

On behalf of our Vendor and First National Real Estate Yamba, we would like to welcome you to



Dune Residences

3 Dunes Court
YAMBA NSW 2464

Townhouse 1 - SOLD

Townhouse 2 - SOLD

Townhouse 3 - SOLD

Townhouse 4 - SOLD

We have prepared this information kit to assist with any queries you may have on the property and to also give you some important purchasing tips that explain our offer process.

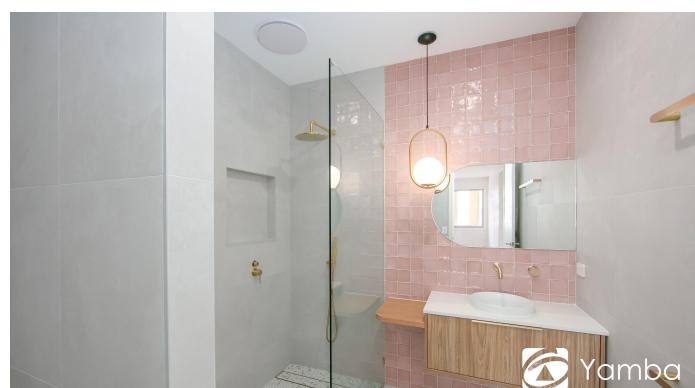
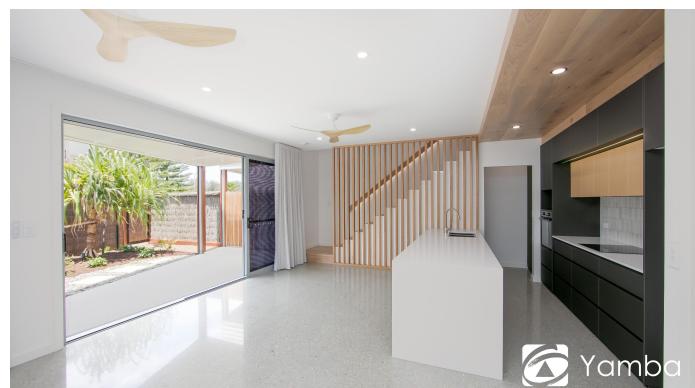
Some properties are selling quicker than anticipated, so please advise us of any interest so we can keep you fully informed of the progress of the sale and ensure you do not miss out.

Contact our Sales Team today!

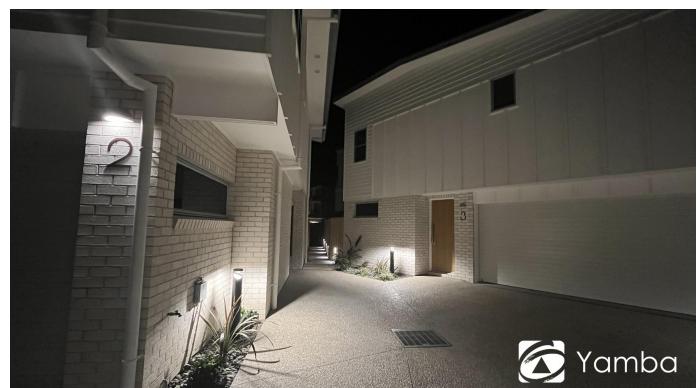


[Phone](#)

[Email](#)



