

4-plex Liquidation Sale...

PUBLIC AUCTION

November 16th, 2007 @ 12 noon @ the property

Buyers Can Determine the Price!!

Public Invited / Realtors Welcome



68235 Club Circle Dr. Desert Hot Springs, CA 92240

- Three 1 bedroom 1 bath units and a 1 bathroom studio
- Each unit has separate patio
- Fully rented (gross monthly rental income: \$1,824)
- Coin operated laundry (approx. \$30/month)
- Huge corner lot
- Approx. electric & gas expenses (electric: \$50/month, gas: \$18/month)
- Nice View
- Plenty of parking
- **Free home warranty policy**
- **A full 30 days to close escrow**
- **Guaranteed clear title provided**

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 California Premier Auctions Inc. 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 payable to California Premier Auctions Inc. will be required to bid at the auction. The successful bidder will be required to deposit a \$15,000 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 property is essential. Property will be sold subject to seller's confirmation up to 72 hours. Property is being sold in "as-is, where-is" condition. Property will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the property 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 California Premier Auctions Inc. California Premier Auctions Inc. reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to establish to California Premier Auctions Inc. 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. California Premier Auctions Inc. is an agent of the seller.

68235 Club Circle Dr. will be auctioned at 12 noon on Friday, November 16, 2007 - The units will be open for previews from 1-3 pm on Saturday, November 10th and 1 hour prior to the Auction.

California Premier Auctions Inc.

Bond #00104630778 Broker ID 00634704

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

www.AuctionCA.com