



REAL ESTATE AUCTION

16320 Akron Street, Pacific Palisades, CA 90272

One (1) Block North of Sunset Boulevard

Charming Pacific Palisades Residence

Owner has raised her family, lived and enjoyed this house for many years, and now wants to move on. This creates an auction opportunity for a new family to enjoy the Pacific Palisades lifestyle.

Auction Date:

Sunday, February 20th, 2005 Time: 11:00 A.M. PST

Auction Location: On Site

16320 Akron Street, Pacific Palisades, CA 90272

Open Houses:

Every Sunday from 11:00 A.M. to 4:00 P.M.

[Photographs of Property](#)

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[Click Here For Acrobat PDF Version Of The Terms Of Auction](#)

FACTS AND FIGURES

Location	Pacific Palisades is one of the most desirable communities in California. This residence is on an ideal street.
Bedrooms/Baths	3 Bedrooms, plus Den, and 2 Baths
Square Feet	1,705 sq.ft. (+/-) with ample room to expand
Lot Size	180' Deep; 13,250 sq.ft. (+/-)
APN #	4419-011-051
Legal	Lot 87, Tract 17303

TERMS AND CONDITIONS OF AUCTION

If you care to be a spectator only, you are more than welcome.

If you intend to be an active bidder please note Auction Deposit Requirements .

Auction Deposit

To obtain a bidding number, every bidder MUST present a Cashier's Check in the amount of \$50,000.00 drawn on a California Bank, and made payable to: The Piatelli Company, Trust Account. (No Personal Checks Please)

Terms of Sale

All Cash at close of thirty (30) day escrow.

Escrow must close no later than March 30,2005

Buyer to obtain own financing. Financing Is NOT a contingency.

Escrow

Beverly Hills Escrow , 118 So. Beverly Drive, Beverly Hills,CA 90212 will convey the Grant Deed.

Escrow cost will be shared Fifty/Fifty (50/50) between Buyer and Seller.

Title Insurance

First American Title will issue a Standard Policy of Title Insurance to the new buyer in the amount of the high bid insuring the property to be free and clear of all Monetary Liens , to be paid for by Seller.

As Is

As in all auctions, this property is being sold " AS IS " with only a Guarantee of GOOD TITLE. Any serious prospective bidder is invited to have their inspectors make an inspection of the premises. Call auctioneers for appointment.

Deposit Receipt and Preliminary Title Report

Immediately at the conclusion of the auction, the High Bidder will be required to sign and approve the Deposit Receipt and Preliminary Title Report and no further instructions will be necessary to close escrow.

All Documents (Deposit Receipt and Title Report) will be available at open houses and auctioneers offices for review before the auction.

Broker Cooperation

For the past 40 years, we have encouraged all Brokers to bring their Clients to any of our auctions.

Two and a Half Percent (2-1/2 %) commission will be paid to the Licensed California Broker who represents the successful buyer, who MUST register the buyer at least 48 hours prior to the auction and MUST attend the auction with the buyer.

A broker cannot act as a principal and a broker on the same transaction.

Questions

Call Auctioneers with any questions you might have.

THE PIATELLI COMPANY

Real Estate Auctioneers in Los Angeles for over Half a Century

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