



• **1.79 Acre Commercial Tract**
 Old Highway 41 at Cobb Parkway NW, Kennesaw, GA
 Friday, February 9, 3:00 PM

• **Retail Strip, Former Convenience Store on 0.95 Acres**
 3875 Cherokee Street, Kennesaw, GA
 Friday, February 9, 1:00 PM



• **Three 2-Story Office Buildings**
 775, 777, 779 Franklin Road, Marietta, GA
 Friday, February 9, 11:00 AM

• **2.55 Commercial Acres**
 4426 and 4434 Covington Highway, Decatur, GA
 Thursday, February 8, 1:00 PM

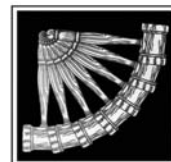
• **Two Story Brick Office Building**
 4953 Presidents Way, Tucker, GA
 Thursday, February 8, 11:00 AM

• **Shell Convenience Store**
 3452 Jodeco Road, McDonough, GA
 Monday, February 5, 5:00 PM
 Sealed Written Bids due:
 Live private auction for top bidders:
 Wednesday, February 7

Investors, Developers & Business Buyers
Take Note Of These Valuable Properties:
 includes the gas station and 2 additional rental bays.

1100 Johnson Ferry Road NE
 Suite 588, Atlanta, GA 30342
 GAL#1966: John L. Johnson, Auctioneer

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COMMERCIAL REAL ESTATE AUCTIONS

TERMS AND CONDITIONS

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the high bid price of each property to arrive at contract price.

DOWN PAYMENT: Except for the property at 3452 Jodeco Road, a down payment of ten percent of the total contract price will be required for each property at the auction. A Cashier's Check in the amount of \$10,000 will be required, or other pre-approved check, at the discretion of the Auctioneer. Personal checks for the balance of the 10% will be accepted if drawn on a local bank and with proper identification. See the auction website for details.

BROKER PARTICIPATION: Broker participation is welcome. See details at the auction website: www.interstateauction.com.

TERMS OF AUCTION: Each property is offered "As Is, Where Is" and with all faults without warranty expressed or implied. See complete Terms and Conditions at the auction website.

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 AUCTION TERMS and CONDITIONS AT
www.interstateauction.com
 404-303-1232, ext. 30

Property No. 101

Shell Convenience Store

3452 Jodeco Road, McDonough

SALE SITE, DATE & TIME: Sealed Written Bids due:
Monday, February 5, 5:00 PM*

Live private auction for top bidders:
Wednesday, February 7.**

This is an operating Shell convenience store with two adjoining rental bays. The building is 6,384 square feet and sits on 1.57 acres. Included is the land, the building and pumps, the convenience store business, and the rental income from rental bays. The convenience store inventory will be sold to the buyer at seller's actual cost. This is an almost-new facility, constructed in 2004.

The property is located just east of I-75, and is surrounded by existing and new residential and commercial development. Henry County is one of the fastest growing counties in the United States.

Recent outside sales have been approximately 70,000 gallons per month. Inside sales are approximately \$50,000 per month, NOT including lottery, game machines, ATM commission, air, vacuum, and telephone. The property was appraised for \$1,700,000 in 2005.

Directions: From Atlanta take I-75 South to Jodeco Road (Exit 222). Turn left onto Jodeco Road (towards Flippen). Go one mile. Property is on the right.

Special Showings: The property will be available for inspection on Wednesday, January 24 and January 31 from 1:00 to 3:00 PM and by appointment. Please respect the business operations.

***SEALED BIDS:** All bidders must submit an initial offer as a sealed bid by using the Auction Purchase and Sale Agreement for the property. The Agreement must be accompanied by a \$25,000 initial deposit in the form of a Cashier's check and a signed Terms and Conditions of Sale Bidders Affidavit. The Agreement and Affidavit are available for download at www.interstateauction.com or upon request by calling 404-303-1232. The sealed bids must be delivered to Interstate Auction Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, Georgia 30342 (404-303-1232) by 5:00 P.M. MONDAY, FEBRUARY 5, 2007. The sealed bids shall set forth the price which the bidder commits to pay to purchase the property subject to all terms of the sale.

