



825 E. Sunrise Sealed Bid Comparison



	Edeleman	JM Properties	MJBH Holdings	Felipe Yalale
Purchase Price	\$1,500,000	\$1,200,000	\$1,250,000	\$1,300,000
Payment Method	Cash	Cash	Not Addressed	Cash
Deposit	\$150,000	\$120,000	\$125,000	\$150,000
Deposit Conditions	*deposit + interest will be put toward purchase price	Not Addressed	Not Addressed	Buyer requests 1031 tax deferred exchange
Due Diligence Period	Purchaser may begin its due diligence of the property upon execution of this LOI and shall have a period of at least 90 days from the date of execution of the PSA to complete its review (Inspection Period)	45 days	30 days after execution of PSA. to include environmental, soil test and survey. If at any time during the due diligence period Buyer shall determine that the site is not suitable for their purpose, they shall have the right to terminate and receive deposit back.	21 days
Conditions of Closing	Purchaser's obligation to close contingent on ability to obtain all governmental approvals . It is estimated that Government Approvals will take approx. 6 mths. (Approval Period). Purchaser may have the time necessary to receive Governmental Approvals, which may exceed the Approval Period.	None Identified	None Identified	None Identified
Intended Use	B-3 zoning, including but not limited to a self storage facility	Quick Serve Restaurant w/ drive thru or bank	Unknown	Unknown
Closing Time Frame	60 days from obtaining Governmental Approvals	30 days from Due Diligence Pd.	45 days after execution of PSA.	7 days after Due Diligence Pd.
Closing Costs	Each party shall pay its own legal expenses.	Not Addressed	Not Addressed	Not Addressed

Ranking of Offers (1-4; 1 = most advantageous terms for City) lowest total= best overall for City				
SCORING CRITERIA	Edeleman	JM Properties	MJBH Holdings	Felipe Yalale
Purchase Price	1	4	3	2
Due Diligence Period	4	3	2	1
Closing	4	2	3	1
Total	9	9	8	4

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