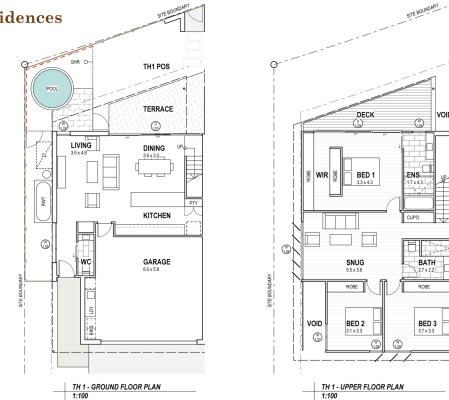






 Yamba

Dune Residences

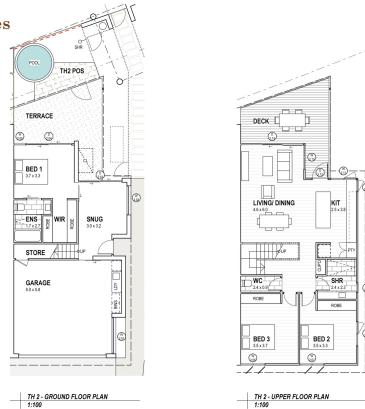


YAMBA
Townhouse 1/3 Dunes Court

Disclaimer: For illustration purposes only. All dimensions are approximate and illustrations are not to scale. Particulars given are for general information only and do not constitute any representation by the vendor or agent.

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REAL ESTATE | Yamba

Dune Residences

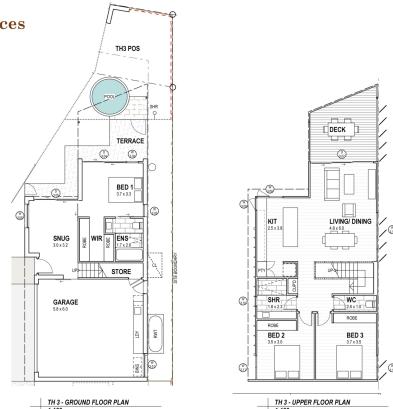


YAMBA
Townhouse 2/3 Dunes Court

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Dune Residences



YAMBA
Townhouse 3/3 Dunes Court

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DUNE RESIDENCES - Pippi Beach YAMBA

With just one of these luxury townhouses now available, the Dune residences are perfectly positioned beside Pippi Beach in Yamba with cafes, restaurants and bars a stroll away, every day will be marked by a familiar smile, a friendly wave or a spontaneous catch up.

These four majestic apartments are meticulously fashioned for your living aspirations. The allure of the Dune residences lies within its intricate nuances. Crafted with precision by O'Keeffe Constructions, integrating coastal-themed superior materials, these homes are embodiments of unmatched excellence. Every design element and stroke of craftsmanship converge to present a living experience that many can only yearn for.

Every residence is adorned with private lush courtyards and exquisitely tiled plunge pools, panoramic windows, and generous terraces. The interiors harmonise warm wood elements and polished concrete, accentuated by soft white undertones and subtle colour palettes, all complemented by chic fixtures and luxurious stone touches. The Dune residences invite you to dive deep into the Yamba way of life.

Epitomizing a laid-back coastal opulence that mirrors its coveted seaside locale, these contemporary boutique homes are Yamba's finest invitation for you to settle in.

We encourage you to inquire today on townhouse 4. Don't miss this opportunity to secure this last remaining residence!

PRICING:

Townhouse 1 - SOLD

Townhouse 2 - SOLD

Townhouse 3 - SOLD

Townhouse 4 - SOLD

*Agents Interest

TOWNHOUSE 1

Townhouse 1

3 | 2 | 2 | 262m²

Multi Level

Plunge Pool

Ocean Views

Private Courtyard

Lush tropical gardens

After beach outside shower

BBQ spaces for entertaining

[Click to View web listing](#)

SOLD

TOWNHOUSE 2

3 | 2 | 2 | 243m²

Multi Level

Plunge Pool

Ocean Views

Private Courtyard

Lush tropical gardens

After beach outside shower

BBQ spaces for entertaining

[Click to View web listing](#)

SOLD

TOWNHOUSE 3

Townhouse 3

3 | 2 | 2 | 260m²

Multi Level

Plunge Pool

Ocean Views

Private Courtyard

Lush tropical gardens

After beach outside shower

BBQ spaces for entertaining

[Click to View web listing](#)

SOLD

TOWNHOUSE 4

Townhouse 4

2 | 1 | 2 | 140m²

Single Level

Plunge Pool

Ocean Views

Private Courtyard

Lush tropical gardens

After beach outside shower

BBQ spaces for entertaining

[Click to View web listing](#)

SOLD

Location

Google Map



Surrounding Sales Evidence



As a potential purchaser, no doubt you are in the process of researching the local market and trying to ascertain for yourself what this property, Dune Residences - 3 Dunes Court, YAMBA is actually worth.

