

**DUE DILIGENCE:** Buyer will do due diligence within fifteen (15) days after the execution of a formal purchase agreement, seller shall provide all books and records for the subject property to conduct it's due diligence with respect to the acquisition of the property

**ITEMS TO REVIEW:**

	<u>Done</u>	<u>Not Needed</u>
• Property Inspections	_____	_____
• Engineering Inspections	_____	_____
• Environmental Inspections	_____	_____
• Review of 3 Year financials	_____	_____
• Review of Violations	_____	_____
• Review of C of O	_____	_____
• Review of Water/Sewer/Electric Accts.	_____	_____

**CONTINGENCIES:** Other than above the offer for this property is on an "As is, Where is" basis subject to all violations and existing conditions.

**BUYERS ATTORNEY:** Aaron Stern, Esq.  
Ph 718 645-5600

**BROKER:** This offer is subject to a <sup>4</sup>4% commission, payable by the seller 50% to Midtown Commercial Real Estate, 50% to Rose Young Ham Real Estate at closing.

We look forward to working with you to expeditiously conclude a transaction. Please allow two weeks to negotiate a contract of sale, all due diligence must be completed prior to contract execution.

Cho Sung Goo, Salesman  
Paul Stern, Broker  
Midtown Commercial Real Estate

If you are in agreement with the general terms we have set forth, please so indicate by signing a copy of this offer and returning it.

Thank you for your consideration in this matter.

Sincerely

By: Buyer: signature on file  
Nathan Blatter  
Quenton Enterprises, Inc. Real Estate

Accepted & Agreed:

By Seller: \_\_\_\_\_

