

It's an Auction in Manayunk!

Two-Bedroom Condominiums
Manayunk, Philadelphia PA
Saturday, October 25, 2014



Minimum Bid \$95,000
Previously Asking
\$275,000



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

www.maxspann.com



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

TERMS AND CONDITIONS

Registration: By fax, on-line and at open houses

Date and Place of Auction: October 25, 2014 @1PM; Hilton Philadelphia City Avenue, 4200 City Avenue, Philadelphia, PA 19013.

Terms of Sale: Auction Requirements: A 10% deposit of the contract price is required on 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 \$10,000 for each parcel. 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! The escrow deposit will be held in a non interesting bearing account. The first 3 condos are guaranteed to sell at or above the minimum bid of \$95,000; the remaining condos will be sold subject to seller's confirmation.

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. The sale is subject to Seller's confirmation and acceptance. 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.

AUCTION

MINIMUM BID \$95,000
PREVIOUSLY ASKING \$275,000

Watermill
AT MANAYUNK

6 Two-Bedroom Condominiums

October 25th
Manayunk, Pennsylvania



Six Waterfront Condominiums

Minimum Bid \$95,000, Previously Asking \$275,000



Auction Date:
Saturday, October 25, 2014 1:00 P.M.



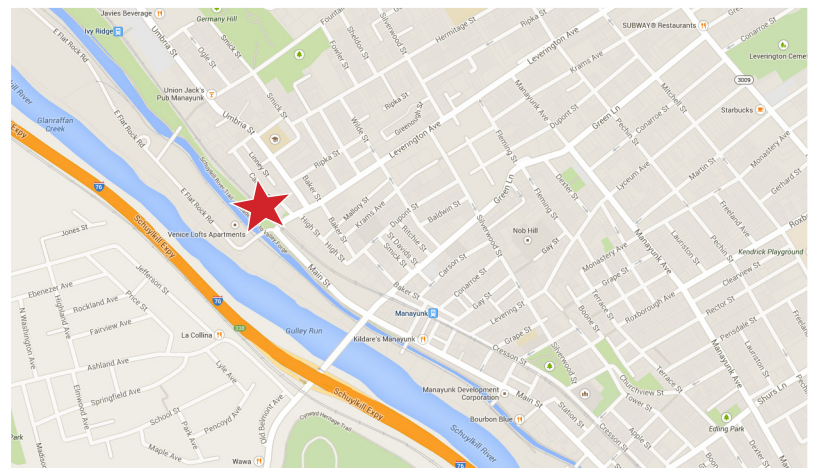
Manayunk: A perfect blend of world-class shopping & dining with small-town charm

- Direct access to the Tow Path for easy access to downtown Manayunk & Philadelphia
- Gated designated parking
- Fitness center
- Kitchens with granite countertops
- Hardwood floors throughout
- Master bedroom with walk-in closets and master bathroom with marble baths
- Balcony with river and park views

Six 2 bedroom units to choose from:
Units 22, 24, 25, 27, 28 and 34

PREVIEW DATES:

4-6 PM, Thursday, October 2nd
4-6 PM, Thursday, October 9th
12-2 PM, Sunday, October 12th



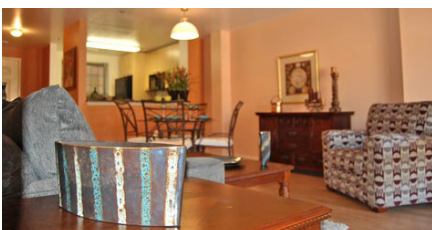
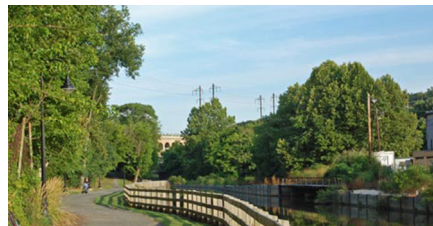
**WATERMILL AT MANAYUNK 2 LEVERINGTON AVENUE
MANAYUNK, PHILADELPHIA COUNTY, PA 19127**

Property Directions:

From Philadelphia: Follow I-76 W to to exit 338. Cross over the Schuylkill River to Main Street and turn Left. Follow two blocks to Building on corner of Main and Leverington Ave. Proceed straight into parking lot.

Auction Date & Location:

Saturday, October 25th 1 PM
Hilton Philadelphia City Avenue, 4200 City Avenue, Philadelphia, PA 19131



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