We, at First National Yamba, are not only in the business of real estate, but are also in the business of education. We are here to assist you in your hunt for the most suitable property that will meet your needs and budget, as well as educate you in what the current property market in our area is reflecting in terms of property values. And, while we are not Property Valuers, we continually monitor the local property market which supports and gives evidence of property prices that have been achieved and which are currently being sought. So, for your information, we provide our latest Market Report for properties that have Sold and that are currently For Sale in the surrounding area of Dune Residences - 3 Dunes Court.

If you have any questions, please do not hesitate to contact us.

FIRST NATIONAL YAMBA MARKET AREA REPORT

[Market Report - Area 2](#)

Property Management

Putting YOU first

As one of the town's longest serving agencies, First National Yamba occupies a main street presence in one of Northern NSW most desirable locations. Servicing Yamba and surrounds, we offer a full range of real estate service from sales and leasing in residential, industrial, commercial, rural and our speciality, holiday accommodation....

We passionately believe in providing first class service and live by our happy customer reviews. Our business provides a superior service with our key ethic being that **ALL** our staff take ownership, putting the needs of **CLIENTS FIRST**.

Results do not happen by chance, they are a function of thoughtful individual strategy, trust and relationships. Being part of the largest co-operative of independent real estate agencies in the country, our office enjoys the luxury of support from our large family of fellow First National members, while at the same time being able to steer our individual operations as best to suit our **CLIENTS** individual needs.

With a longstanding team of the most professional and experienced staff, our independent business model means we do not get told to follow scripts, we understand that it is about listening, and providing solutions. Always at the coal face of innovation and technology, we pride ourselves using the finest and most efficient marketing in an intelligent way.

If you are looking to invest in real estate and are seeking a professional and efficient Property Manager, our team are ready for your call. We would love to hear from you and will be happy to help in any way we can.

Select the down arrow on your mobile device or tablet to switch between our Permanent Rentals and Holiday Letting Departments...

Permanent Rentals

PERMANENT RESIDENTIAL PROPERTY MANAGEMENT

First National Real Estate Yamba manages approximately 100 permanent residential rental properties in Yamba and its surrounding area and prides itself in providing first class service, always aspiring to go above and beyond and never losing sight of the fact that we are dealing with **YOUR** No. 1 asset.

Why Choose First National Real Estate Yamba as your Property Manager?

As a property investor you have the choice of managing your investment properties yourself or delegating the day-to-day management to managing agents. Engaging a professional Property Manager is the preferred option for investors in today's more complex property market.

Choose your Property Manager wisely as this can make a great difference to the real return you achieve from your property. The number one objective of a Property Manager should be minimise vacancies and maximise property returns. Investors who think that hiring a property management professional is too expensive soon find out just how expensive hiring an amateur can be. You only need a few unnecessary weeks of vacancies each year before you can find yourself well behind. And, a poorly optimised property can leave you tens of thousands behind over the long-term.

The problem of inexperience is partly driven by investors who think it makes no difference who they have manage their rental property. Their choice of agency is therefore decided on the basis of who discounts their management fee the most. As a result, some business owners offset those discounted fees by employing inexperienced juniors to manage their landlords' assets.

Agents in our area normally charge between 6% and 10% of the rental collected to manage the property. While we're commercially competitive, we take the professionalism of our Property Managers very seriously. First National Real Estate Yamba commits its staff to ongoing training to stay ahead of legislative changes, and to better understand how they can add value to a landlord's returns, preferring to compete on quality and results than the lowest fee.

If you are thinking of purchasing Dune Residences - 3 Dunes Court, YAMBA to rent out on a permanent basis, our Property Manager, Renae Smidt, would love to discuss your property investment needs and expectations:



Renae Smidt
Property Manager

[Phone Renae](#)

[Email Renae](#)

Here's What Renae's Clients say....

