



Attachment A PROPERTY AT A GLANCE

Knights of Columbus Home of South Fulton FHA #: 081-EH083

ADDRESS: **1105 Parker Rd** EARNEST MONEY: **\$10,000** SALES PRICE: **Unstated Minimum**
South Fulton, TN 38257 TERMS: **"All Cash- As Is"; 30 calendar days to close**
 COUNTY: **Obion** LETTER OF CREDIT: **0** SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Slab on grade
1	Revenue 1		Roof:	Asphalt shingle
	Non-Revenue		Exterior:	Brick veneer/prefinished vinyl siding
Building/Site Type			Floors/Finish:	Concrete/Carpet, VCT, resilient sheet
Single-family type				

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
1	1	1987	N/A	1.5	5570

Mechanical Systems

Heating:		Air Conditioning	
Fuel	Gas	Central	Central (2 units)
System	Central	Windows	Double Pane
Hot Water:			
Fuel	Gas		
System	Central		

Utilities

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>

Parking

Street	Asphalt
Curb	Concrete/Stone
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	

Apartment Features

<input checked="" type="checkbox"/>	Air Conditioning
<input checked="" type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
Elec	Range/Oven
<input type="checkbox"/>	Drapes/Blinds

Community Features

<input type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input checked="" type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable/Sat Hookup
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input checked="" type="checkbox"/>	Community Space

Owner Expense

Tenant Expense

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	v	a	c	a	n	t						

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
1	10	varied			
Estimated/Possible Monthly Total					

Total Estimated/Possible Annual Income	
Rent	
Commercial	
Parking	
TOTAL	
Estimated Annual Expenses	
Administrative	
Utilities	
Operating	
Taxes/Insurance	
Reserve/Replace	
Total	

COMMENTS CONCERNING PROJECT INFORMATION:

Project Based Section 8 and/or Tenant Based Section 8 Rental Assistance is not being offered with this foreclosure sale.

Property is a single-family structure formerly used as a Group Home. As such, estimated income/expenses are unavailable

Property may be used as a single-family residence; Purchaser to determine future use of property.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215](#).)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation.
- The Highest Bidder (Investor Bidders only) must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- Highest Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- HUD is not requiring repairs.
- Closing is to be held thirty (30) calendar days after HUD notifies the Highest Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$44.32 per unit per calendar day for each thirty (30) calendar day period.
- **PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.**

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

<http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for KC Homes of South Fulton Apartments:

MUST BE PRESENTED ON: Dec 9, 2016

At: 1:00 pm (local time)

Location of Foreclosure Sale:

Obion County Courthouse

(East Door)

300 Bill Burnett Circle

Union City, TN 38261

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office

Multifamily Property Disposition, 6AHMLAT

801 Cherry Street, Unit #45, Ste. 2500

Fort Worth, TX 76102

Realty Specialist: Gloria Sawyerr

Phone: (817) 978-5803

Fax: (817) 978-6018

Email: Gloria.y.sawyerr@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.