

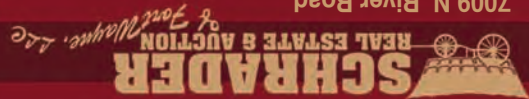
REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction.
DOWN PAYMENT: \$5000 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.
EVIDENCE OF TITLE: Seller shall provide

an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order

survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTY: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct

of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



7009 N. River Road
 Fort Wayne, IN 46815
749-0445 • 866-340-0445

Auction Manager:

Jerry Ehle

#AC63001504

#AU19300123

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SEPTEMBER 2012



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SCHRADER REAL ESTATE & AUCTION of Fort Wayne, LLC

Auction
 TUESDAY, SEPTEMBER 18 • 6 PM

Office & Warehouse

7700 Square Foot Building

4211 CLUBVIEW DR.
 FORT WAYNE, IN



7700 Square Foot Office & Warehouse Building
 4211 CLUBVIEW DR., FORT WAYNE, IN - off Engle Rd., just west of Ardmore

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Auction

TUESDAY, SEPTEMBER 18 • 6 PM

4211 CLUBVIEW DR.
FORT WAYNE, IN

Located off of Engle Road,
just west of Ardmore

7700 Square Foot Office & Warehouse Building

BUILDING FEATURES:

- Building is in excellent condition – Ready to move in!
- 4000 Sq. Ft. of Subdivided Offices & Entrances
- Includes Conference Rooms, Various size offices, Break Rooms, Restrooms
- 3600 Sq. Ft. of Heated Warehouse Space with Loading Dock
- Overhead Doors
- Separate Exterior Entrances
- Short distance to I-69 highway
- Asphalt parking front and back
- C/1 Zoning

BROKER PARTICIPATION WELCOME!

SELLER: CLUBVIEW DRIVE LLC

Auctioneer: Jerry Ehle



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