

Sperry Van Ness
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

1100 Johnson Ferry Rd NE Suite 588,
Atlanta, GA 30342 • NC#5642
John L. Johnson, CCIM, Auctioneer;

www.InterstateAuction.com
404-303-1232 (ext. 30)

In Co-Operation With:
Sperry Van Ness®/CCREA
19901 W. Catawba Avenue, Suite 102
Cornelius, NC 28031
704-892-6923 • FAX: 704-892-7392

SATURDAY • APRIL 18 • 11:00 AM
Registration Begins at 10:00 AM



DEVELOPER CLOSE-OUT
AUCTION
17 New Residential Condominiums

5 Condos sell at ABSOLUTE AUCTION with No Minimums...

No Reserves! 12 Condos Sell Subject To Seller Confirmation.

Bank Financing Available

www.InterstateAuction.com • 704.892.6923

TERMS & CONDITIONS

SALE SITE, DATE & LOCATION: All Properties Will Sell Onsite, Saturday, APRIL 18th at 11:00 AM. Auction Conducted At: Campania Cafe located at 416 South Main Street in Davidson, NC, adjacent to the condos.

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

REAL ESTATE TERMS: Purchasers must make a \$5,000 down payment and close within 30 days of the auction. Purchaser arranges and pays for closing. All properties will be sold with clear title and no liens. Taxes and HOA fees, if applicable, will be prorated at closing. 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: 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.InterstateAuction.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 North Carolina 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.InterstateAuction.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®/CCREA, 19901 W. Catawba Avenue, Suite 102, Cornelius, NC 28031, Phone: 704-892-6923; FAX: 704-892-7392 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, Sperry Van Ness®/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.

OPEN HOUSE Every Saturday & Sunday from 1:00 to 5:00 pm
Beginning March 21st or By Appointment

www.InterstateAuction.com • 704.892.6923



THE CONDOS IN

South
MAIN
SQUARE



The Condos in
South Main Square

are located at

706-832

Cotton Gin Alley

in Davidson, NC

AUCTION

Conducted At:

Campania Cafe

located in The Arts District

416 S. Main Street

adjacent to the condos

DEVELOPER CLOSE-OUT
AUCTION

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17 New Residential Condominiums

5 Condos sell at ABSOLUTE AUCTION

High Dollar Buys Regardless Of Price

12 Condos Sell Subject To

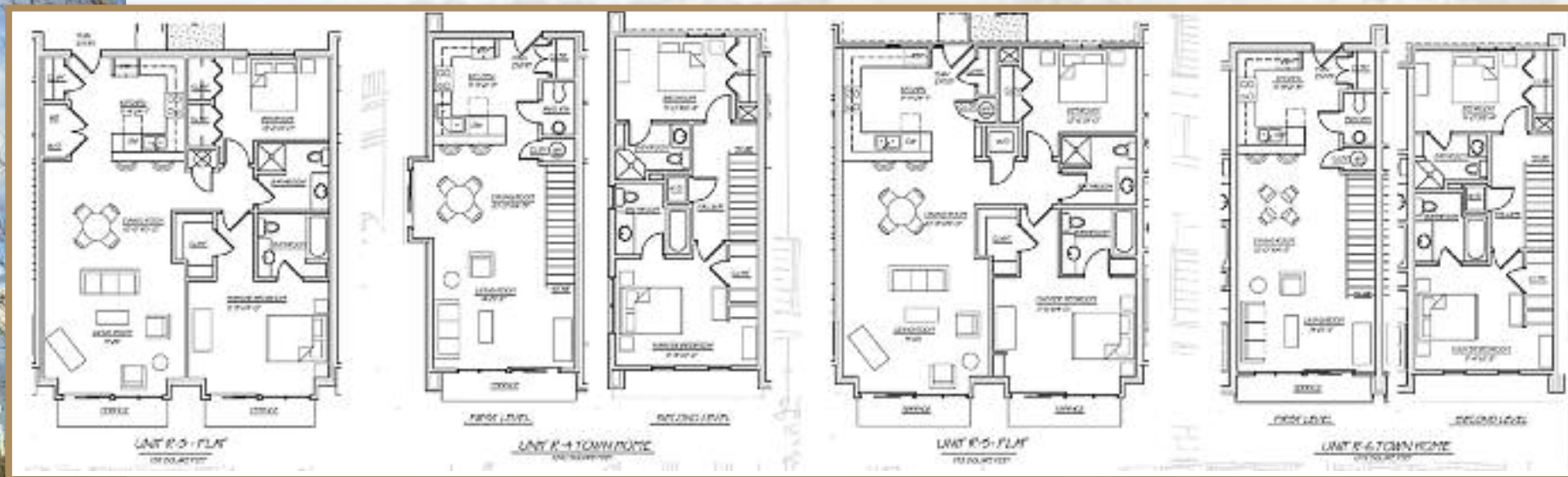
Seller Confirmation.

