

SERVPRO OF NORTH KNOXVILLE OFFICIAL BID FORM

Atlantic Capital Bank, N.A. (ACB) has foreclosed on assets formerly known as DSK Pro, Inc dba ServPro of North Knoxville (SNK) which consists of an approximately 0.90 acre parcel of real estate, 3,000 Sq. Ft. single span metal building w/ office space, a full complement of restoration type equipment & (10) trucks located at 2100 East Raccoon Valley Rd., Heiskell, TN 37754. ACB is liquidating these assets through a Sealed Bid Liquidation Process. Prospective bidders may bid on SNK as an in-place operation, one bid to purchase all assets including real estate & all equipment and trucks to remain in-place **OR** bid on the real estate by itself and equipment separately **to be removed**.

The following are the terms & rules of this liquidation. **The Bidder** (defined as the individual who has filled out the Bidder Information below) must sign below acknowledging that he/she has read these terms & rules and agrees to abide by them. **Any bid form submitted without signature will not be accepted.**

- ACB has foreclosed and perfected its security interest in the SNK assets and can pass clear title to the SNK assets.
- ACB is liquidating the SNK assets as is / where is without warranty or guarantee.
- The SNK real estate is to be sold for cash at closing. There will be no financing contingency as part of the standard commercial real estate contract.
- The bidding deadline for this liquidation is Noon Thursday October 29, 2020 EDT. All bids must be submitted on this official bid form.
- ACB will make its bid acceptance / rejection decision by 5:00PM Friday October 30, 2020 EDT. Unsuccessful bidders will be notified by email only ASAP after ACB's bid acceptance/rejection.
- All bids are confidential and will not be made public.
- All equipment has either been tagged & cataloged separately or made part of a larger tagged lot. The list of equipment can be found on the Fact Sheet in the Invitation to Bid package or at www.dobbinscompany.com. It is Bidder's responsibility to determine the accuracy of this list and bid accordingly.
- If bidding on the real estate, either as part of the in-place package or separately without any inventory or equipment to be included and ACB accepts the bid, a standard commercial real estate sales contract (SCRESC) must be executed by 5:00PM Tuesday November 3, 2020 and a 10% of total bid Earnest Money deposit submitted. A draft copy of the SCRESC is available for inspection at www.dobbinscompany.com. Bidders may make their bid contingent on the addition or deletion of language in this draft contract. However, any contract language changes must be made clear in the Notes section below or by an addendum to the bid form at bid submission. No contract language change considerations will be made post-bid submission if not made part on the original bid form without consent from ACB.
- If bidding on the in-place operation with Real Estate & Equipment, an individual bid must be placed on the RE and a separate individual bid must be placed on the equipment which will add up to the total bid made for the in-place operation.
- ACB will pay ½ of the normal legal fees associated with closing. **The Bidder** is responsible for all other closing costs other than prorated real estate taxes
- Unless otherwise approved by ACB, the real estate sale must be closed within 30 days of contract execution.
- Anyone bidding on the in-place operation is only buying fixed & real property assets. Bidders are not bidding on anything associated with the previous business/corporation. No intangible franchise asset is being offered in this liquidation.
- If bidding on the inventory & equipment **to be removed** and the bid(s) are accepted, then these sales must be closed with 100% certified funds by 4:00PM Tuesday November 3, 2020 EST. Vehicles must be removed by 4:00PM Wednesday November 4, 2020 EST. All misc. equipment in building must be removed by 5:00PM Friday November 6, 2020.
- The Dobbins Company represents ACB as its liquidation agent in the liquidation of the SNK assets and is not acting as a real estate agent or broker in any capacity. The Dobbins Company is not acting in an agent capacity for **The Bidder** in any form or fashion during the bidding and/or closing process.
- All information provided to **The Bidder** during the liquidation process is believed to be accurate but is not warranted or guaranteed. It is **The Bidder's** responsibility to ascertain for themselves the accuracy of all information provided and perform due diligence. ACB and/or The Dobbins Company may add or remove items without notice.
- **ACB intends to sell all assets to the highest bidder(s) but reserves the option of accepting or rejecting any or all bids. All sales are as is/where is, with no representations, warranties, covenants, or undertakings of any kind whatsoever.**

I have read the above terms & rules of this liquidation, agree to them, and submit the following bid(s):

(Signature Required)

<u>IN-PLACE OPERATION</u> - REAL ESTATE ONLY BID	\$
EQUIP ONLY BID	\$
TOTAL IN-PLACE OPERATION BID AMOUNT	\$
<u>REAL ESTATE ONLY PLUS OFFICE FURNITURE</u>	\$
<u>ALL MISC. EQUIPMENT IN BUILDING ONLY-TO BE REMOVED</u>	\$
LOT 161 2005 FORD BOX TRUCK W/TRUCK MOUNTED EXTRACTOR. VIN#: 1FDWE35L65HB04982	\$
LOT 162 2011 FORD F250 SUPER DUTY P/U TRUCK. VIN#:1FTBF2B66BEA97909	\$
LOT 163 2006 FORD F450 BOX TRUCK. DIESEL VIN#:3FRLL45Z76V319322	\$
LOT 164 2005 FORD E-350 SINGLE AXLE BOX TRUCK. VIN#:1FDWE35L55HB04990	\$
LOT 165 2006 FORD F250XL P/U TRUCK. MI: 118,279, VIN#:1FTNF21576ED16291	\$
LOT 166 2005 GMC SAVANA BOX TRUCK. VIN#: 1GDHG31V65191433	\$
LOT 167 2004 GMC BOX TRUCK W/TRUCK MOUNTED EXTRACTOR. , VIN#: 1GDHG31U241905031	\$
LOT 168 2011 FORD F150 EXT CAB 4X4 P/U TRUCK. , VIN#:1FTFX1EFXBFC62746	\$
LOT 169 2009 FORD TRANSIT VAN. , VIN#: NM0KS9BN5AT004316	\$
LOT 170 2006 FORD F350XL FLAT BED DUALY TRUCK W/EXT CAB. VIN#: 1FDWX37P06ED96786	\$

NOTES:

BIDDER INFORMATION

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ ST: _____ ZIP: _____

CELL PHONE : _____ EMAIL: _____

Submit **BOTH SIDES** of this Official Bid form by Noon Thursday October 29, 2020 EDT by email, fax, or delivery to:

The Dobbins Company ~1108 Old Chattahoochee Ave ~Atlanta, GA 30318

404-352-2638 Ext 107

FAX 404-352-9428

rick@dobbinscompany.com

PLEASE CHECK BIDS FOR ACCURACY

BID RECEIPTS WILL BE SENT ASAP AFTER SUBMISSION