December 17, 2019

ARIZONA STATE UNIVERSITY

ADDENDUM NO 2

RFP 242002
REAL ESTATE BROKER SERVICES FOR
SAN TAN PIERPONT COMMERCIAL CONDOMINIUM SALE

Please note the following answers to questions recently asked by a Bidder. The answers, plus any additional comments are now incorporated into RFP #242002.

QUESTION:

1. **Do you have a targeted closing date that we need to adhere to? And if so, can you please share that with us?**

   Per the RFP a date-certain call for offers should be conducted within 90 days from the listed agreement. Closing date will be considered in final selection.

2. **Do you have a preference on selling the property vacant vs. as an occupied investment opportunity?**

   Highest market price is preferred. It would depend upon required out of pocket costs and time to achieve occupancy compared to the sales value of that investment.

3. **Can you share the operating expenses for the building?**

   Association dues are $2,080 per month. ASU does not pay property tax so buyers will need to take market property tax rates into consideration. The building is currently vacant so there are currently no other operating expenses.

4. **Which is more important, getting the highest possible sales price or selling the building as quickly as possible?**

   Both are important, however achieving a sale at or above market/appraised value is required.
5. Can we tour inside the building prior to the response due date?

Tours can still be scheduled, as needed, by appointment only. Please contact Henry Aguirre directly to schedule the appointment.

Henry Aguirre  
Office: (480)727-1882  
Cell: (480)205-4865

6. Which other real estate firms were issued this RFP?

This RFP was made available to the public on 12/3/2019 via the ASU Bid Board located here: https://cfo.asu.edu/commodities-bid-board

Deliver your Bid to Purchasing and Business Services:  
1551 S. Rural Rd., Tempe, AZ 85287-5212 or mail to P. O. Box 875212 Tempe, AZ 85287-5212, no later than 3:00 P.M., M.S.T. December 20, 2019.

Thank you

Hayley Good  
Supply Chain Management Buyer  
File: RFP #242002