

November 11, 2023
Auction Sale Terms / Property Information
644 72nd Ave. St. Pete Beach FL 33706

- 1. The winning bidder will place today a 5% Earnest Money Deposit based on the Contract Purchase Price to be held in escrow with American Heritage Auctioneers, LLC.**
- 2. At the conclusion of the sale, the Auctioneer will confirm the bid. Once the bid is confirmed, the buyer will sign the Bid Acknowledgement and the Contract for Sale and Purchase and present the Earnest Money Deposit. Personal checks will be accepted.**
- 3. The balance will be due at the closing on or before December 26, 2023.**
- 4. The property will be transferred free and clear of all debt, mortgages, notes, liens, encumbrances, and property taxes.**
- 5. The seller will pay for the title insurance policy, which guarantees the property to be free and clear of all debt.**
- 6. The Seller will pay for the documentary stamps.**
- 7. The Buyer will receive a Warranty Deed at the closing of the transaction.**
- 8. A 10% Buyers Premium will be added to the winning bid to create the purchase price that the Buyer will be paying for the home.**

- Total Square Feet of Home: 3,228 sq. ft.**
- Quadraplex (4 Individual Units)**
- Comes Fully Furnished & Equipped, to include beach items in each suite.**
- 2023 Gross Income for Jan thru Oct: \$133,877.30 (excludes the entire month of September)**
- 2022 Gross Income: \$104,306.02 (Sept. thru Nov blocked 90% while owner opened Bed & Breakfast LLC)**
- Upcoming Gross Bookings: \$62,685.30**

Property information provided has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s) or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to its accuracy. Auctioneers opening statement shall supersede all written or verbal information. Buyer agrees to release Broker from any and all liability arising out of this sale.

- **Completely Renovated September – October 2023**
- **Currently used as Bed and Breakfast- buyer to verify with City/County guidelines**
- **Walking distance to Upham Beach**
- **2022 Property Tax: \$12,699.33**
- **Water – Municipal- owner pays \$100.00 per month**
- **Sewer/Trash – Municipal- owner pays \$74.00 per month**

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