[**View Testimonials Here**](#)

Holiday Letting

FIRST NATIONAL HOLIDAYS

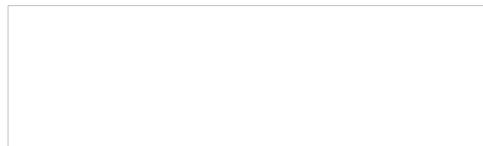
FN Holidays Yamba & Iluka is the holiday letting arm of First National Real Estate Yamba and First National Real Estate Iluka Woombah which manages 100+ holiday properties in Yamba, Iluka and their surrounding areas and prides itself in providing first class service, always aspiring to go above and beyond and never losing sight of the fact that we are dealing with **YOUR** No. 1 asset.

Why consider the Management Services of First National Real Estate Yamba or First National Real Estate Iluka Woombah...

First National Real Estate Yamba and First National Real Estate Iluka Woombah hold the responsibility of looking after what is normally their clients' most valuable asset in the highest regard and continually work towards providing the ultimate real estate experience.

With a business philosophy aimed squarely at customer service, innovative marketing and superior results, they look forward to proving their commitment and unbridled enthusiasm to create the best possible result for you.

Click on the logo below to see why you should list with us and to view our website and other holiday properties managed by our team:



If you are thinking of purchasing Dune Residences - 3 Dunes Court, YAMBA to holiday let, our Holiday Manager, Shayne Richards, would love to discuss this with you.



Shayne Richards
Holiday Manager

[**Phone Shayne**](#)

[**Email Shayne**](#)

Here's What Shayne's Clients say....

[**View Testimonials Here**](#)

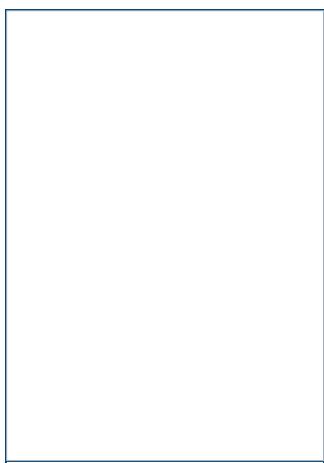
Investor Information

POTENTIAL HOLIDAY LETTING RATES

Dune Residences - 3 Dunes Court, YAMBA

Townhouse 1, 2 & 3

3 Bedroom Townhouse
1, 2 & 3



Click image to View

Villa 4

2 Bedroom Villa
4



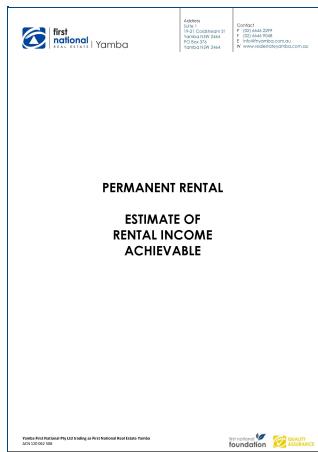
Click image to View

POTENTIAL PERMANENT RENTAL INCOME

Dune Residences - 3 Dunes Court, YAMBA

Townhouse 2

3 Bedroom Townhouse # 2



Click image to View

Recommended Services

Loan Market

Mortgage Broker

Click below to email Chris



Need help finding the right loan?

Chris Appleford
Mortgage Broker



Home loans



Business loans



Car loans



Personal loans



SMSF

**Make
the call.**

0435 554 422

chris.appleford@loanmarket.com.au

loanmarket.com.au/chris-appleford

Loan Market Pty Ltd | Australian Credit Licence 390222 | If you'd prefer not to receive marketing messages from me, no problem, just email or call me.

John Elder Pest Control

Pest & Building Inspections



Offering comprehensive building and pest inspections in the Clarence Valley Area.

These inspections are essential for identifying potential issues in properties, ensuring they are safe and sound before purchase, sale, or renovation.

Here's why our service stands out...

With over 40 years of experience in the pest control industry,

John Elder Pest Control provides expert building and pest inspection services.

Our inspections are conducted by qualified professionals who use advanced techniques and tools to detect problems that might not be visible to the untrained eye.

Contact John Elder Pest Control today...

Matt & Steve

Lic No. 5114666

www.johnelderpestcontrol.com.au

johnelderpestcontrol@outlook.com

[0418 661 185](tel:0418661185)

Setting the benchmark in pest management since 1976

Same Day Inspections

Pest & Building Inspections



Buying a House? Get the right advice!

