



PARAMOUNT REALTY USA

6 Residential Properties Oakdale, NY Dowling College Liquidation

ONLY 3 PROPERTIES LEFT!



BUY ONE • BUY SOME • BUY ALL

**2% Broker Participation
To Participating MLS Brokers**



prusa.com

516.280.8280



PARAMOUNT REALTY USA

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SUBMIT YOUR OFFER NOW!



PARAMOUNT REALTY USA

How To Participate

1. Review This Brochure

This brochure provides basic information about the properties offered.

2. Access Due Diligence Information

Due Diligence Information, which includes appraisals, surveys, photographs, title reports and more, has been made available for informational purposes only. Before submitting an offer, all interested buyers should e-mail info@prusa.com to request access to this information. Please include in your e-mail to us your Name, Phone and E-mail address. We will reply within 24 hours with instructions to access the information.

3. Attend Open House

Contact us to arrange a tour of the property.

4. Submit Offer Using Enclosed Offer Form

Use the Offer Form in this brochure to submit an offer as soon as possible, Submit offers to info@prusa.com or by fax to 516-248-1148. Please include price, deposit amount, days to close, and any contingencies in your offer, along with a mortgage approval or proof of funds. Seller reserves the right to accept or reject any offer at anytime. If you have any questions, please contact us at 516-280-8280.

ABOUT PARAMOUNT REALTY USA

Paramount Realty USA (PRUSA) is a specialty firm headquartered in New York that couples highly customized marketing programs with auction strategies to maximize value in the sale of real estate. Our team has 50 years of real estate auction experience, having marketed, sold or advised on well over \$2 billion of residential and commercial real estate and mezzanine interests by auction. PRUSA has closed over 500 transactions in New York since 2015 alone. PRUSA is proud to be New York's premier auction company. For more information, visit prusa.com.

SUBMIT YOUR OFFER NOW!

THIS IS A LEGALLY ENFORCEABLE CONTRACT. YOU SHOULD CONSIDER WHETHER YOU WISH TO CONSULT YOUR ATTORNEY PRIOR TO SIGNING THE SAME.



"THE RATE OR AMOUNT OF COMMISSION CHARGED FOR THE SALE LEASE, APPRAISAL OR MANAGEMENT OF REAL ESTATE SHALL BE NEGOTIATED BETWEEN EACH MEMBER OF LIBOR AND HIS CLIENT"

Date _____

OFFER FORM

PURCHASER:

(name)

(name)

(address)

SELLER:

(name)

(name)

(address)

The undersigned buyer hereby offers to purchase the real property owned by the seller and located at _____ on the following terms and conditions:

TERMS AND CONDITIONS

1. Purchase price

\$
2. Good faith deposit

\$
3. Down payment payable on Formal Contract (including above deposit)

\$
4. Subject to (existing) or (new) mortgage

\$
5. Cash on closing

\$
- TOTAL

\$

It is further understood and agreed that if this offer is not accepted by the seller in writing that the above good faith deposit will be totally refunded to the buyer. IN THE EVENT, HOWEVER, THE SELLER DOES ACCEPT THIS OFFER IN WRITING THEN SAID GOOD FAITH DEPOSIT WILL BE DELIVERED TO THE SELLER AND BUYER WILL PROCEED TO COMPLETE THE TRANSACTION IN ACCORDANCE WITH THIS PURCHASE AGREEMENT.

FINANCING

A. This sale is subject to and conditioned upon the buyer obtaining a (variable rate) (fixed rate) mortgage in the amount of \$_____ with interest at prevailing rate amortized over a period of not less than _____ years. Buyer understands that he/she/they is/are obligated to make a good faith effort to obtain such financing.

B. This sale is subject to existing (variable rate) (fixed) mortgage held by _____ which presently bears interest at _____ % per annum. The present monthly payment is \$_____ which includes (taxes) (insurance). The final payment is due _____

The mortgage commitment is to be obtained within _____ days from the date hereof or the date of a formal contract whichever is later. A formal contract is to be signed by the parties on or about _____

PERSONAL PROPERTY

The following personal property is included in the sale and is represented by seller to be in working order.