****BEST AND FINAL LIVE AUCTION FORMAT:** A best and final live auction may be conducted on Wednesday, February 5 at a time and location to be announced. Up to the 5 highest qualified initial bidders, based on their sealed bids, may be invited to participate in the Best and Final Live Auction. The final auction, if held, will determine the high bidder for the property. The Seller and Auctioneer reserve the right to make the final decision regarding which Bidders will be invited to bid at the Best and Final Live



Auction, whether to accept the high bid, and further reserve the right to accept the best initial sealed bid offer and not offer the property at the Best and Final Live Auction. The Seller and Auctioneer reserve the right, in their sole and absolute discretion, to postpone or cancel the sealed bid auction, the live auction, or both. The Best and Final Live Auction will not be a Public Auction. Only invited bidders will be allowed to attend the Best and Final Live Auction.

BIDDER'S DEPOSIT: An Initial Bid Deposit in the amount of \$25,000 must accompany each sealed bid. The funds must be a certified bank check or Cashier's check in U.S. Dollars from a U.S. bank made payable to Interstate Auction Company. Upon acceptance of Bidder's offer, Bidder must increase earnest money to 10% of the total purchase price (not including the price of the inventory) within 2 business days of acceptance.

See Terms and Conditions at
www.interstateauction.com
for other auction terms and conditions.

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Property No. 102

Two Story Brick Office Building

4953 Presidents Way, **Tucker**

SALE SITE, DATE & TIME: Selling On-Site: Thursday, February 8 @ 11:00 AM.

Two story office building with ten spacious offices, two large conference rooms with high ceilings, and a private master office suite on a 3rd level. The property also has three restrooms, break area, copy area, waiting area, secluded side deck, and a three garage door basement.

Excellent location close to the intersection of Mountain Industrial, Lawrenceville Highway, and Jimmy Carter Boulevard.

Directions: From Atlanta take I-85 North to Jimmy Carter Boulevard (Exit 99). Turn right on Jimmy Carter and go 3.5 miles. Jimmy Carter becomes Mountain Industrial (at Lawrenceville Hwy). Cross over Lawrenceville Highway, and continue 3/10 of a mile on Mountain Industrial and turn left onto Presidents Way (at Taco Mac).



Property Inspection: Wednesday, January 24 from 10:00AM-12PM & Wednesday, January 31 from 10:00AM-12PM. Other times by appointment.

Property No. 103

2.55 Commercial Acres

Selling in Tracts, & as a whole

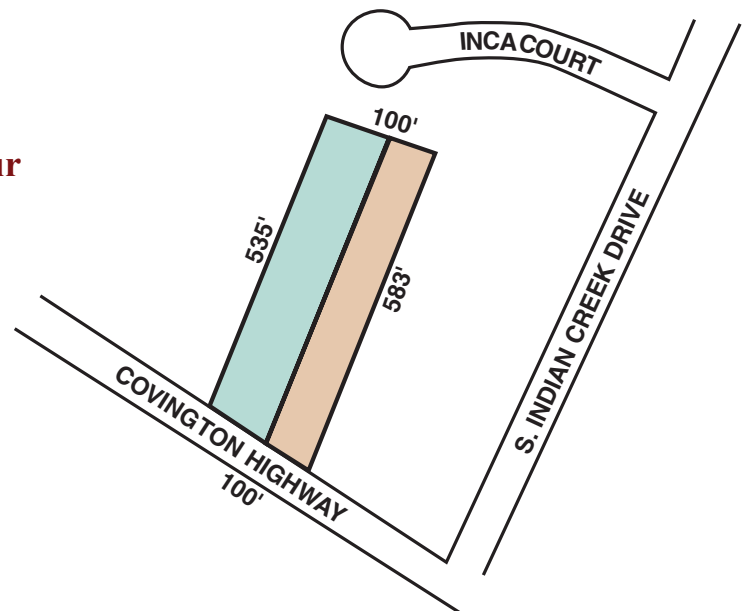
4426 and 4434 Covington Highway, **Decatur**

SALE SITE, DATE & TIME: Selling On-Site: Thursday, February 8 @ 1:00 PM.

