

AUCTION

9 LUXURY OLD CITY CONDOMINIUMS

FEATURING
2 PENTHOUSES

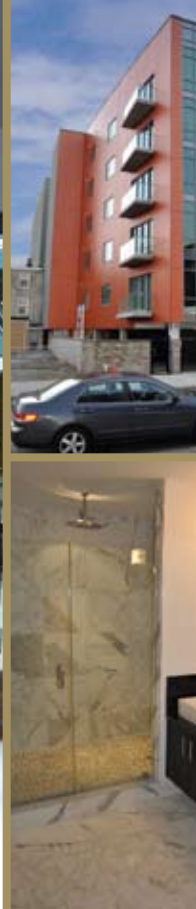
OLD CITY, PHILADELPHIA

SATURDAY, MAY 15TH 2010, 1:00 PM

Condominiums: Minimum Bids from \$95,000 - previous ask up to \$871,255

Penthouses: Minimum Bids from \$200,000 - previous ask up to \$1,205,435





OLD CITY, PHILADELPHIA - A COSMOPOLITAN LIFESTYLE

THE BEST CONTEMPORARY FINISHES AND AMENITIES

- Breathtaking views of the Delaware River, Ben Franklin Bridge, and the City Skyline
- Rooftop decks perfect for parties
- Covered parking spaces
- Spacious 2,300+ Sq. Ft. 2 and 3 Bedroom Luxurious Homes
- Grand Hardwood and Stone Floors
- Private Balconies
- Kohler and Grohe bath fixtures, radiant floors, towel warmer, rainshower
- Dual-fuel Wolf oven and cooktop
- Fisher & Paykel dish washers
- Liebherr refrigerator w/ built-in wine storage
- Front loading washer/dryer
- 9 and 10 ft Ceilings with floor to ceiling glass curtain walls
- Verizon Fiber Optics, and high efficiency 2 zone HVAC
- Warranty Included



Rooftop Decks

Penthouses include private rooftop decks.
Separate rooftop deck for all residents.

PROPERTY PREVIEWS:

- Tuesday, April 20th 4-6 PM
- Saturday, April 24th 12-2 PM
- Sunday, May 2nd 12-2 PM
- Saturday, May 8th 12-2 PM

OLD WORLD NEIGHBORHOOD
NEW WORLD DESIGN



PICK YOUR UNIT-BID YOUR PRICE!

10 YEAR TAX ABATEMENT

257 NORTH SECOND STREET - PENTHOUSES			
Penthouse	# Bedroom	Previous Ask	Minimum Bid
601	2 Bedrooms+Den	\$1,205,435	\$200,000
602	3 Bedrooms	\$1,186,245	\$200,000

257 NORTH SECOND STREET CONDOMINIUMS			
Unit #	# Bedroom	Previous Ask	Minimum Bid
202	3 Bedrooms	\$698,400	\$95,000
301	2 Bedrooms + Den	\$823,515	\$95,000
302	3 Bedrooms	\$786,915	\$95,000
401	2 Bedrooms + Den	\$847,385	\$95,000
402	3 Bedrooms	\$775,170	\$95,000
501	2 Bedrooms + Den	\$871,255	\$95,000
502	3 Bedrooms	\$810,405	\$95,000



Wide Open Spaces
Great for Entertaining

Properties will be sold through Bidder's Choice.
(In each round of bidding, the winning bidder chooses their favorite property from the remaining inventory.) The first Penthouse and first three condominiums will be **guaranteed to be sold** at the minimum bid or higher, subsequent units will be subject to seller's confirmation.



This outstanding location in Old City on Second Street sits between Northern Liberties and the heart of Philadelphia. Close to restaurants, shopping, and recreation and seconds off of Route 95 & 476. The homes are spacious, bright, and provide a plenty of room for living and entertaining. Cu257 Condominium is the new standard for stylish living in Old City. Renowned architects Tackett & Company designed this 6-story, newly-constructed signature building for residents to enjoy all the views that this exclusive location provides.



On-line Bidding available at www.maxspann.com

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Community at the Open House.
- 3) Attend the Auction and Bid Your Price.



888-299-1438 / maxspann.com



SATURDAY,
MAY 15TH, 1 PM

OLD CITY, PHILADELPHIA



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AUCTION

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Condominiums
Featuring - 2 Penthouses

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PROPERTY DIRECTIONS:

257 N. 2nd Street, Philadelphia, PA 19106

From North: Take 95 South to exit 22 for Callowhill St. toward Route 676/US-30/Central Philadelphia/Independence Hall. Keep right at the fork to continue toward N 2nd Street and merge onto N 2nd Street. Property will be on the left, 257 N 2nd Street.

From West: Take Route 76 East to Route 676 East toward Central Philadelphia. Exit onto N. 6th Street/Route 676/US-30 East toward Ben Franklin Bridge. Continue to follow N 6th Street. Turn left onto Race St. Turn left onto 3rd Street. Turn right at Wood St. Turn right onto 2nd street. Property will be on the left, 257 N 2nd Street.



Auction Location: Hilton Philadelphia Airport

4509 Island Avenue, Philadelphia, Pennsylvania, United States 19153

Traveling South on I-95: (From Philadelphia & New Jersey): Follow I-95 South through Philadelphia to Exit #15 (Enterprise Avenue / Island Avenue). The exit ramp will place you onto Enterprise Avenue. Follow Enterprise Avenue to the Dead End and turn right onto Island Avenue. Follow Island Avenue 1/2 mile, and the hotel will be on the right hand side.

Terms and conditions:

Registration: By fax and at open houses

Date and Place of Auction: May 15, 2010 @1PM Being held at Hilton Philadelphia Airport, 4509 Island Avenue, Philadelphia, PA 19153.

Terms of Sale: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$15,000. **This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction.** A second check is required in the form of a personal check for the balance of the 10% deposit.

NO EXCEPTIONS PLEASE!

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

Broker Participation: Invited, call for details.

Disclaimer: All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers.