



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

View more photos, plats, operating information and complete auction terms and conditions at www.svn-auctions.com OR Call Bruce Robertson, CCIM at 775-721-7904

TERMS AND CONDITIONS

SALE SITE, DATE & LOCATION: All Properties Will Sell Tuesday, November 18th @ 11:00 AM From The Premises of the Property: Sierra Professional Center, 1001 N. Mountain Street, 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: Purchasers must make the required down payment and close within specified time. Purchaser arranges and pays for closing. All properties will be sold with clear title and no liens. Leases, Income and Expenses will be prorated at closing. \$25,000 cashier's check per property (\$50,000 for a combined offer) made payable to Stewart Title Company of Nevada is required as down payment. Closing must occur before December 31, 2008. Please visit our website @ www.InterstateAuction.com 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 these properties "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: www.svn-auctions.com 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 www.svn-auctions.com

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 ext. 12; 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, Interstate Auction Company, auctioneers, 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 auctioneers 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.

www.svn-auctions.com • 775-883-3936

AUCTION

• *Investment Properties
with
Re-Development Potential*

**Selling OnSite
Tuesday • November 18
at 11:00 am**

**Sierra Professional Complex
1001 N. Mountain Street
Carson City, NV 89703**

3.54 Acres
with Three 2-Story
Class-A Office Buildings
Offered Separately and Combined

*Additional
.78 Acre Vacant Lot
available
(not included in this auction)*



 **Sperry Van Ness.**

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View More Details At:

www.svn-auctions.com

Sperry Van Ness®/Gold Dust Commercial Associates, in conjunction with Sperry Van Ness®/Interstate Auction® Company, is proud to have been selected to sell this valuable land and office buildings. At this auction, bidders will have the opportunity to purchase the buildings either individually or together. Make plans now to be at the auction to purchase valuable investment properties...at the price you set...all at auction prices!!

**Selling Onsite
Tuesday, November 18th
at 11:00 am**



View more photos, plats, operating information and complete auction te



ABOUT THE BUILDINGS

These three buildings have a combined, total square footage of 54,402[±]. Built in 1976, each 2-story building has an elevator.

Waters Building: 22,584 sq. ft

Ross Building: 17,312 sq. ft.

Gilbert Building: 14,506 sq. ft.

ABOUT THE LAND

Land Acreage: 3.54 Acres

(plus .78 acre tract selling separately - not included in this auction)

Tax Parcel: 001-201-19

Zoned: Public Commercial;

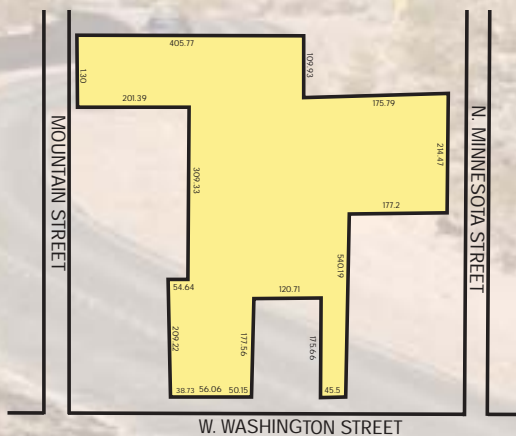
Designated as Mixed/Use Residential in Carson City Master Plan

PROPERTY INSPECTION:

Bruce Robertson, CCIM, will be showing the buildings by appointment and on Wednesdays, November 5th and November 12th from 10 am to 12 pm.
775.721.7904

RENT ROLLS, SITE PLANS, INCOME & EXPENSES, AND OTHER DILIGENCE INFORMATION is available ONLINE at www.svn-auctions.com

• PRIME COMMERCIAL LAND with 3 BUILDINGS LOCATED ADJACENT TO CARSON TAHOE SPECIALITY HOSPITAL!



Sperry Van Ness®

Gold Dust Commercial Associates

311 Up North Carson Street
Carson City, NV 89701

Bruce Robertson, CCIM

Phone 775.883.3936 x12

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robertsonb@svn.com

www.svgdca.com

This office is independently owned and operated.

terms and conditions at www.svn-auctions.com or call 775-883-3936

Carson Tahoe
Specialty Hospital