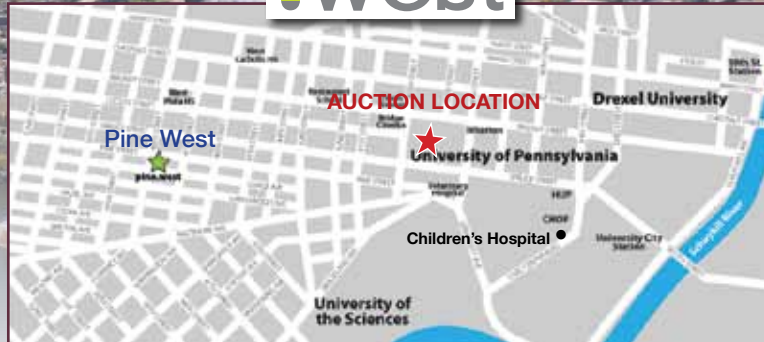


**NOW IS THE TIME TO BUY!**  
Take advantage of historically  
low interest rates.



**DIRECTIONS TO PINE WEST:**

★ 4742 Pine Street, University City, Philadelphia, PA  
**From Schuylkill Expwy/Route 76:** Take the Schuylkill Expressway/Route 76 to exit 346A for South Street. Turn Right onto South Street. South Street turns slight Left and becomes Spruce Street. Continue for 1.3 miles. Turn Left onto S. 47th Street. Take 1st Right onto Pine St. The Pine West community is on the Left, 4742 Pine Street.

**DIRECTIONS TO AUCTION LOCATION:**

★ **The Inn at Penn, A Hilton Hotel**  
3600 Sansom Street / Philadelphia, PA 19104-3299  
**From Points South:** Take I-95 North to 676/Central Philadelphia Exit and follow directions below from Route 676 West.  
**From NJ and Points North:** Take I-95 South to 676/Central Philadelphia Exit. Follow I-676 West, to I-76 East, the Schuylkill Expressway. Follow I-76 East to 30th Street Station Exit. Turn right at the end of the exit ramp onto Arch Street. Follow Arch Street around and merge right onto John F Kennedy Blvd. Merge right onto Market Street. Turn left onto 36th Street. Cross over Chestnut Street and make first right onto Sansom Street. Hotel entrance is in the middle of the block on your left.

**Terms and conditions:**

**Registration:** Online, fax, and at open houses

**Date of Auction:** April 22, 2012 @ 1PM, Inn at Penn a Hilton Hotel, 3600 Sansom Street, Philadelphia, PA 19104-3299.

**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 \$5,000. **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:** THE PROPERTY IS SOLD "AS IS". 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, purchase is not contingent on purchaser financing.

**SUNDAY, APRIL 22<sup>ND</sup> 2012 1 PM**  
**PHILADELPHIA, PA**

**OPEN HOUSES**

Sunday, March 25th 12-2 PM  
Sunday, April 1st 12-2 PM  
Saturday, April 14th 12-2 PM  
Wednesday, April 18th 4-6 PM

**7 New Condominiums • 1 & 2 BEDROOM**

**Take advantage of low interest rates!**

Max Spann Real Estate & Auction Co.  
**NEW JERSEY**  
P.O. Box 4992  
Clinton, New Jersey 08809



A licensed PA Real Estate Broker  
Robert L. Dann Auctioneer Lic #AU005609

**Minimum Bids \$85,000**  
**Previous Asking from \$389,900**



**AUCTION**

**7 NEW UNIVERSITY CITY CONDOMINIUMS**

**Minimum Bids \$85,000**  
**Previous Asking from \$389,900**



**April 22<sup>nd</sup> 2012 1 PM**  
**Philadelphia, PA**





# 7 PHILADELPHIA

## NEW 1 & 2 BEDROOM CONDOMINIUMS

**Minimum Bids \$85,000**



*Take advantage of the lowest interest rates in years and the Philadelphia Tax Abatement Program. It is Time to Buy!*

PINE WEST IS LOCATED JUST BLOCKS FROM PENN AND DREXEL UNIVERSITIES. PINE WEST OFFERS INNOVATIVE MODERN LIVING SET WITHIN A CLASSIC AMERICAN NEIGHBORHOOD. CAFES, RESTAURANTS, LIBRARIES AND MUSEUMS – ALL THE AMENITIES THAT MAKE GENUINE URBAN LIVING CONVENIENT AND COMPELLING.



4742 PINE STREET, UNIVERSITY CITY, PHILADELPHIA, PA

### DESIGN AND STYLE

- INCLUDES 1 INDOOR PARKING SPACE WITH EACH CONDOMINIUM.
- COMMUNITY ENTRANCE WITH VIDEO INTERCOM AND FOYER WITH ELEVATOR.
- SPACIOUS HOMES WITH 9' CEILINGS AND OPEN FLOOR PLAN, PERFECT FOR APPETIZERS BEFORE A NIGHT ON THE TOWN WITH FRIENDS.
- SOLID BAMBOO FLOORING IN LIVING ROOM, DINING ROOM AND KITCHEN.
- SPACIOUS 36" DESIGNER CABINETS WITH CHROME HARDWARE.
- GRANITE AND CARRARA MARBLE COUNTERTOPS WITH TOP-QUALITY STAINLESS STEEL APPLIANCES.
- EXQUISITE BATHROOMS WITH COORDINATING TILES AND EUROPEAN DESIGN VANITIES.
- CLOSE TO HEALTH CARE COMMUNITY, SHOPPING, TRANSPORTATION, AND PENN & DREXEL CAMPUSES.



## BUILDER CLOSE OUT

### Pick Your Favorite, Bid Your Price!

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 2 Condominiums are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation.

Condominium	Bed/Bath	Previous Ask	Minimum Bid
101	1 Bed 1 Bath	\$204,900	\$85,000
202	2 Bed 1.5 Bath	\$315,900	\$85,000
203	2 Bed 2 Bath	\$369,900	\$85,000
301*	1 Bed 1.5 Bath	\$299,900	\$85,000
401	1 Bed 1.5 Bath	\$314,900	\$85,000
402	2 Bed 2 Bath	\$339,900	\$85,000
403*	2 Bed 2 Bath	\$389,900	\$85,000

\* Model Unit

### COMMUNITY PREVIEWS:

SUNDAY, MARCH 25<sup>TH</sup> 12-2 PM  
 SUNDAY, APRIL 1<sup>ST</sup> 12-2 PM  
 SATURDAY, APRIL 14<sup>TH</sup> 12-2 PM  
 WEDNESDAY, APRIL 18<sup>TH</sup> 4-6 PM



403\*



203



301\*

### HOW TO BUY AT AUCTION:

- 1) Go online at [www.maxspann.com](http://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](http://maxspann.com)**

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