Expert inspections include, Licensed builder & Timber Pest Specialist (Two Man Team), Thermal, Termite Radar and Same Day Photographic Reports.

www.samedayinspections.com.au

inspect@samedayinspections.com.au

[02 6645 3405](tel:0266453405)

Andy Keane - Licensed Builder 30yrs - NSW Builders Lic No. 104150C - [0409 614 995](tel:0409614995)

Dion Peters - Pest Technician 10yrs - NSW Pest Lic No. 15102227 - [0402 958 962](tel:0402958962)

Master Builders Member 3503370

BM Renovations

Property Analysis

BM RENOVATIONS



6892 Gwydir Highway Cangai NSW 2460

bmrenovations@outlook.com

Building Enquiries Mark: 0405 510 541

Development Planning Enquiries Bec: 0433 440 279

A.B.N 84 566 067 066

Lic. No: 1247454 QLD/257304C NSW



PROPERTY ANALYSIS

EXCLUSIVE TO REAL ESTATES EXPERT ADVICE AND GUIDANCE FOR YOUR VENDOR CONTRACTS

Extensive reports that provide your clients with comprehensive evaluation of your listed properties. These exclusive reports examine physical, environmental & development potential aspects. Property analyses establish the context of opportunities for properties including both natural and built environmental elements.

Including these for your vendor will provide potential purchasers a thorough understanding of a property's full potential development use.

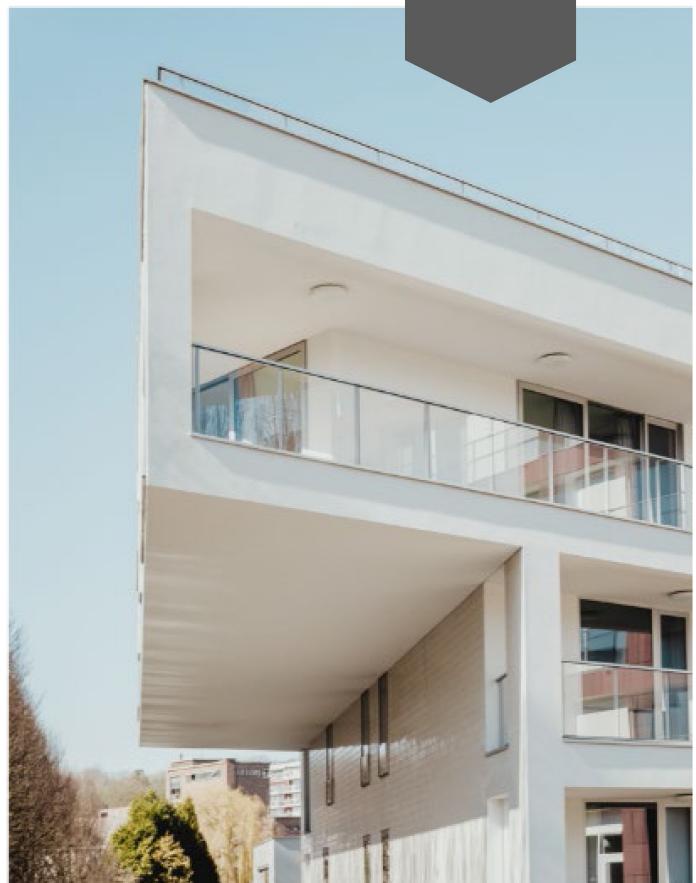
Residential	- \$225
Rural	- \$350
Commercial	- \$450 - \$600

Contact us now for further information

Rebecca Lucock
Planning Consultant

0433 440 279

bmrenovations@outlook.com



[**BMRENOVATIONS.COM.AU**](http://BMRENOVATIONS.COM.AU)

Transfer of Land or Business Duty

(Formerly Stamp Duty)

Transfer of land or business duty (formerly known as stamp duty) is a duty on the following transactions:

- a sale or transfer of land, including improvements in NSW
- a sale or transfer of business assets in NSW
- a declaration of trust over dutiable property in NSW

Liability

Who pays the duty?

