



# Property at a Glance



## PEMBERTON MANOR APARTMENTS

**FHA: 052-35602**

ADDRESS: **1020 Fairground Drive** EARNEST MONEY: **\$200,000**  
**Salisbury, Maryland 21801**  
 COUNTY: **Wicomico** LoC or Cash Escrow: **\$243,000**

SALES PRICE: **Unstated Minimum**  
 TERMS: **All Cash - 30 days to close**  
 SALE TYPE: **Foreclosure**

### PROPERTY INFORMATION

<b>Total Units</b>	<b>Residential</b>	<b>Commercial</b>	<b>Foundation:</b>	<b>Concrete</b>
<b>209</b>	Revenue <b>209</b>	<b>0</b>	<b>Roof:</b>	<b>Shingles</b>
	Non-Revenue		<b>Exterior:</b>	<b>Stud/Siding/Brick</b>
			<b>Floors/Finish:</b>	<b>VCT/Carpet</b>

<b>Elevator</b>	<b>Garden</b>	<b>Walk-up</b>	<b>Townhouse</b>	<b>Scattered Sites</b>	<b>Service Center</b>	<b>Mobile Home Park</b>	<b>Nursing Home</b>	<b>Vacant Land</b>	<b>Other:</b>
		<b>X</b>							

<b>Number of Buildings</b>	<b>Stories</b>	<b>Year Built</b>	<b>Rehab Year</b>	<b>Site Acreage</b>	<b>Approximate Net Rentable Area</b>
<b>19+ 1 Office</b>	<b>3</b>	<b>1974</b>	<b>2004</b>		<b>157,501</b>

#### Mechanical Systems

**Heating:**

Fuel System	<b>Gas</b>
	<b>Individual</b>

**Hot Water:**

Fuel System	<b>Gas</b>
	<b>Central</b>

**Air Conditioning**

Windows	<b>Individual</b>
	<b>Insulated</b>

#### Utilities

Public Water	<b>X</b>
Gas Main	<b>X</b>
Electric	<b>X</b>
Sanitary Sewer	<b>X</b>
Storm Sewer	<b>X</b>
Septic Tank	

#### Parking

Street	<b>Asphalt</b>
Curb	<b>Concrete</b>
Sidewalk	<b>Concrete</b>
Parking Lot	<b>Asphalt</b>
Parking Spaces	<b>302</b>

#### Apartment Features

<b>X</b>	Air Conditioning
	Dishwasher
	Microwave
<b>X</b>	Garbage Disposal
<b>X</b>	Refrigerator
	Range/Oven
<b>X</b>	Drapes/Blinds

#### Community Features

	Garage
	Covered Parking
<b>X</b>	Laundry Facility
	Cable/Sat Hookup
	Playground
<b>X</b>	Pool
	Community Space

#### Owner Expense

<b>Cold &amp; Hot Water</b>
<b>Gas</b>
<b>Heat</b>

#### Tenant Expense

<b>Electricity</b>
<b>Air Conditioner</b>

#### OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2011</b>	<b>89%</b>	<b>90%</b>	<b>91%</b>	<b>90%</b>	<b>90%</b>	<b>91%</b>	<b>92</b>					
<b>2010</b>	<b>64%</b>	<b>62%</b>	<b>62%</b>	<b>70%</b>	<b>73%</b>	<b>72%</b>	<b>76%</b>	<b>77%</b>	<b>76%</b>	<b>85%</b>	<b>88%</b>	<b>90%</b>

#### ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx Square Feet	Current Rent	Estimated /Possible After Sale Rent	Estimated /Possible Total After Sale Rent	Total Estimated/Possible Annual Income
17	1-BR		\$575	695	\$11,815	Rent <b>\$1,907,292</b>
12	1-BR		626	626	7,512	Commercial <b>0</b>
38	2-BR		675	750	28,500	Parking <b>0</b>
80	2-BR		734	734	58,720	<b>TOTAL \$1,907,292</b>
11	3-BR		775	850	9,350	<b>Estimated Annual Expenses</b>
51	3-BR		844	844	43,044	Administrative <b>\$226,138</b>
						Utilities <b>108,262</b>
						Operating <b>359,480</b>
						Taxes/Insurance <b>148,390</b>
						Reserve/Replace <b>62,700</b>
						<b>TOTAL \$904,970</b>
<b>TOTAL MONTHLY</b>						<b>\$158,941</b>

#### COMMENTS CONCERNING PROPERTY INFORMATION:

A Project Based Section 8 Housing Assistance Payment (HAP) Contract will be provided to the Purchaser at closing. Project based assistance is predicated on the availability of funds.

To inspect the property, you should contact Eleanor Puleo, Senior Property Manager, Habitat America at (443) 716-2555.

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 property 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.