- 200' Road Frontage on Covington Highway with two existing curb cuts.
- 3/4 Mile Outside I-285
- 4426-Zoned O&I (Office & Institutional)
- 4434-Zoned NS (Neighborhood Shopping)

Directions: From North Atlanta go I-285 East and South toward Macon. Take Exit 43 and turn left on Covington Highway (outside I-285). Go 1/2 mile to the property on the left.

Available for inspection at any time.



Please Visit Our Website
For More Property Details and
COMPLETE AUCTION TERMS and CONDITIONS at:
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Property No. 104

Three 2-Story Office Buildings

775, 777, 779 Franklin Road, Marietta

SALE SITE, DATE & TIME: Selling On-Site:
Friday, February 9 @ 11:00 AM.

Three buildings* of 6,667 square feet+- each, on a 2+ acre tract. (combination of office build-out & open plan)

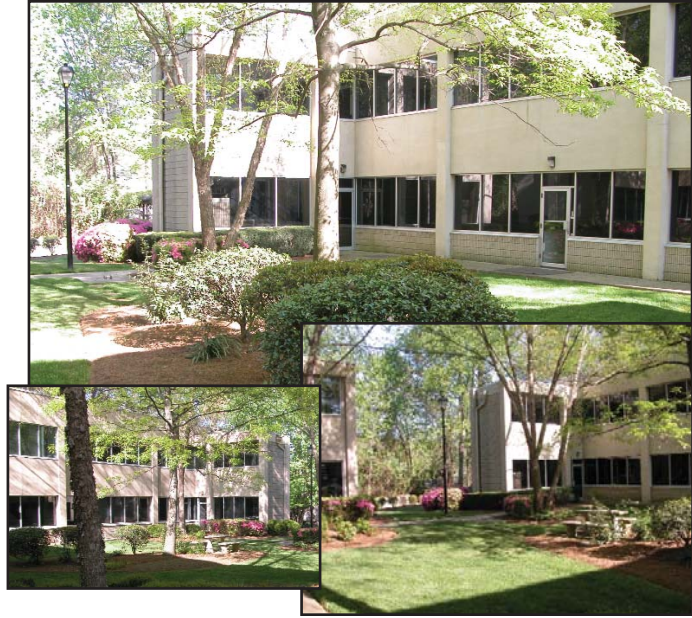
*Each building will be sold separately, or as a whole.

- Concrete and steel buildings.
- Campus style environment.
- Zoned O&I (Office & Industrial).
- Superb access to I-75 and the 120 Loop.
- Great landscaping and mature trees.
- Signage on building grounds.
- Two fiber optic loops (Bell South and Marietta Fiber Net)
- 3.791/1000 parking ratio.

Building 777 has been set up for very heavy internet use. A server room was located in the middle of the second floor, and a supplemental air chiller was placed on the roof. Previous tenant was running two OS390;s with 15 - 20 servers. The OS390 is comparable to an IBM PS2.

Property Inspection: Friday, January 26, 1:00-3:00PM
& Friday, February 2, 1:00-3:00PM.
Other times by appointment

Directions: From Atlanta take I-75 North to East Delk Road (Exit 61). Take the ramp toward GA-280/Lockheed. Merge left onto Delk Road. Go 3/10 mile and turn right on Franklin Road and go one mile.



Property No. 105

Retail Strip Center

Former Convenience Store on 0.95 Acres
3875 Cherokee Street, Kennesaw

SALE SITE, DATE & TIME: Selling On-Site:
Friday, February 9 @ 1:00 PM.

- 5,016+- square feet building on a 0.95 acre
- 3 Retail Store Fronts • High Traffic Count
- Corner Location, Cherokee Street and Jiles Road
- Less than one mile from I-75 • Excellent Visibility

Directions: From Atlanta take I-75 North to the Wade Green Road exit (Exit 268). Turn left onto Wade Green (Wade Green becomes Cherokee Street) and go 3/4 mile. Property is on the right.

Property Inspection: Friday, January 26, 10:00AM-12:00PM & Friday, February 2, 10:00AM-12:00PM



Property No. 106

1.79 Acre Commercial Tract

Old Hwy 41 @ Cobb Pkwy NW, Kennesaw

SALE SITE, DATE & TIME:

Selling On-Site: Friday,
February 9 @ 3:00 PM.

- Zoned General Commercial
- All Utilities Available

Available for inspection
at any time.