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17 New Residential Condominiums



4 Floor Plans from 1,072 Sq. Ft. to 1,132 Sq. Ft.

Unique Design - Unique Opportunity

Building	Address	Absolute or Reserve	Residential Floor Level	Model	Plan	Heated Living Area
A	706 Cotton Gin Alley	ABSOLUTE	2 Level TH	R-4	2BR/2.5BA	1090
	714 Cotton Gin Alley	Reserve	2	R-5	2BR/2BA	1132
	722 Cotton Gin Alley	Reserve	2 Level TH	R-6	2BR/2.5BA	1072
	730 Cotton Gin Alley	ABSOLUTE	2	R-5	2BR/2BA	1132
	738 Cotton Gin Alley	Reserve	2 Level TH	R-4	2BR/2.5BA	1090
B	744 Cotton Gin Alley	Reserve	2 Level TH	R-4	2BR/2.5BA	1090
	748 Cotton Gin Alley	Reserve	1	R-3	2BR/2BA	1132
	752 Cotton Gin Alley	ABSOLUTE	2	R-5	2BR/2BA	1132
	756 Cotton Gin Alley	ABSOLUTE	2 Level TH	R-6	2BR/2.5BA	1072
	760 Cotton Gin Alley	Reserve	2 Level TH	R-6	2BR/2.5BA	1072
	768 Cotton Gin Alley	Reserve	2	R-5	2BR/2BA	1132
	772 Cotton Gin Alley	Reserve	2 Level TH	R-4	2BR/2.5BA	1090
C	804 Cotton Gin Alley	ABSOLUTE	2 Level TH	R-4	2BR/2.5BA	1090
	808 Cotton Gin Alley	Reserve	1	R-3	2BR/2BA	1132
	812 Cotton Gin Alley Model; Auction Office	Reserve	2	R-5	2BR/2BA	1132
	816 Cotton Gin Alley	Reserve	2 Level TH	R-6	2BR/2.5BA	1072
	832 Cotton Gin Alley	Reserve	2 Level TH	R-4	2BR/2.5BA	1090



Location LOCATION Location

New Construction in the Davidson Main Street Arts District! New Mixed-Use project, The Condos in South Main Square... Residential over ground floor retail/office. Excellent for residents that want easy access to Highway 115, Main Street, Davidson College and other affluent areas.

There's an easy walkability to living here, with town hall, the Belk Visual Arts Center and beautiful Davidson College right up the block. In a best-of-both-worlds way, Charlotte is just 20 miles to the south on I-77 and Lake Norman is practically right in the backyard.

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OPEN HOUSE

Every Saturday & Sunday from 1:00 to 5:00 pm Beginning March 21st or By Appointment

FINANCING AVAILABLE PeoplesBank

Financing is available to both qualified owner-occupants and investors. Contact Suzanne Blackwell of Peoples Bank at 704.483.3050 or 704.746.5676 or email sblackwell@peoplesbanknc.com to prequalify.



Check www.InterstateAuction.com for photos, floorplans, contracts & other important information.