

OFFER TO PURCHASE THE BUILDING AT 854 FIFTH AVENUE, NY, NY 10021

I/We _____, acting on behalf of
(type name, if applicable) _____
with the address at _____
hereby present the following good faith offer to purchase the above referenced property:

PURCHASE PRICE: US\$ _____ net to Seller;

NYC/NYS TRANSFER TAXES: Payable by Purchaser at closing, as condition of closing;

BROKERAGE FEE: 5% of the above purchase price, in addition to the above purchase price,
payable by Purchaser at closing, as condition of closing;

OTHER CLOSING COST: Any and all other closing cost typically paid by the buyer, including but
not limited to NYS mansion tax, payable by Purchaser;

CLOSING TIME FRAME: 60 days – 90 days – other (type here:) _____;

OTHER TERMS/CONDITIONS: Property sold "as is" with all personal property included (except for a
select number of newer artwork in the building);

Contract free of any and all contingencies by Purchaser, including but
not limited to financing, engineering, architect, etc.;

No representation by Seller of any systems' life expectancy or working
condition;

No representation by Seller of leaks on roofs, basements, windows,
doors, interior, etc.;

Delivery vacant of any residents/occupants;

Delivery with open permits and/or violations, if any;

Sale subject to Secretary of State approval;

Seller exempt from property taxes; no representation by Seller as to
what the taxes will be for Purchaser.

ADDITIONAL TERM(S): _____

PURCHASER'S ATTORNEY: Name: _____
Firm: _____
Address: _____
Phone / Mobile / Fax: _____
Email: _____

SIGNATURE: _____

DATE: _____