

REAL ESTATE AUCTION

Major Waterfront Redevelopment Opportunity

**TRUSTEE ORDERED
AUCTION**

June 14th

5.21^{+/-} Acres with Riparian Rights

PORT COVINGTON  BALTIMORE, MD



Located within the City of Baltimore, this waterfront PUD property presents a rare opportunity for major development within the Baltimore-Washington metropolitan area. With easy access to I-95 and all transportation hubs, the metropolitan areas of Washington DC, Wilmington, Philadelphia and Manhattan are all readily accessible. Existing zoning allows for a wide variety development options including retail, office, hotel, commercial, industrial, residential, recreation, marina and more.



REAL ESTATE AUCTION

Thursday, June 14th 2012 1 PM
301 East Cromwell Street, Baltimore, MD

5.21^{+/-} Acres with Riparian Rights

TRUSTEE ORDERED AUCTION

PROPERTY PREVIEWS

Thursday, May 24th 12-2 PM

Thursday, May 31st 12-2 PM

Terms and conditions

Registration: By fax and at open houses

Date and Place of Auction: June 14, 2012 @ 1 PM,
Miles & Stockbridge PC, 10 Light St. Baltimore, MD 21202.

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 \$50,000.

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! Full terms have been prepared by Seller's Attorney and are available for review-call for property information pack. Auctioneer reserves the 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 any post auction due diligence or attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be within 10 days of ratification by Circuit Court of Baltimore City. 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, Seller's Attorney, Trustee, 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.



Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809
In cooperation with
J. David Villabona
Alliance Realty & Associates
Licensed MD Broker
and Excel Auction Lic. #000020

BALTIMORE - Major Waterfront Redevelopment Opportunity



- Convenient to I-95 and Minutes to downtown Baltimore, Inner Harbor, Shopping, Dining, and all the area attractions.
- Plenty of redevelopment opportunities! Retail, Office, Hotel, Commercial, Industrial, Residential, Recreation, Marina, and more.
- 5.21^{+/-} Acre parcel with additional 5^{+/-} Acre Riparian Rights.

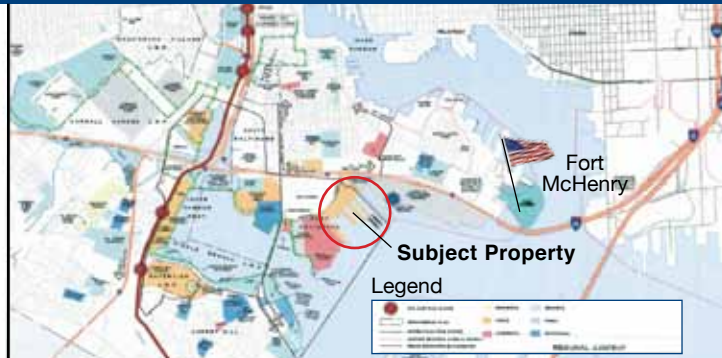
DIRECTIONS TO PROPERTY: 301 East Cromwell St., Baltimore, MD 21230

From Points North of Baltimore: Take I-95 South through the tunnel to exit 55 for Key Highway. At the bottom of the exit ramp, continue straight through the traffic light past Key Highway and proceed to the Port Covington/ Cromwell St. turnaround on the left. Take turnaround and then make first right turn onto Cromwell St. (follow signs for Port Covington). The property will be ahead on the left just after Tidewater Yacht/Marina and directly across from the Baltimore Sun building.

From Points South of Baltimore: Take I-95 North to exit 54 for Hanover St (Rt 2 South). After exiting I-95, bear right before the first light and make left turn at bottom of the ramp onto Cromwell St. Cross over Hanover St and proceed past the first traffic light. The property will be on the right directly across from the Baltimore Sun building and just before Tidewater Yacht /Marina.

AUCTION LOCATION:

Miles & Stockbridge PC 10 Light St. Baltimore, MD 21202
Take I-95 to Exit 53 for I-395 toward downtown. Continue straight onto S. Howard Street. Turn Right onto W. Baltimore St. Turn Right onto Light Street.



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