The purchaser or transferee is liable to pay the duty.

When am I liable for the duty?

Your liability for duty arises when the sale or transfer occurs. However, if the sale or transfer is affected by a written instrument (contract or agreement or transfer), liability arises when the instrument is first executed.

Calculating Duty

How is duty calculated?

Duty is calculated on the total dutiable value of the property subject to the transaction.

What are the current rates and thresholds?

The current rates and thresholds are outlined in the table below:

Value of the property subject to the transaction	Rate of duty
\$0 - \$14,000	\$1.25 for every \$100 (the minimum is \$10)
\$14,001 - \$31,000	\$175 plus \$1.50 for every \$100 over \$14,000
\$31,001 - \$83,000	\$430 plus \$1.75 for every \$100 over \$31,000
\$83,001 - \$310,000	\$1,340 plus \$3.50 for every \$100 over \$83,000
\$310,001 - \$1,033,000	\$9,285 plus \$4.50 for every \$100 over \$310,000
over \$1,033,000	\$41,820 plus \$5.50 for every \$100 over \$1,033,000
Premium Property Duty: Residential Properties over \$3m	\$155,560 plus \$7.00 for every \$100 over \$3,101,000

The premium rate applies to residential properties only. If your property is worth more than \$3 million (as per the premium table above) and part of it is used for business, we'll only take into account the part that's used for residential purposes when applying the premium transfer duty threshold.

For more information visit [Revenue NSW](#)

[Transfer Duty Calculator](#)

NSW Government Grants

[NSW Grants Available](#)

Real Estate Terminology



A - C

Adjustments

The purchase price of the property is “adjusted” to allow for expenses that have been paid in advance or are owing at settlement. In other words, it is the seller’s responsibility to pay the rates and all statutory fees and outgoings until settlement.

Auction Conditions

3 business days before and after the scheduled auction date is the period where any offer signed is under "Auction Conditions" and therefore not subject to a cooling off period.

Bank valuation

A bank's estimate of a property's value. This is often more conservative than the actual market value.

Body corporate

An administrative body made up of all the owners within a group of units or apartments of a strata building. The owners elect a committee which handles administration and upkeep of the site. Also known as owners corporation.

Capital gains

The profit on the sale of a capital asset, such as a house.

Caveat

A notification on the title declaring a party other than the owner may have an interest in the property.

Caveat emptor

Latin for “buyer beware”. In a property transaction, the purchaser carries the risk. In other words, do your homework.

CGT

Capital gains tax. In real estate terms, this is a tax levied on profit from the sale of an investment property (not the family home).

Contract

Contains the terms and conditions of the sale. You should organise for your legal representative to review the contract prior to signing it. We cannot sell the property subject to a conveyancer or solicitor perusing the paperwork. Any variations to special conditions must be agreed to by the vendor's representative.

Conveyancing

The process that legally transfers property ownership from one entity to another.

Cooling Off Period

Once an offer is accepted, the buyer will have 3 clear business days from the time that they sign the contract to withdraw their offer to purchase. The penalty is generally 0.2% of the purchase price to cool off.

Counter offer

A new offer, made after a previous offer has been rejected by the owner.

D - L

Deposit

A deposit is taken by the Agent on the signing of the Contract. Usually 10% of the purchase price unless otherwise negotiated. The deposit is held in trust by the Agent and cannot be released until agreed to by the purchaser's and vendor's solicitor.

Exchange of contracts

The legal process that creates a binding agreement for the sale of a property. A deposit is usually paid at this time, and may be forfeited if either party backs out of the agreement.

Fixtures & Fittings

Items fixed to a property in a way that would damage the item or the structure of the property if they were to be removed, such as built-in shelving or carpets. Usually included in the sale of a property.

Items in a home that can be taken out without damaging the items or the space in which they were located. Includes washing machines, refrigerators and other items not usually included in a property sale.

Joint tenants

Each owner has equal shares and rights in the property.

