



Gold Dust Commercial Associates

in conjunction with

Sperry Van Ness®/

Interstate Auction® Company

1100 Johnson Ferry Rd NE, Ste 588, Atlanta, GA 30342

John L. Johnson, Auctioneer

125,000 Sq. Ft. Total
Includes 10,000 Sq. Ft. Office Space

- Zoned Light Industrial (LI)
- Five Dock-High Doors
- Four Ground-Level Doors
- Excellent Access via US Hwy 395 & US Hwy 50
- Potential 3-Tenant Building

Selling OnSite Tuesday, November 18 at 2:00 pm
550 Mallory Way • Carson City, NV

View more photos, plats, operating information and complete auction terms and conditions at

<http://sale.svn.com/malloryauction> OR Call 775-883-3936, Jack Brower, CCIM, ext. 18 or Bruce Robertson, CCIM, ext. 12

TERMS & CONDITIONS

SALE SITE, DATE & LOCATION: This property sells Tuesday, November 18th @ 2:00 PM from the premises of the property at 550 Mallory Way, Carson City, NV.

AGENT FOR THE SELLER: Sperry Van Ness® Gold Dust Commercial Associates (Broker) and Sperry Van Ness®/Interstate Auction® Company (Auctioneer) are acting as exclusive agents for the Sellers.

REAL ESTATE TERMS: A \$50,000 cashier's check made payable to Tigor Title of Nevada is required as initial down payment. Purchasers must increase the initial \$50,000 down payment to 10% of the purchase price within 48 hours. Purchaser must close by December 31, 2008. Purchaser arranges and pays for closing. Property will be sold with clear title. Taxes will be prorated at closing. Please visit our website @ <http://sale.svn.com/malloryauction> for complete terms.

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

GENERAL TERMS OF AUCTION: Sellers and Auctioneers are offering this property "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the auctioneer.

ADDITIONAL INFORMATION: Check our website: <http://sale.svn.com/malloryauction> for a copy of the Auction Purchase and Sale Agreement, Bidder's Affidavit, additional terms, and other important information.

BROKER PARTICIPATION: Broker participation is welcome based on the following terms: A 2% (two percent) commission based on the high bid on any property before adding buyer's premium will be paid to any qualified licensed Nevada Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must register by mail, fax, or hand delivery the prospect's name and address on the broker registration form available at <http://sale.svn.com/malloryauction>

The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Sperry Van Ness® Gold Dust Commercial Associates, 311 Up North Carson Street, Carson City, NV 89701 phone 775-883-3936; Fax# 775-884-2059, before any inspection of the property by the prospect, no later than 5:00 PM on the last business day preceding the auction. Broker registration must be confirmed by Auctioneer to be valid. **UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** In addition, to qualify for a commission, the Broker must also attend the auction and sign the Auction Real Estate Sales Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on a property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction. See website for complete details.

DISCLAIMER: Auctioneer reserves the right to deny any person admittance to the auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Broker, Auctioneer, sale managers and all their agents, Sellers and all of their agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction days take precedence over all written matter. Offer void where prohibited by law. The Broker and Auctioneer shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller. Information contained herein is believed to be accurate but is not guaranteed. Please check our website for additional information.

<http://sale.svn.com/malloryauction>
775-883-3936

AUCTION

INDUSTRIAL BUILDING on 5.77 ACRES



- 125,000 Sq. Ft. Total includes 10,000 Sq. Ft. Office Space
- Zoned Light Industrial (LI)
- Five Dock-High Doors
- Four Ground-Level Doors
- Excellent Access via US Hwy 395 & US Hwy 50
- Potential 3-Tenant Building

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Minimum Acceptable Bid: \$750,000

This property is appraised at \$4,800,000.

The high bid at or above \$750,000 will be confirmed by the Seller!

View More Details At: <http://sale.svn.com/malloryauction>

INDUSTRIAL BUILDING

*Sperry Van Ness® Gold Dust Commercial Associates in conjunction with Sperry Van Ness®/Interstate Auction® Company, is proud to have been selected to conduct this **AUCTION** of Carson City Real Estate. The owner is retiring and has decided to sell this property. To avoid a costly sellout period and to show his serious intention about selling, he has chosen the **AUCTION** method of liquidation! We encourage you to make plans now so that you don't miss this outstanding opportunity to purchase valuable real estate at auction prices!*



View the property before the auction the industrial real estate....at the price you set

ING on 5.77 ACRES

PROPERTY HIGHLIGHTS

- 125,000 Sq. Ft. Total includes 10,000 Sq. Ft. Office Space
- Five Dock-High Doors
- Four Ground Level Doors
- Excellent Access via US Hwy 395 & US Hwy 50
- 2500 Amps at 480/277 Volts 3-Phase
- Zoned Light Industrial (LI)
- Potential 3-Tenant Building



Minimum Acceptable Bid: \$750,000

This property is appraised at \$4,800,000.

The high bid at or above \$750,000 will be confirmed by the Seller!

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to view more photos, plats, and complete auction terms and conditions.



An Appraisal dated September 30, 2008 has put the current "As Is" value of the property at \$4,800,000. This property shall sell subject to specific new-owner requirements. This property does have an Administrative Consent Order dated December 31, 1991, executed by Seller and the Nevada Division of Environmental Protection for contamination of groundwater. Mactec Engineering & Consulting has monitored the issue, suggested a dual phase extraction method for remediation which should create a "No Further Action" letter with 60 months. Purchaser shall be responsible for remediation & cost currently estimated at \$760,000. More information regarding remediation and Purchaser's responsibilities are available.

Sperry Van Ness®

Gold Dust Commercial Associates

311 Up North Carson St., Carson City, NV 89701

www.svngdca.com

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This office is independently owned and operated.

**en plan to be there to purchase valuable
 t at this AUCTION, where high dollar buys!!**