Exclusions are:

CLOSING

The balance of the purchase price will be delivered by the buyer to the seller at the date of closing which *will* take place on or about _____ at _____

LEAD HAZARD CONTINGENCY

This agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards, at the Purchaser's expense until 9:00 p.m. on the tenth calendar day after ratification or a date mutually agreed upon. This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within 3 days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 2 days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet Protect Your Family From Lead, Your Home for more information

ARBITRATION

Any dispute in which a real estate broker is claiming a commission from a party hereto as a result of the transaction set forth in this agreement and where the dispute involves a sum of money more than \$6,000 shall be resolved by arbitration before one single arbitrator. The arbitration shall be held in the county in which the real estate which is the subject matter of this agreement is located. The arbitration shall be governed by the commercial rules of the National Arbitration and Mediation. The prevailing party in the arbitration shall be entitled to recoup all of its cost including, but not limited to, all fees paid to the National Arbitration and Mediation, the arbitrator, any other administrative fees and reasonable attorneys fees. Any Award of the Arbitrator shall be final and conclusive upon the parties hereto and a Judgment thereon may be entered in the highest court of the State of New York having jurisdiction. Nothing herein contained shall prevent a broker from commencing an action as law or equity where such action is necessary for the broker to obtain injunctive or other temporary relief such as the relief provided in CPLR §2701.

COMPLETE AGREEMENT

Buyer and Seller acknowledge and agree that no representations, warranties or agreements have been made with respect to the premises or the purchase price hereof other than those set forth in the agreement. Buyer and Seller further agree that this agreement cannot be changed or modified in any way except by writing signed by both buyer and seller.

LEAD PAINT DISCLOSURE CONTINGENCY

This agreement obligates the parties to sell and purchase the real property described herein if as and when the purchaser has received the Lead Paint Hazard Disclosures required by the Residential Lead Based Paint Hazard Reduction Act of 1992 and the purchaser and seller have agreed to perform under the terms hereof or any other terms and conditions subsequently negotiated.

ACCEPTANCE

Acceptance of any offer by Seller and closing is conditioned on approval by the United States Bankruptcy Court for the Eastern District of New York.

ATTORNEY'S APPROVAL CLAUSE

This agreement is contingent upon purchaser and seller obtaining approval of this agreement by their attorney as to all matters contained therein. This contingency shall be deemed waived unless purchaser's or seller's attorney on behalf of their client notifies the broker in writing, of their disapproval of the agreement no later than 3 business days after full execution hereof. If purchaser's or seller's attorney so notifies, then this agreement shall be deemed canceled, null and void, and all deposits shall be returned in full to the purchaser.

Purchaser(s)
Broker _____ by _____
Attorney for Purchaser:

(address)

Owner/Seller(s)

Attorney for Seller:

(address)



PARAMOUNT REALTY USA

89 Central Boulevard, Oakdale

List Price: \$299,000
Name Your Price!

2% Broker Participation



Parcel ID: 500-35000-200-5000
Lot Size: Approx. 100x200
Lot Sq Ft: Approx. 19,602 sq ft
Type: Single Family Home
Year Built: 1960 (circa)
Style: Ranch
Living Area: Approx. 1,200 sq ft
Bedrooms: 3
Bathrooms: 1
Fireplace: 1
Basement: Crawl
Garage: 1 Car Attached
Schools: Connetquot



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PARAMOUNT REALTY USA

89 Central Boulevard, Oakdale

List Price: \$299,000
Name Your Price!

2% Broker Participation



SOLD



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PARAMOUNT REALTY USA

64 Chateau Drive, Oakdale

List Price: \$300,000
Name Your Price!

2% Broker Participation



Parcel ID: 500-35100-100-3000
Lot Size: Irregular
Lot Sq Ft: Approx. 6,534 sq ft
Type: Single Family Home
Year Built: 1955 (circa)
Style: Cape
Living Area: Approx. 1,856 sq ft
Bedrooms: 4
Bathrooms: 2
Fireplace: 0
Basement: Full
Garage: 0
Schools: Connetquot



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PARAMOUNT REALTY USA

64 Chateau Drive, Oakdale

List Price: \$300,000
Name Your Price!

2% Broker Participation



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PARAMOUNT REALTY USA

123 Idle Hour Blvd, Oakdale

List Price: \$295,000
Name Your Price!

2% Broker Participation



Parcel ID: 500-32400-500-13000
Lot Size: Approx. 130x160
Lot Sq Ft: Approx. 20,473 sq ft
Type: Single Family Home*
Year Built: 1959 (circa)
Style: Ranch
Living Area: Approx. 1,800 sq ft
Bedrooms: 3
Bathrooms: 3 half baths
Fireplace: 1
Basement: Full
Garage: 0
Schools: Connetquot

*Property is zoned as Residential Aa;
however, recent use was offices.



