

AUCTION

THE SOPHISTICATED WAY TO BUY AND SELL REAL ESTATE

Stirling | Sotheby's
INTERNATIONAL REALTY

Lori Chipps

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Auctioneer License # AU3707
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www.StirlingSIR.com/auctions

TERMS & CONDITIONS

TERMS: \$5,000 deposit down day of auction in the form of a Cashier's, Bank or Certified Check made payable to First Global Title, closing to be held within 30 days of the auction date. Deposit must be presented at time of registration.

TITLE: A guaranteed certificate of title will be provided by First Global Title at Seller's expense giving marketable title subject to restrictions of record.

FREE PRE-APPROVALS: Free pre-approvals are available through: Tobi Moyle, Mortgage Banking Leader, Wachovia Mortgage FSB @ 407-687-5719

DOCUMENTS AVAILABLE: A bidder's packet will be available day of auction and will include Purchase Agreement, Agency Disclosure, Property Disclosure.

BROKER PARTICIPATION: 3% Broker Participation to Broker/Agent representing pre-registered winning bidder. Registration forms and guidelines available online www.stirlingsir.com/auctions or call Lori Chipps, Auctioneer @ 407.588.1260.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to last bid to establish final price.

AGENCY: Broker is a Seller's agent.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records. Any other terms and conditions will be announced day of auction and will take precedence over printed material.

Stirling Sotheby's International Realty, Inc. Licensed Real Estate Broker. Exclusive Sales Agent. Broker participation welcomed. Oral representation cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503 Florida statutes to be furnished by developer to buyer or lessee.

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ABSOLUTE AUCTION

NO RESERVE • NO MINIMUM

30 UNITS AVAILABLE - 15 TO SELL ABSOLUTE - PALM COAST, FLORIDA

PALM COAST COMMERCIAL AND INDUSTRIAL CENTER



THURSDAY, JUNE 19, 2008 | 6:00 PM

AUCTION TO BE HELD ON-SITE

FOR MORE INFORMATION CONTACT

JON & LORI CHIPPS • AUCTIONEERS • 800.327.1084

www.AuctionsByStirling.com

EXCLUSIVELY THROUGH STIRLING SOTHEBY'S INTERNATIONAL REALTY, INC.



ABSOLUTE AUCTION

3%
CO-BROKE*

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PALM COAST COMMERCIAL & INDUSTRIAL CENTER - PALM COAST, FLORIDA

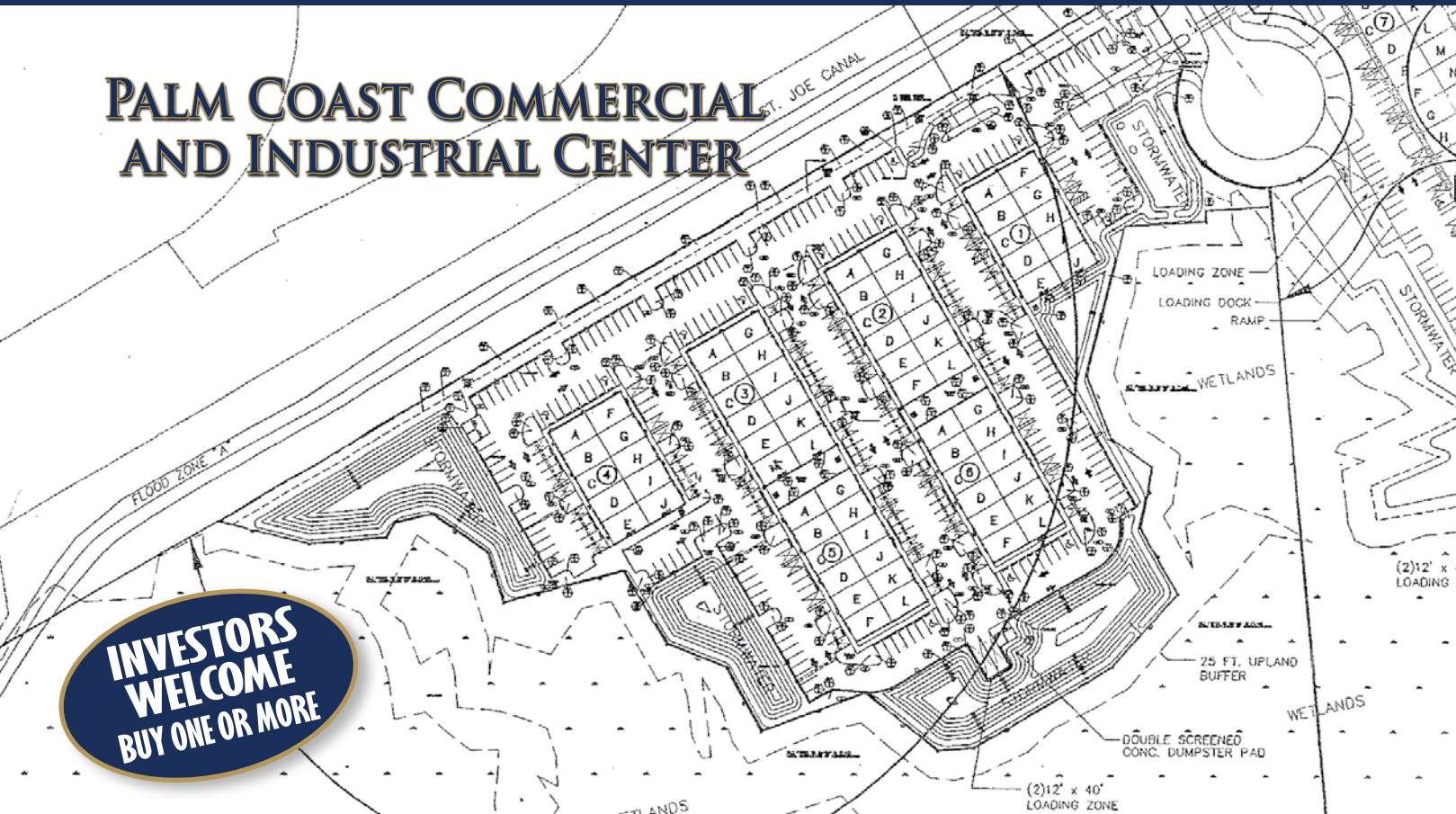
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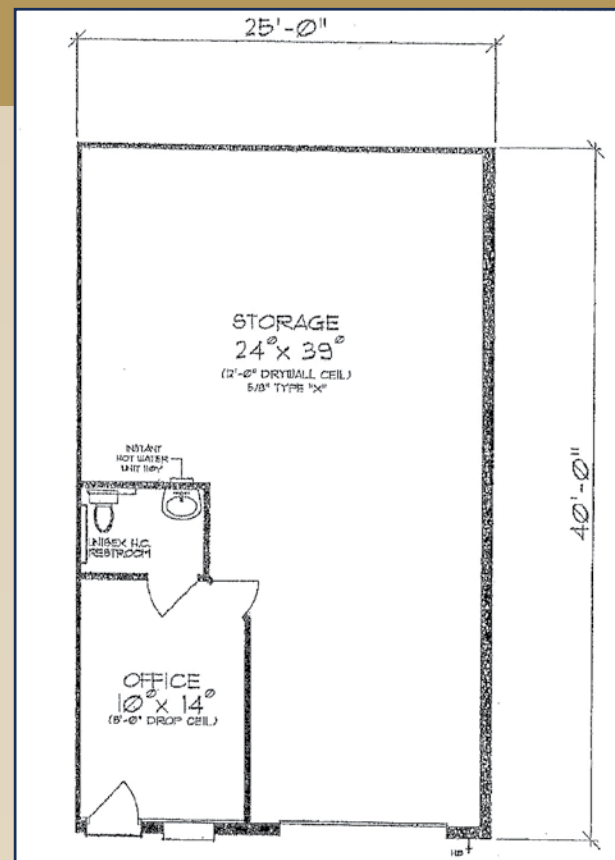
INVESTORS WELCOME BUY ONE OR MORE



