

AUCTION

DEVELOPER'S
CLOSE-OUT

TIGER INN EAST CONDOMINIUMS

[12 newly renovated condominiums just off the campus of Auburn University]

SIX SELLING ABSOLUTE



J P. KING

Est. 1915

Auburn, Alabama

FEBRUARY 9

Saturday, 1:00 PM (CT)

TIGER INN EAST CONDOMINIUMS

When you walk into one of these newly renovated units, you'll quickly agree that student living was never like this! These condominiums are packed with high-end features that provide an ideal environment for studying and relaxing alike.



Eight 3-bedroom, 3-bath units (six selling absolute) and four 2-bedroom, 1-bath units

FEATURES

- Hardwood floors
- Granite countertops
- Stainless appliances
- Full size washer and dryer
- Ceiling fans

IDEAL LOCATION

- Served by Tiger Transit
- Ideal for game-day lodging, approximately five blocks to Jordan-Hare Stadium
- Brief walk to Lowder Business Building and the north side of campus



J.P. KING

Est. 1915

Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

AUCTION

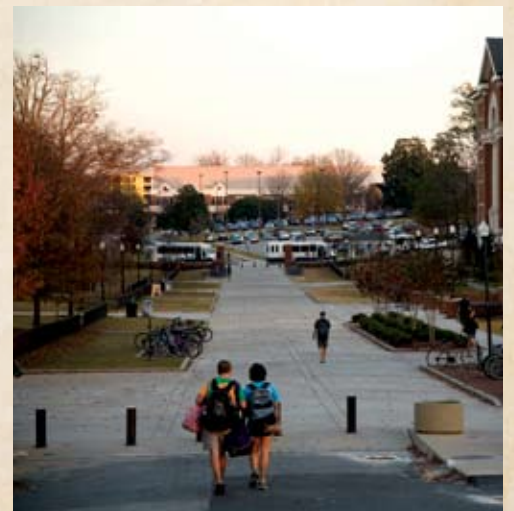
DEVELOPER'S CLOSE-OUT

The developer is closing out the last 12 units of this highly successful development. Best of all, the first 6 three-bedroom units will sell absolute, with no minimum bid or reserve! Each of the first 6 successful bidders gets his or her choice of any of the 8 three-bedroom units.



Looking for an investment?

*Four of these units are
occupied, providing
immediate income.*



In recent years, parents have realized that owning rather than renting can reduce the total cost of a college education due to the potential for appreciation, income and the possibility of tax savings.

You Are Offered This Personal
I N V I T A T I O N
Tiger Inn East Condominiums, Auburn, Alabama

A U C T I O N



12 Newly renovated condominiums just off Auburn University campus – six selling absolute

F E B R U A R Y 9 • 1 : 0 0 P M (C T)

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and property.

800.558.5464 Fax: 256.546.3311
 auctioninfo@jpkking.com

AUCTION REGISTRATION and SALE SITE

The auction will take place at the The Hotel at Auburn University and Dixon Conference Center meeting rooms E & F, located at 241 South College Street, Auburn, Alabama 36830 (see directions to sale site).

BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed buyer's Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

PROPERTY TOUR

An auction representative will be available onsite, at Unit #19 on February 2nd, 3rd & 8th from 9:00 A.M. to 5:00 P.M. and February 9th (auction day) from 9:00 A.M. to 12:00 P.M. You may contact the J.P. King Auction representative directly at 256.504.9407 during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpkking.com. Click on the "Upcoming Auctions," click auction of choice, click "Online Property Information Package".

BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

TERMS

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

AUCTION FINANCING

Financing available. For details, contact the Auction Information Center at 1.800.558.5464

DIRECTIONS TO PROPERTY

From the intersection of Magnolia Avenue and College Street: Travel west on Magnolia Avenue for 0.5 miles. Turn right on North Donahue Drive and travel 0.5 miles. Property is located on your left at 449 North Donahue Drive.

DIRECTIONS TO SALE SITE

The Hotel at Auburn University and Dixon Conference Center From the intersection of Magnolia Avenue and College Street: Travel South on College Street for 0.25 miles. The Hotel at Auburn University and Dixon Conference Center is located on your left at 241 South College Street.



J.P. KING AUCTION COMPANY
 108 Fountain Ave.
 Gadsden, Alabama 35901

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#719*08 **DISCLAIMER:** Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photos may feature terrain, wildlife, activities and lifestyle characteristics that could be associated with the property, but not be images of the property itself. Real Estate: J. P. King Auction Company, Inc. Auctioneer; J. Craig King, Auctioneer #354