



Final Offering Do To Mass Interest & Multiple Offers Received

ACT FAST ~ NOW ACCEPTING BEST & FINAL OFFERS DUE 3/28/11 – 12:00 PM NOON!

10701 - ENORMOUS Well Built Detached Mixed-Use (7) Unit Pre-Nineteen Hundred Colonial Stone & Shingle Investment Home in need of COMPLETE RENOVATION; A Riverview from the rear of the home, a large porch-like terrace and over 17 windows throughout offers [EXCELLENT] cross ventilation, natural light and present a panoramic view of the surroundings; Owned by a architect for nearly a third of a century the Bldg's overall well thought-out [improved] floor plan that includes (4) strategically located fireplaces, further enhance the warm, natural ambience within; Together with a parking lot that accommodates about (9) cars, be convinced that renovating this property may prove to provide TENANT DEMAND and ABOVE MARKET RENTAL INCOME; The Building is Classified as a [ROOMING HOUSE] with (2) Certificate of Occupancies: One for the Professional Office and One for Apartments & Rooms; And, is currently Laid-Out as Follows: (7) Units Total - (1) Apt in Sub-Basement, (2) Units on Ground Fl {an Apt + a Professional Office w/2 Sep Entrances used as Architect's facility}; (1) Unit on 1st Fl {a Professional Office once use as medical facility}, (2) Apts on 2nd Fl and (1) Apt on 3rd Fl; ACT FAST ~ Accepting Best And Final Offers... As Is Where Is Appraised Value: \$322,500!



- SUBMIT YOUR BEST AND FINAL OFFER BY: [12:00 PM] MONDAY, MARCH 28TH, 2011
- REAL ESTATE AGENTS INVITED TO PARTICIPATE FOR 2% BROKERS COMMISSION!
- SERIOUS ALL CASH OFFERS IN WRITING ONLY!
- PROOF OF FUNDS MUST BE SUBMITTED WITH BIDS!
- AS IS WHERE IS APPRAISED VALUE OF \$322,500!
- SUBJECT PROPERTY WILL BE SOLD TO HIGHEST ALL CASH BIDDER OVER \$250,000!
- NO COUNTER-OFFER WILL BE FORTHCOMING IF OFFER SUBMITTED IS REJECTED!
- PARTICIPATING BIDDERS/AGENTS WILL BE NOTIFIED OF ENSUING OUTCOME OF THEIR BID BETWEEN THE HOURS OF [12:00 PM – 1:00 PM] MONDAY, MARCH 28TH
- AT BIDDERS OPTION, BIDDERS WILL BE INFORMED OF THE ACCEPTED HIGH BID AMOUNT IN WRITING AND AFFORDED A SEVEN (8) HOUR WINDOW-OF-OPPORTUNITY TO OUT-BID THE HIGHEST BID!
- ALL BIDDING IS FINAL AT CLOSE OF BUSINESS DAY [8:00 PM] MONDAY, MARCH 28TH
- PLEASE REVIEW BID TERMS BELOW!

Final Viewing By Advance Appointment Only!

To Schedule a FINAL VIEWING, Email or Fax your request and follow up with a phone call to confirm one of two available days: Saturday, March 19th -or- Saturday, March 26th

Luis A. Morales, Jr. - Vice President Of Investment Sales and Leasing
Besmatch Real Estate
4627 White Plains Rd
Bronx, NY 10470
Office: (718) 324-6060
Cell: (646) 337-7284
Fax: (347) 402-7080
Email: Luis@BronxLiving.com

Documents

[As Is Floor Plans](#)
[Certificates Of Occupancies](#)
[Certificate Of Appraisal](#)



Broker Participation

Any appropriately licensed broker whose agent properly registers the successful high bidder will be paid a two percent (2%) commission based upon the contract sales price at settlement. All Applications must be on a [Besmatch Real Estate Broker Participation Form](#) and contain the name, address and signature of agent and prospect, as well as Broker's license number and MLS ID number. The form must be included with the bid of the buyer the agent is representing and Bidder's proof of funds. Agents acting as principals buying on their own account, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with Seller or Seller's associates, subsidiaries, agents, attorneys, accountants, consultants and financial advisors, partners, officers, directors, employees or affiliates and/or representatives collectively or individually referred to as "affiliates" herein after; in relationship to subject property, are not eligible. An agent may register more than one bidder but each form must be properly completed and included with each Buyer's bid.

[Broker Participation Form](#)

Bid Terms & Conditions

1. SUBJECT PROPERTY: 325 NORTH BROADWAY, YONKERS NY 10701
2. ACCEPTING FINAL BIDS FOR SALE: The property will be sold to the high bidder, subject to the Seller's approval and confirmation. Seller will accept the highest bid over a bid of \$250,000. The property is Offered For Sale "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
3. NO FINANCING: Be sure you are capable of paying ALL CASH at closing. Your bid and purchase of the property will not be conditional upon financing.
4. AGENCY: BESMATCH REAL ESTATE AND ITS REPRESENTATIVE, LUIS A. MORALES, JR. REPRESENT THE SELLER, ESTATE OF JOSE DAVID VARGAS.
5. SUBMISSION OF BIDS: Bids are due on Monday, March 28, 2011 at Noon at the office of Luis A. Morales, Jr./Besmatch Real Estate. The bid must be submitted on an offer form provided by the Luis A. Morales, Jr. All bidders will be required to complete their due diligence prior to submitting a bid. No bids will be accepted with a contingency for additional inspections of the property. The highest bid over \$250,000 will be confirmed by Luis A. Morales, Jr. and the Seller. Although NO COUNTER-OFFER will be forthcoming, if offer submitted is rejected, participating Bidders/Agents will be notified of ensuing outcome of their Bid between the hours of [12:00 PM – 1:00 PM] MONDAY, MARCH 28TH. At Bidders option, Bidders will be informed of the accepted HIGH BID AMOUNT in writing and afforded a Seven (7) Hour window-of-Opportunity to out-bid the Highest Bid. ALL BIDDING IS FINAL AT CLOSE OF BUSINESS DAY [8:00 PM] MONDAY, MARCH 28TH
6. REAL ESTATE CONTRACT AND DEPOSIT: Once Bidder has been identified as the "Successful High Bidder", a Contract of Sale will be immediately sent out to Bidders Attorney. At that time, Bidder must be prepared to immediately enter into said sales contract and submit a deposit in the amount of Fifteen Percent (15%) of the agreed to contract sales price within 4 business days of receiving said contract. The balance of the purchase price is due at settlement on or before 20 Days from contract signing.
7. GENERAL: The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or affiliates.

Luis Morales, Besmatch Real Estate and the Estate of Jose David Vargas would like to take this opportunity to Thank You in advance for you for your participation.

Respectfully,

Luis A. Morales, Jr. - Vice President Of Investment Sales and Leasing
Besmatch Real Estate
Office: (718) 324-6060
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Fax: (347) 402-7080
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