## USE RESTRICTIONS

20 Years affordable housing. 2-Year rent cap protection for 66 residents.

### PROJECT BASED SECTION 8 - CAUTION TO BIDDERS

A Project Based Section 8 Housing Assistance Payment (HAP) Contract will be provided to the Purchaser at closing. Project based assistance is predicated on the availability of funds. Bidders are cautioned that payments under the HAP Contract may not start immediately after closing, either due to repairs required by the Purchaser or processing time required to determine that units meet HUD's Uniform Physical Condition Standards and tenants are eligible for the assistance. Prior to receipt of the subsidy payments, Purchaser may not charge eligible tenants, who are slated to receive Section 8, more than the amount of Total Tenant Payment the tenant would be required to pay under Section 8 program. In addition, some tenants may have to be temporarily relocated due to project repairs. HUD has already accounted for these and other costs in this project's disposition process. Therefore, HUD is not obligated to make any monetary adjustments to cover any costs that may be incurred by the Purchaser. Bidders should compute their bids accordingly.

### TERMS OF SALE

The Purchaser must complete the repairs to HUD's satisfaction within 18 months after closing. The repairs are estimated to cost \$971,929.60. Closing is to be held 30 days after HUD accepts the bid. If HUD authorizes an extension of the closing, the Purchaser must pay a fee which is the greater of 1.5% of the purchase price or HUD's holding costs of \$40.80 per unit per day for each 30 day period.

The High Bidder/Purchaser is responsible for paying in full all outstanding or delinquent property taxes/property tax liens that survive foreclosure at Closing. Taxes paid by the Purchaser after the Closing date will not be prorated, even if those taxes are for a period prior to Closing.

The high Bidder must certify to HUD that any projects that are owned by the high Bidder or its affiliates and are located in the same jurisdiction (City or Town where Project purchased is located) as Pemberton Manor Apartments are in substantial compliance with applicable State and local housing statutes, regulations, ordinances and codes. The **complete and original** (Attachment F) must be received by Jane Butler, Atlanta MFPD Center, Five Points Plaza, 40 Marietta St., Atlanta, GA 30303-2806 within two (2) Federal Government business days of the foreclosure sale date. HUD may, in its discretion, verify the accuracy of such certification and request supporting documentation from the high Bidder. If HUD determines at its sole discretion that such other projects are not in substantial compliance, HUD will have the right to refuse to sell the project to the high Bidder and retain the Earnest Money Deposit (See Attachment F).

**The Purchaser and HUD will execute a Project-Based Section 8 Housing Assistance Payments Contract ("HAP Contract") for (143) units at closing. HUD will provide funding for the HAP Contract subject to the availability of funds. The HAP Contract initially will be funded for a minimum of one (1) month and a maximum of twelve (12) months.**

**Bidders must demonstrate substantive experience in managing subsidized multifamily properties with project-based Section 8 assistance, or, if directed by HUD, hire a Property Manager, prior to closing, with demonstrated substantive experience in managing subsidized multifamily properties with project-based Section 8 assistance.**

**If the high Bidder elects to file the required Previous Participation Certification (a.k.a. Form HUD-2530) in paper format, the high Bidder must submit within two (2) Federal Government business days of the foreclosure sale, a completed and executed Previous Participation Certification (Form HUD-2530) for the proposed owner to Jane Butler – 4AHMLAU, Atlanta MFPD Center, Five Points Plaza, 40 Marietta St., Atlanta, GA 30303-2806.**

**For questions about APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588.**

**PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.**

**This is an "All Cash – As Is" sale.** HUD is providing no financing for this sale. The Purchaser must provide for payment of the full purchase price in cash at closing.

**Submission of Bids:** Bids for this property can only be considered for acceptance if submitted on the specific forms listed in the Bid Kit for this property, along with required earnest money. A Bid Kit may be obtained as indicated below.

**Suspended or Debarred Parties:** 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 CFR TITLE 24, SECT. 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 PROPERTY. (Principal and Affiliate are defined at 24 CFR 200.215)

### INSPECTION OF PROPERTY AND BIDDING INSTRUCTIONS

Prospective bidders are urged and invited to inspect the property prior to submitting a bid. Note: If this is a foreclosure sale, HUD may not have access to the property. Bids for this property can only be considered if properly submitted by following the bidding instructions provided in the FREE INFORMATION and BID KIT.

The FREE INFORMATION and BID KIT may be viewed or printed at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/pd/mfplist](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist).

You may also sign up for our electronic mailing list at this web address. If you do not have internet access or cannot download a PDF file, you may obtain a copy of the bid kit by contacting Diane Trimble at (678) 732-2051.

**BIDS for Pemberton Manor Apartments  
MUST BE PRESENTED ON: October 6, 2011**

at: 2:00 p.m. (local time)  
at: Wicomico County Courthouse  
(On the steps)  
101 North Division Street  
Salisbury, MD 21801

**HUD OFFICE:**  
Atlanta MFPD Center  
Five Points Plaza  
40 Marietta St.  
Atlanta, GA 30303

**REALTY SPECIALIST:**  
Jane Butler  
Phone: (678) 732-2535  
[jane.y.butler@hud.gov](mailto:jane.y.butler@hud.gov)