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PARAMOUNT REALTY USA

123 Idle Hour Blvd, Oakdale

List Price: \$295,000
Name Your Price!

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SOLD



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PARAMOUNT REALTY USA

135 Idle Hour Blvd, Oakdale

List Price: \$435,000
Name Your Price!

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Parcel ID: 500-350.00-2.00-2.001
Lot Size: Approx. 1.1 Acres
Lot Sq Ft: Approx. 47,000 sq ft
Type: Single Family Home*
Year Built: 1959 (circa)
Style: Ranch
Living Area: Approx. 3,600 sq ft
Bedrooms: 0
Bathrooms: 2 half baths
Fireplace: 0
Basement: Partial
Garage: 0
Schools: Connetquot



*Property is zoned Residential Aa, but has commercial use that is not transferrable.

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PARAMOUNT REALTY USA

135 Idle Hour Blvd, Oakdale

List Price: \$435,000
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PARAMOUNT REALTY USA

121 Central Boulevard, Oakdale

List Price: \$390,000
Name Your Price!

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Parcel ID: 500-35000-200-26002
Lot Size: Approx. 1.158 Acres
Lot Sq Ft: Approx. 50,446 sq ft
Type: Single Family Home*
Year Built: 1910 (circa)
Style: Colonial
Living Area: Approx. 3,000 sq ft
Bedrooms: 0
Bathrooms: 3 half baths
Fireplace: 2
Basement: Partial
Garage: 2-Car Detached
Schools: Connetquot.



*Property is zoned Residential Aa, but has commercial use that is not transferrable.

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121 Central Boulevard, Oakdale

List Price: \$390,000
Name Your Price!

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274 Connetquot Drive, Oakdale

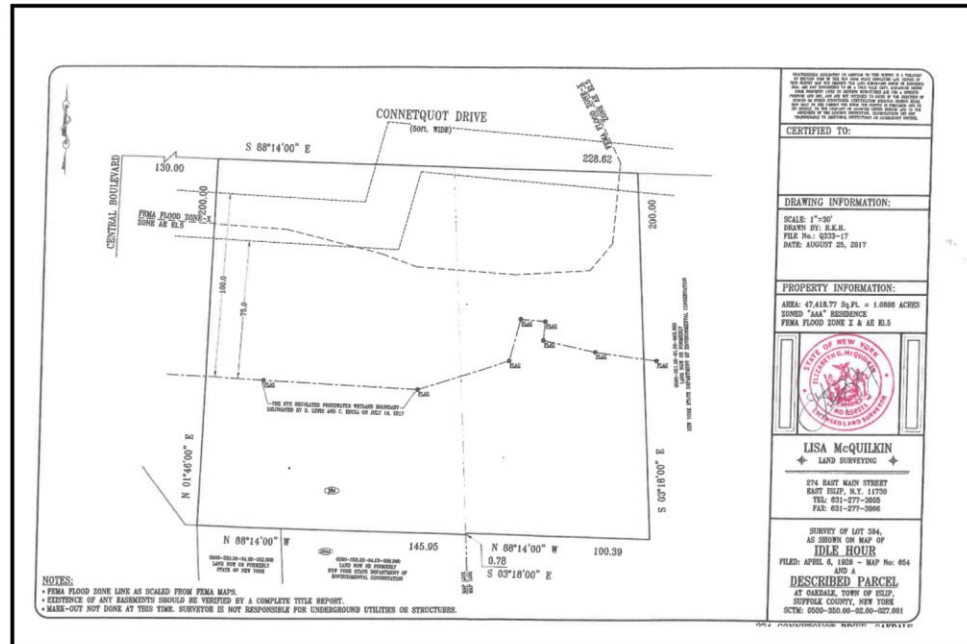
List Price: \$125,000
Name Your Price!

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IN CONTRACT

Parcel ID: 500-35000-200-27001
Lot Size: Approx. 1.1 Acres
Lot Sq Ft: Approx. 47,000 sq ft
Type: LAND ONLY
Year Built: N/A
Style: N/A
Living Area: N/A
Bedrooms: N/A
Bathrooms: N/A
Fireplace: N/A
Basement: N/A
Garage: N/A
Schools: Connetquot



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