

AUCTION

BY ORDER OF THE RECEIVER

Suggested Opening Bids \$85,000
Previous Asking Up To \$750,000

17 PREMIER WATERFRONT CONDOS,
4 SOUNDFRONT HOMESITES & 32 DEEPWATER BOAT SLIPS



LUXURY WATERFRONT LIVING ALONG
NORTH CAROLINA'S CRYSTAL COAST

SUNDAY, DECEMBER 2ND 2012

ENJOY THE LIFESTYLE THAT ONLY NORTH CAROLINA'S CRYSTAL COAST CAN OFFER



The Crystal Coast is greeted by spectacular sunrises marking the beginning of a new day and treated to breathe taking sunsets in the evening. Blanketed in deep history, the area is known for their family-friendly community and attractions. From world class fishing in the famous Gulf Stream grounds to endless diving opportunities within one of the best diving locations in North America, a lifetime of memories await your family. If you are looking for the perfect beach day or exploring the dunes, you have found the right place. Discover the unique restaurants, arts and shopping that are renowned in this area. This is your chance to make every day a vacation on the Crystal Coast!



TWO GREAT WATERFRONT RESORT LOCATIONS. ONE INCREDIBLE OPPORTUNITY TO OWN PARADISE.



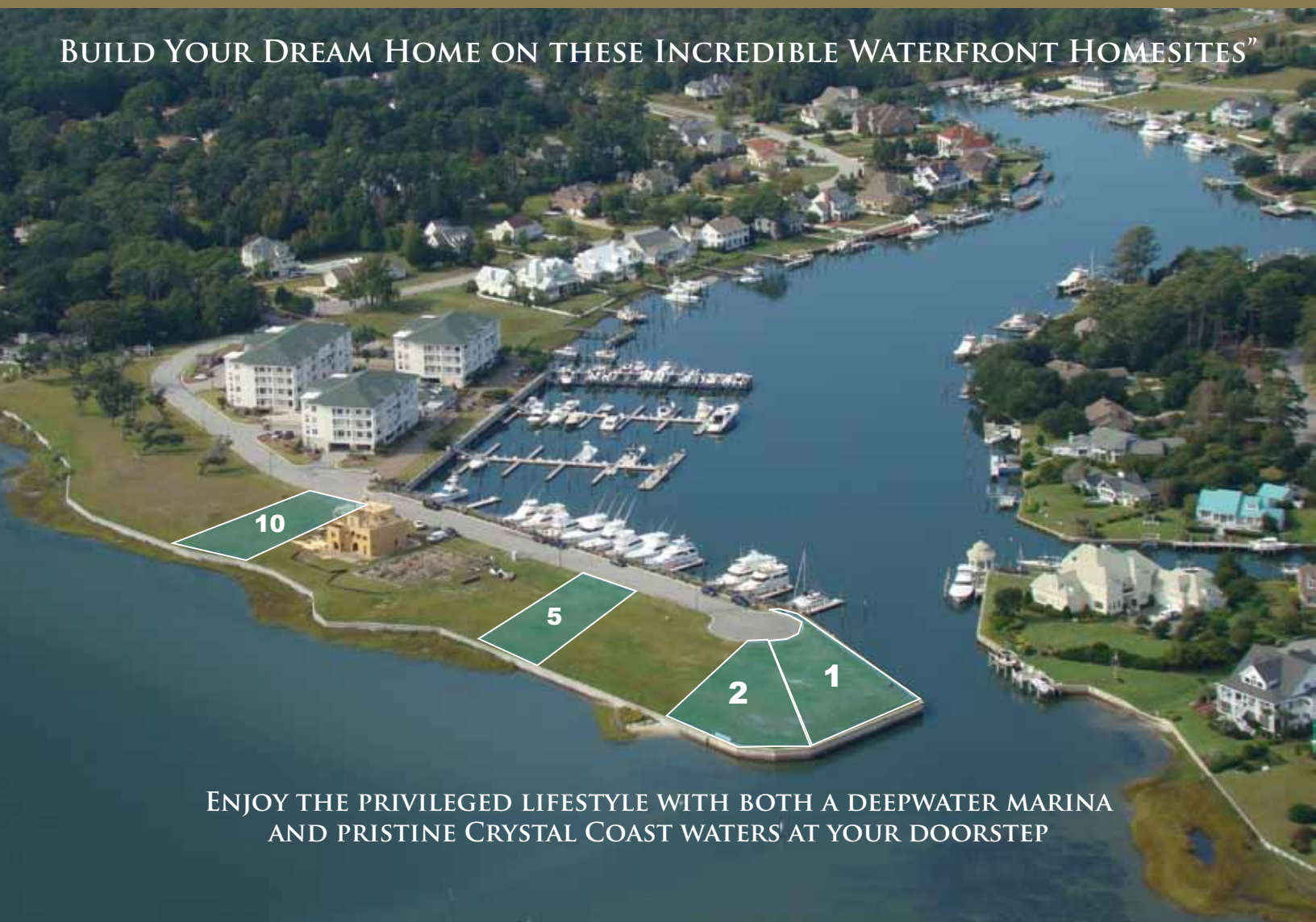
LUXURIOUS AMENITIES

- Private Waterfront Resort Communities with convenient access to all of the desired Crystal Coast attractions including world class fishing, diving in majestic blue waters, pristine beaches, unique shopping, Zagat rated restaurants and unlimited recreational opportunities.
- Panoramic views of the Atlantic Ocean, Intracoastal Waterway, Beaufort Inlet and Bogue Sound to view the spectacular sunrises and breath taking sunsets that begin and end each day in paradise.
- Private clubhouse and recreation facilities allow exercising with water views.
- Amazing clubhouse, spas and pools to soak in the sunshine and relax in luxurious style.
- Private marina access with state-of-the art facilities for your boat.

