

Debt Relief Prompts Liquidation... 3 CONDOS IN HISTORICAL COOPER ARMS BUILDING...

PUBLIC AUCTION – 3 Condos

June 9th, 2007 @ 11:07 am

Buyers Can Determine the Price!!

Public Invited / Realtors Welcome



455 E. Ocean Blvd. Long Beach, CA 90802

- Condo 809 - Spacious 527 square foot studio condo.
- Condo 315 - Open 369 square foot studio condo.
- Condo 310 - This unit with 398 square feet has a cozy feel.

Cooper Arms (On the historical registry) is located in the heart of downtown, walking distance to the beach, restaurants, theatres, exclusive night clubs, and the East Village Arts District. Building offers community laundry and historic meeting areas.

Please consider this your personal invitation to be a buyer at this Premier Real Estate Auction. All prospective buyers are encouraged to preview and inspect the property prior to Auction date. **Call Pacific Auction Exchange for more information at (661) 325-6500 or visit our website at www.AuctionCA.com**

AUCTION TERMS: All prospective buyers must register to bid. A \$15,000 cashier's check or certified check (for each condo) payable to Pacific Auction Exchange will be required to bid at the auction. The successful bidder will be required to deposit a \$15,000 (for each condo) non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within thirty (30) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the properties is essential. Properties will be sold subject to seller's confirmation. Properties are being sold in "as-is, where-is" condition. Properties will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the properties and includes: a Real Estate Transfer Disclosure Statement, Pest Control Report, and other disclosures. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Pacific Auction Exchange. Pacific Auction Exchange reserves the right to deny any person admittance to the auction. Broker Participation Invited; Subject to established Pacific Auction Exchange guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. **ALL PROPERTY MEASUREMENTS ARE APPROXIMATE.** It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. Pacific Auction Exchange is agent of seller.

The three condos will be auctioned at 11:07 am on Saturday, June 9, 2007 - The condos will be open for previews from 1-3 pm on Saturday, June 2nd and Sunday, June 3rd and 1 hour prior to Auction.

California Premier Auctions Inc.

Bond #00104630778 Broker ID 00634704

Call Agent/Auctioneer: Mike Grigg (661)325-6500

www.AuctionCA.com