

TO THE CITY OF SUGAR HILL, GEORGIA
BID FORM IFB 25-010 MILL CREEK PROPERTY SALE

(Please complete by Printing or Typing)

For the property described on Exhibit A which is attached hereto and incorporated herein by reference.

The undersigned bids \$ _____.

The undersigned has read the terms of the sale attached hereto as Exhibit B, which are incorporated herein by reference, and agrees to all terms of the sale.

This offer cannot be revoked or rescinded after 11:00 a.m. on Tuesday, March 25, 2025.

NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

Signature

Title: _____
(If bid is by entity)

This bid is to be sealed in an envelope marked "City of Sugar Hill Property Bid/Proposal #25-010".

This bid must be submitted and received no later than 11:00 a.m. on March 25, 2025.

EXHIBIT A
PROPERTY DESCRIPTION

A tract of land consisting of +/- 0.35 acres known as Gwinnett County Tax Parcel 7271-073, which is located at 4605 Creek Bluff Drive and known as Lot 10 in the Mill Creek Subdivision of Sugar Hill, Gwinnett County, Georgia and as further described graphically below.

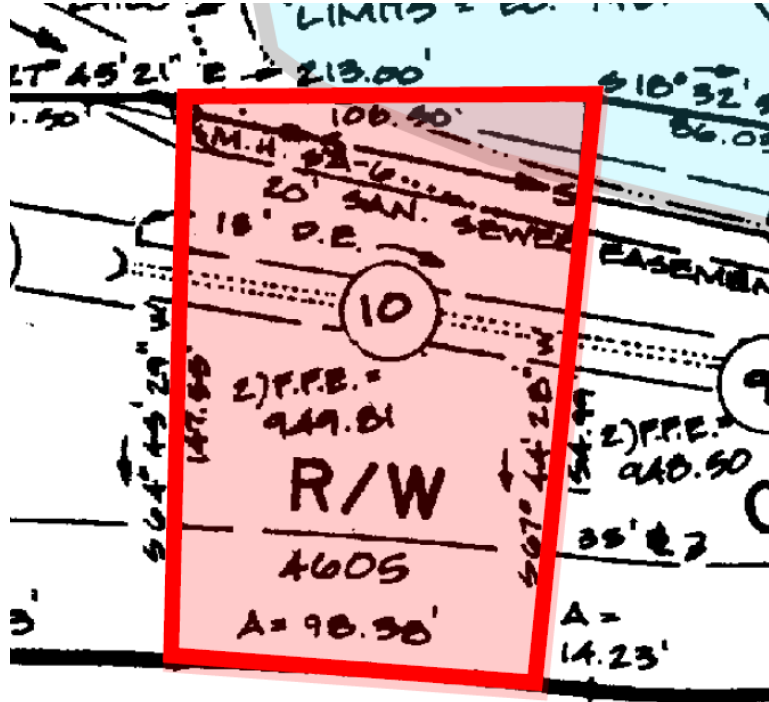
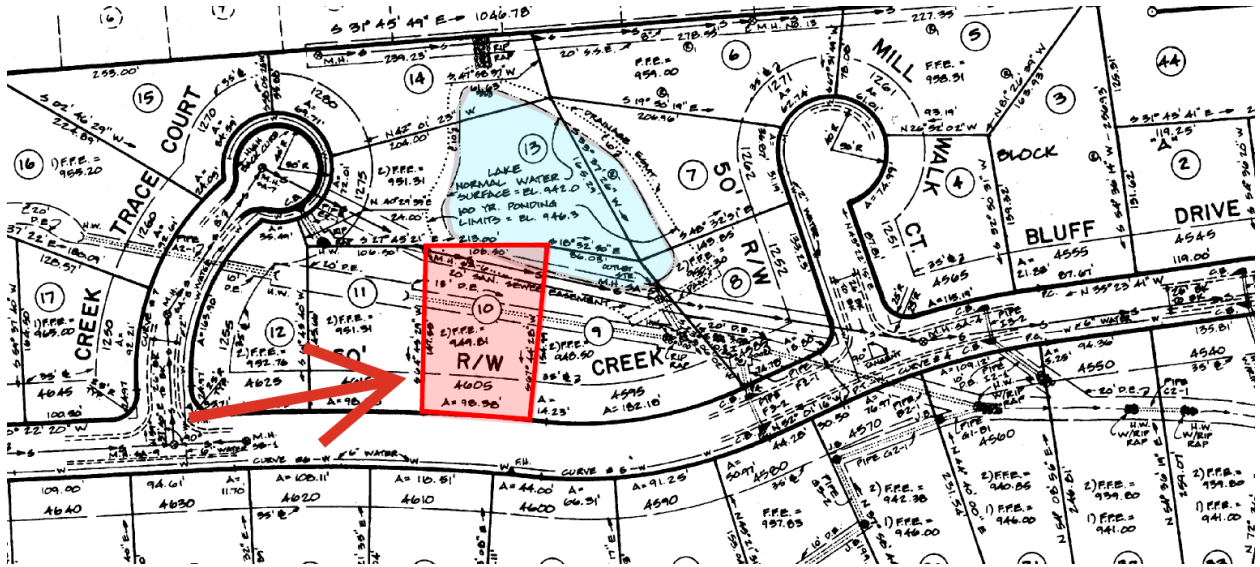


EXHIBIT B

TERMS OF SALE

- (1) No environmental site assessment has been completed;
- (2) No home inspection has been completed;
- (3) The property shall be sold as-is;
- (4) Seller makes no warranties or representations about the property whatsoever;
- (5) The Drainage Easement (D.E.) shown on the plat on Exhibit A contains a 60-inch, circular Aluminized Corrugated Metal Pipe. All maintenance and repair of the drainage easement (including the repair or replacement of the pipe) shall be the responsibility of the buyer and any successor owners of the property in perpetuity. The pipe within the drainage easement was replaced in November 2024;
- (6) There is also a Sanitary Sewer Easement (SSE) located on the property as shown on the plat on Exhibit A; The SSE is held by Gwinnett County water resources/Gwinnett County Water and Sewerage Authority.
- (7) The zoning is RS-150 and may be used in accordance with that land use. No changes to the zoning are implied, and single family uses are consistent with that zoning;
- (8) The property, while currently exempt will incur and owe property taxes in the future. In 2024 the estimated property tax bill would have been about \$5,510; estimated below:

Property Taxes – based upon 2024 millage rates:

Fair Market Value:	\$357,600
Assessed Value:	\$143,040
Gwinnett Co Property Tax:	14.35 mils = \$2,052.62
Gwinnett Co Schools:	20.55 mils = \$2,939.47
Sugar Hill:	3.5 mils = \$ 500.64
Stormwater Fee :	\$ 18.00
Total 2024:	\$5,510.73

The above is an estimate. Future property taxes will vary and will likely be higher than the above estimate.

- (9) All future redevelopment shall be consistent with the standards of the Zoning Ordinance of the City of Sugar Hill, Georgia;
- (10) The successful bidder shall be afforded an exclusive period of up to thirty (30) days

in which to complete any due diligence, obtain financing, and close on the property;

- (11) If the successful bidder does not close within thirty (30) days after closing, the city shall have the right to cancel the sale and reject the bid;
- (12) Bids shall be accompanied with refundable earnest money equaling not less than 1.5% of the proposed purchase price in certified funds. Earnest money shall be fully refunded to all unsuccessful bidders and to the highest responsive and responsible bidder only if the Seller determines it is unable to close; and
- (13) Envelopes containing bids must be sealed and must be clearly marked "City of Sugar Hill Property Bid #25-010".