THIS IS WHY YOU WORK HARD ALL WEEK.



BUILD YOUR DREAM HOME ON THESE INCREDIBLE WATERFRONT HOMESITES"



ENJOY THE PRIVILEGED LIFESTYLE WITH BOTH A DEEPWATER MARINA
AND PRISTINE CRYSTAL COAST WATERS' AT YOUR DOORSTEP

Plan your tour now

PROPERTY PREVIEWS:

SAT NOV 10TH, SUN NOV 11TH 12-2 PM

SAT NOV 17TH, SUN NOV 18TH 12-2 PM

SUN NOV 25TH 12-2 PM

BY ORDER OF THE RECEIVER

HOW TO BUY AT AUCTION:

- 1) Go online at crystalcoast.com and sign up for a complete Property Information Package.
- 2) Preview the Community at the Open House.
- 3) Attend the Auction and 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.)

Choose Your Favorite – Bid Your Price!

MORGAN CREEK LANDING CONDOS

UNIT #	FLOOR	SQ. FT.	BED/BATH	PREVIOUSLY ASKING	SUGGESTED OPENING BID
105	1	1632	3/2	\$585,000	\$85,000
109	1	1632	3/2	\$450,000	\$85,000
110	1	1632	3/2	\$425,000	\$85,000
206	2	1632	3/2	\$710,000	\$85,000
210	2	1702	3/2	\$450,000	\$85,000
302	3	1632	3/2	\$710,000	\$85,000
305	3	1632	3/2	\$750,000	\$85,000
306	3	1632	3/2	\$750,000	\$85,000
310	3	1702	3/2	\$500,000	\$85,000

SPOONERS CREEK MARINA CONDOS

UNIT #	BUILDING	SQ. FT.	BED/BATH	PREVIOUSLY ASKING	SUGGESTED OPENING BID
A-12	Aqua	1765	3/3	\$749,000	\$95,000
A-13	Aqua	1765	3/3	\$749,000	\$95,000
A-41	Aqua	1925	3/3	\$999,000	\$95,000
A-42	Aqua	1765	3/3	\$929,000	\$95,000
A-43	Aqua	1765	3/3	\$929,000	\$95,000
B-12	Breakers	1765	3/3	\$799,000	\$95,000
C-12	Coral	1765	3/3	\$799,000	\$95,000
C-22	Coral	1765	3/3	\$849,000	\$95,000

SPOONERS CREEK MARINA HOMESITES

HOMESITE #	LOCATION	ACRE	LOT DEPTH	PREVIOUSLY ASKING	SUGGESTED OPENING BID
1	Cul de Sac	0.420	166	\$1,850,000	\$100,000
2	Cul de Sac	0.249	138	\$1,400,000	\$100,000
5	Middle	0.236	145	\$1,200,000	\$100,000
10	Middle	0.236	145	\$1,200,000	\$100,000

**Most Prestigious Locations
Along The Crystal Coast**

(855) 482-2939 / CrystalCoastAuction.com



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 PO Box 574 Anderson SC, 29622
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 CrystalCoastAuction.com



Referred & Marketed by
 Max Spann Real Estate & Auction Co.



AUCTION

NORTH CAROLINA CRYSTAL COAST RESORT CONDOS, HOMESITES & BOAT SLIPS

Sunday, December 2nd 1 PM

PROPERTY PREVIEWS:

SAT NOV 10TH, SUN NOV 11TH 12-2 PM
 SAT NOV 17TH, SUN NOV 18TH 12-2 PM
 SUN NOV 25TH 12-2 PM

(855) 482-2939
CrystalCoastAuction.com

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The Shores at Spooner's Creek Marina 150 Lands End Court Morehead City, NC 28557

By Land: From Morehead City at the intersection of US Hwy 70 and NC Hwy 24, travel West on NC 24 for 0.8 miles. Turn left onto Harbor Dr. at the stoplight (Walmart/Lowes) and proceed 0.5 miles to the end of the road. Turn left onto Lands End Dr and the property will be straight ahead.

By Sea: Located on Spooner's Creek along the Intracoastal Waterway near mile marker 210 (Green #9) Latitude 34 degrees 43.32 North, Longitude 76 degrees 48.10 West

Morgan Creek Landings 212 Old Causeway Road Beaufort, NC 28516

By Land: Follow US Hwy 70 East into Morehead City. Proceed on US Hwy 70 East over the Newport River high-rise bridge and turn right onto Radio Island Road. Turn left immediately onto Morgan Street. The community will be directly ahead.

By Sea: Located on Morgan Creek just along Intracoastal Waterway and the Beaufort Inlet. Latitude 34 degrees 42.892 North, Longitude 76 degrees 40.715 West

AUCTION LOCATION: Crystal Coast Civic Center. 3505 Arendell St, Morehead City, NC 28557

From the West: Take I-40 to US Hwy 70 East to Morehead City. The Civic Center is located on the right on Hwy US 70/Arendell St. near Carteret Community College and across from Carteret General Hospital.

From the North or South: Take I-95 to US Hwy 70 East to Morehead City. The Civic Center is located on the right on Hwy US 70 East/Arendell St. near Carteret Community College and across from Carteret General Hospital.

Terms and conditions:

Registration: Online, by fax and at open houses

Date and Place of Auction: Sunday, Dec 2, 2012 @1 PM. At Crystal Coast Civic Center, 3505 Arendell St, Morehead City, NC 28557.

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). **The properties are being sold AS IS and will not be subject to post-contract attorney review, due diligence review and inspection. 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 Receiver, Mortgage Holder, Auctioneer, Realtor, Affiliates or Employees 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: May be Available to qualified buyers, purchase is not contingent on purchaser financing.