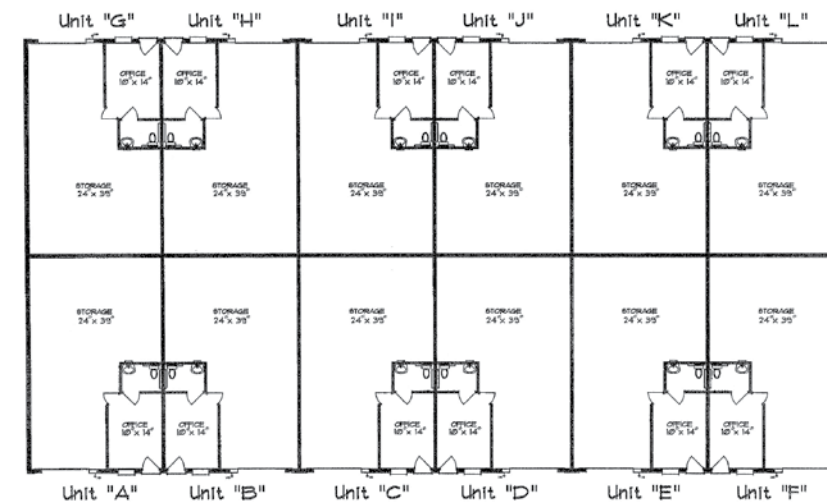
Property SUMMARY

- | | | |
|-------------------|---------------------------------|---|
| Location: | Palm Coast | FEATURES: |
| Address: | 151 Hargrove Ln. Palm Coast, FL | |
| County: | Flagler | • Roll-up 10 ft x 10 ft doors |
| Size: | 1,000 to 5,000 Sq. Ft. Units | • Office has 1 ADA bathroom and A/C wall unit |
| Year Built: | 2006 | • Metal roofs |
| Construction: | Block | • Zoned for light industrial |
| Association Dues: | \$180/month | • Three phase electrical available |
| Tax Millage Rate: | 15.52024 | |

SAMPLE FLOORPLAN



12 UNIT BUILDING



10 UNIT BUILDING



ONLINE BIDDING Online Bidding Is Available! Bid Live Online at: <http://onlineauctions.stirlingsir.com>

Auctioneer's NOTES

15 Hargrove Lane, Palm Coast, Florida, 32137

ABSOLUTE AUCTION

Stirling Sotheby's International Realty is proud to offer 30 units in Palm Coast Commercial & Industrial Center, Palm Coast, Florida exclusively at auction. 15 to sell absolute. The auction will be held at the property on Thursday, June 19, 2008, at 6PM. Registration and Preview beginning at 4pm on day of auction.

The property is available for viewing on Thursday, June 12 from 10am to 5pm, Friday, June 13 from 10am to 5pm (including special Bar-B-Q from 3-5pm with **WHOG** giving away t-shirts, prizes, etc.) and Saturday, June 14 from 10am to 2pm. For additional information, please visit us online at www.AuctionsByStirling.com or call Lori Chipps, Auctioneer, 407.588.1260. Email: Ichipps@StirlingSir.com

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