M - S

Median

The median house price is the middle price of all sales recorded in a particular suburb, postcode, city or state. If there were 100 sales in a particular suburb, in ascending order, the median would be number 50 on the list. It's commonly assumed that the median price is the same as the average price, but that's not the case. To calculate the average, you would add up the 100 sales and divide the total by 100 (the number of sales).

Passed in

When the highest bid at an auction doesn't meet the reserve price set on the property. In effect the property doesn't sell at the auction.

Reserve price

The lowest price a vendor has agreed to accept.

Settlement date

The date on which a property purchase is finalised. The buyer pays the balance of the purchase price and picks up the keys. Settlement is handled between your solicitor and the purchaser's solicitor. Settlement terms can range from 30 days to even 150 or 180 days. It is recommended that you discuss your preferred settlement early with your agent.

Stamp duty (now called "Transfer of Land or Business Duty")

Tax levied on a contract, calculated as a percentage of the contract value. Varies between states and territories.

Strata title

Also known as unit title. This title grants ownership of a section or a 'unit' of a larger building. This 'unit' can be sold or transferred by the owner.

T - Z

Tenants in common

Two or more buyers own a property with unequal shares and rights.

Title

The type of property ownership, for example Torrens title, strata title or company title.

Trust account

A bank account managed by a real estate where funds (such as deposits and rental income) are held on behalf of someone else.

Vendor's Statement

Also known as the "Section 32" and contained within the Contract. This contains everything the buyer is required to know about the property (outgoings, building approvals, title etc). The equivalent of a road worthy certificate for a property.

Yield

The annual rental income of an investment property, expressed as a proportion of the property's value.

Zoning

An urban planning tool used by local governments to determine how land is to be used. Examples include low density residential, high density residential, mixed use and metropolitan centre.

Keys to Purchasing

Purchasing residential real estate can be a very exciting process. However it can also be a confusing process for the prospective buyer. You may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the buying process through our company.

Property owners receive all types of interest – some genuine, some not. Some people submit offers to test the possibility of a sale but do not actually stay true with their offer. This can lead to frustration and concern for the owners as they try and assess who is actually a genuine buyer.

If you wish to purchase one of our properties being offered for private sale or place an offer prior to auction or during an expressions of interest campaign, you should follow the steps outlined below. This will enable you to put forward your strongest purchasing proposition to the agent which in turn will give you the very best opportunity to secure the property.

Please note that we take the selling process very seriously and any offers communicated by letter, fax or email are considered nothing more than indications of interest. All offers must be signed up on a Contract of Sale prepared by the vendor's legal representative and accompanied with a deposit for 10% of the purchase price.

Step 1

PROVIDE AGENT WITH YOUR FULL DETAILS

If you decide to make an offer, we will ask you to confirm the following details before arranging a meeting with the vendor:

- Actual purchase price you will pay for the property
- Payment method for the required 10% deposit
- Settlement period you require or that the vendor has stipulated
- Name of your chosen solicitor or conveyancer
- Name of your bank or financial lending institution
- Any special conditions or requests you may have so that we can inform the vendor.

Step 2

CONFIRM THE TIMEFRAME AVAILABLE TO CARRY OUT ANY INVESTIGATIONS

Find out if the property has a deadline on it, such as auction or other offers from interested parties.

Step 3

DECIDE IF YOU ARE GOING TO OBTAIN PEST & BUILDING INSPECTION

Before you purchase any property, you may feel the need to arrange a Pest and Building Report from a qualified inspector. Please note that this report is a complete list of defects of the property, and it can be very different from the feature brochure that you receive from our agency! Most people are shocked with the report they receive on the property, and most times misinterpret the report. The point to remember here is that all properties at one time or another require maintenance, and this known as a capital improvement.

Step 4

NOTIFY YOUR LENDING INSTITUTION OF YOUR PURCHASE ADDRESS & DETAILS

A pre-approval of finance from your bank or lending institution needs to be in place before safely proceeding with your property purchase, however many banks will approve you in principle (pre-approval) yet may require a valuation. This is normal practice of lending institutions, and serves as confirmation of the agreed sale price.

