailer 14,000lbs**
3. **Kubota R520S forklift with turf tires and pallet forks**
4. **Kubota R520 forklift with pallet forks and bucket**
5. **2000 Ford F150 XLT v8 engine**



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**EXCLUSIVE LISTING – BROCHURE**

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