

Directions & Interactive Map of Properties Available at maxspann.com

AUCTION LOCATION:
 Sheraton Philadelphia Downtown
 201 N. 17th Street, Philadelphia PA 19103

Terms and conditions:

Registration: By fax, on-line and at property previews June 27 and July 11, 2013.

Date of Auction: July 24, 2013 @ 1PM, Sheraton Philadelphia Downtown,
 201 N. 17th Street, Philadelphia, PA. 19103

Terms of Sale - Auction Requirements: 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 \$25,000 for each property. 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 30-45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashier's 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

Buildings and Lots

Throughout Philadelphia

PROPERTY PREVIEWS #1-#4

12-3 PM, Thursday, June 27th

12-3 PM, Thursday, July 11th



Max Spann Real Estate & Auction Co.

P. O. Box 4992

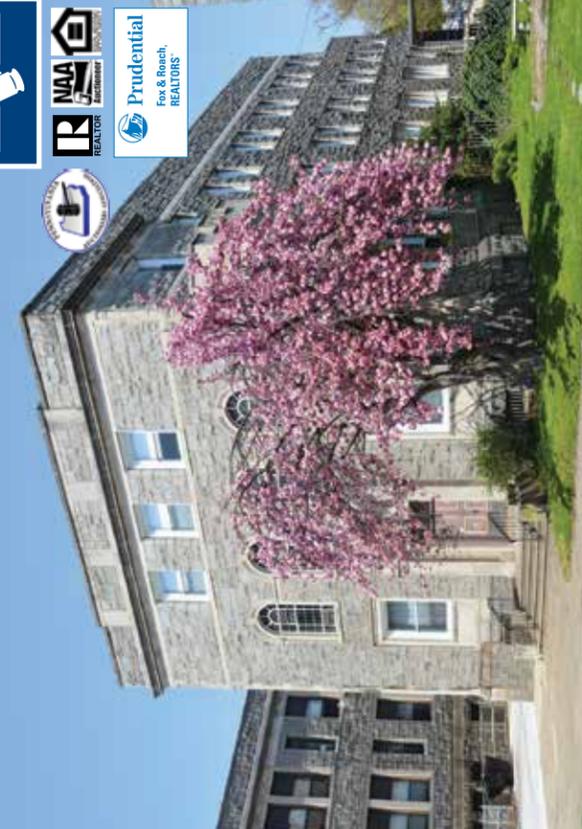
Clinton, New Jersey 08809

A licensed PA Real Estate Broker

Robert L. Dann Auctioneer Lic #AU005609

In cooperation with

Prudential Fox & Roach Realtors



AUCTION

Major Redevelopment Opportunities Philadelphia, Montgomery & Bucks County



BUILDINGS, SCHOOLS AND LAND PARCELS



JULY 24TH 1PM



Great Residential Development Opportunity 2 Buildings

1



Former All Saints School

- 26,511[±] SF 2.5 story building with basement
- RSA-5 Zoning

Former All Saints Convent

- 6,362[±] SF
- 11 Bedrooms and 4 Baths
- RSA-5 Zoning

PERFECT FOR MULTI FAMILY CONVERSION

4623 & 4629-4635 East Thompson Street, Philadelphia, PA 19137

Multi-family Redevelopment Opportunity

2



- 13,560[±] SF building
- 24 Bedroom, 3 story building with elevator & basement
- RSA-3 Zoning

Former St. Bartholomew Convent

5500 Harbison Avenue, Philadelphia, PA 19124

Potential Apartment Conversion

3



- 3,200[±] SF 2 Story building
- Potential Apartment or Condominium Conversion
- Additional building lot behind school has frontage on N. Philip St.
- RSA-5 Zoning

Former St. Michael Business School

1504-1506 North Second Street, Philadelphia, PA 19122

Redevelopment Opportunity

4



- 3 Townhome Units Sold as One Parcel
- 7,952[±] SF
- Hardwood Floors and hand crafted woodwork
- RSA-5 Zoning

Former Our Lady of Hope Convent

3531-3535 North 19th Street, Philadelphia, PA 19140

Incredible Development Opportunity in Bucks County

5



47.97[±] Acres, Build Your Homes or Preserve this Land, RO Rural Residential District

5800 Wismer Road, Plumstead, Bucks County, PA 18947

Potential Subdivision in Montgomery County

6



29.55[±] Acres, Commercial Zoning

570 Shelly Road, Harleysville, Montgomery County, PA 19438

Bring your plans and Build your Future in Rydal

7



1[±] Acre Buildable Residential Lot in an Exclusive Community

Mill Road Circle, Rydal, Montgomery County, PA 19046

GO ON-LINE TODAY
TO DOWNLOAD THE PROPERTY
INFORMATION PACKAGE



PROPERTY PREVIEWS #1-#4

12-3 PM, Thursday, June 27th

12-3 PM, Thursday, July 11th

PREVIEW LAND PARCELS

Drive by
at your convenience



HOW TO BUY AT AUCTION:

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

888-299-1438 / maxspann.com

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017
NEW JERSEY: PO Box 4992 Clinton, New Jersey 08809