With an auction property, it is highly unlikely that an offer 'subject to finance' will be considered as the standard marketing campaign is quite short and the vendor cannot be expected to halt their advertising and open for inspections whilst waiting for the offer to become unconditional.

Step 5

MEET WITH THE AGENT AND PROVIDE ALL DETAILS FOR SIGN OFF WITH THE OWNER

Once agreement on price, settlement, conditions, etc has been reached and the vendor has signed the Contracts of Sale, the agent will make arrangements to provide you with one of these signed contracts. Only when an exchange of contracts has been completed can the sale proceed and the property is removed from the market.

Auction

BUYING AT AUCTION

If you are intending to buy at public auction, all the above-mentioned must be in place. Auction day is final. If you turn up and bid and you are the highest bidder past the reserve, on-the-market price, you are the instant owner awaiting settlement of the property. There is no cooling-off period three business days either side of the advertised auction date.

EOI

EXPRESSIONS OF INTEREST SALE

"Expressions of Interest Sale" is a very structured and tailored 4 week process with a nominated date as to when all offers are submitted to the Vendor. Properties can be sold prior to the Closing Date but the offer and terms would need to be at a level that would motivate the Vendor to sell prior.

If the property is to be sold prior buyers will be contacted and given a 24 hour window to also make an offer but all offers are kept private and confidential.

When all offers are in each buyer will be informed as to how many offers have been submitted (no price disclosed) and given one final opportunity to further improve their offer before the Vendor accepts.

If all offers are being presented at the closing date each buyer once again will be given an opportunity to increase their offer. This process is called a 3 phase negotiation.

SUMMARY

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and require advice, feel free to contact us with any questions you may have.

Useful Links



[Clarence Valley Council](#)

[Revenue NSW](#)

[Relocation Guide to Yamba](#)

Disclaimer

This Information Memorandum has been prepared in good faith and with due care by First National Real Estate Yamba.

By accepting this Information Memorandum, recipients agree for themselves and their affiliates to the terms of this Disclaimer.

This Information Memorandum has been prepared solely for general information purposes and not as specific advice to any particular recipient or any other person. It is not to be construed as a recommendation by First National Real Estate Yamba that any recipient proceeds with any investigation or with any purchase and/or lease of a property or service. In all cases recipients should carry out their own independent investigation, assessment and analysis.

Intending purchasers should note:

In the event of any inconsistency of this property report and the contract for sale of land, the provisions of the contract for sale of land shall prevail.

The lease details (if applicable) contained in this Information Memorandum are only illustrative of the relevant lease document/s.

Figures for outgoings as stated in this Information Memorandum may be based on estimates. Potential purchasers should make their own judgement as to the likely net income.

The only representations and warranties which have any legal effect will be those that are expressly included in any legally binding contract that may be concluded with a successful purchaser.

All stated dimensions and areas are approximate.

To the maximum extent permitted by law, no member of First National Real Estate Yamba, their respective directors, employees, agents, conjunctural agents, advisors or representatives, as the case may be:

provides any undertaking, express or implied, as to the accuracy, adequacy, reliability, reasonableness or completeness of the information or any opinion or statement contained in this Information Memorandum;

shall have any liability (including for negligence) for any statements, opinions, information or matters arising out of, contained in or derived from, or for any errors or omissions from or failure to correct, any information in this Information Memorandum or any other written or oral communications transmitted to any recipient; and/or

is under any duty of disclosure or fiduciary duty or any obligation to update any information contained in this Information Memorandum or any other written or oral communication transmitted or made available to a recipient, or to notify any person should any such information cease to be correct after the date

hereof or the date of provision, as the case may be,

and each recipient, by accepting delivery of this Information Memorandum, waives all rights in that regard.

This Information Memorandum is provided to the recipient on a confidential basis, and is not to be resupplied to any other person without the prior written consent of First National Real Estate Yamba. The recipient may, however, disclose the Information Memorandum to any of its employees, advisors (including lawyers and accountants) or agents to the extent absolutely necessary to allow the recipient to evaluate the property/properties and to act on an opportunity to purchase the property/properties, but will ensure that those employees, advisors or agents maintain the confidentiality of this Information Memorandum.