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#596

ABSOLUTE AUCTION

12 CONDOS

OLD SAVANNAH, GA

THURSDAY, OCTOBER 29

REGISTRATION: 2 PM • AUCTION: 4 PM

The most exquisite accommodations to be found anywhere in historic downtown Savannah, Georgia, set a stylish stage for savoring the sights and sounds which envelope The River Homes of News Place on the newly renovated Ellis Square. Wrapped in dazzling panoramic views of the Savannah River and historic downtown, these luxurious new condominiums — along with a grand suites hotel, world-class restaurants and fine shops — occupy the buildings and grounds of what were once The Savannah Morning News-Press. A prestigious address in this renowned city of squares, News Place is on Savannah's Riverwalk, right in the heart of Broughton Street retail district, the downtown business district and the City Market.

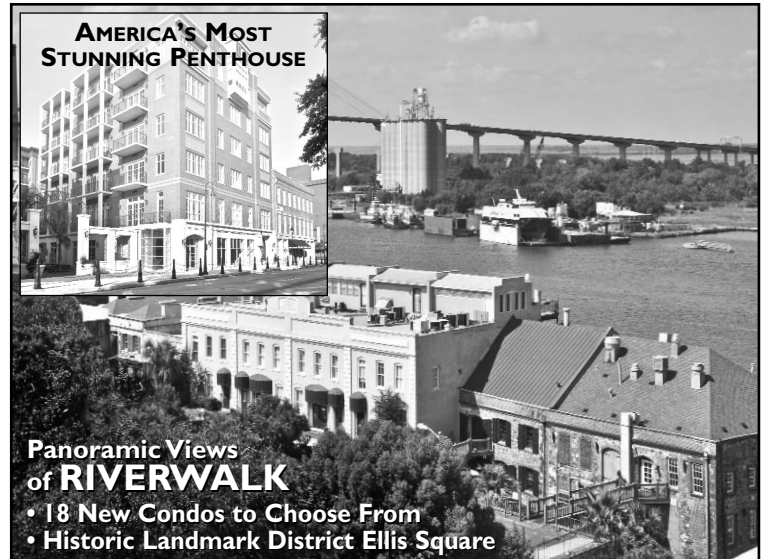
At News Place, sterling appointments define open spaces — granite-topped gourmet kitchens, tiled baths, hardwood floors, high ceilings, fireplaces, crown moldings, accent lighting and window walls. Designed for pedestrian living, the condominiums are located above ground-level boutiques and restaurants, making these distinguished residences an easy walk — or drive — to a wealth of attractions. A top tourist destination, Savannah is known for its antebellum mansions, museums, architecture, park-like garden spaces, music festivals and hot night spots. Home to Savannah College of Art and Design, this gracious old city is convenient to Tybee Island Beach and the Atlantic Ocean.

HIGHLIGHTS

12 CONDOS & PENTHOUSE

(18 CONDOS TO CHOOSE FROM)

Tiled Foyer • Great Room with Gas Fireplace • 2 Bedrooms • 2 to 2.5 Baths • Gourmet Chef's Kitchen with Granite Countertops, Wood Cabinets,



Gas Stove, Refrigerator, Dishwasher & Microwave • Ceramic Baths • Washer & Dryer • High Ceilings • Crown Molding • Designer Lighting • Some Units with Balconies • River Views • Double-Pane Windows & Doors • Secure Building • Dedicated Parking • Beautiful Landscaping with Fountain & Benches

SELLING REGARDLESS OF PRICE! NO MINIMUMS • NO RESERVES

DIRECTIONS

FROM ATLANTA: Take I-75 South to I-16 East / Exit 165 toward Savannah. Drive 165 miles and take Exit 167A onto Martin Luther King Jr. Blvd. Turn left onto MLK Jr. Blvd. and drive 8/10 mile. Turn right onto W. Bay St. Drive 4/10 mile to property on right — 165 W. Bay St.

TERMS: 2-BEDROOM CONDOS — 10% down with \$10,000 per condo being in personal check, business check or certified funds; **Penthouse** — 10% down with \$20,000 being in personal check, business check or certified funds. Closing in 30 days. Financing Available. For details call, 1-888-440-1568. **AUCTION SITE:** The auction will take place at Avia Hotel Ballroom, 14 Barnard St., Savannah, which is located directly behind the condos at 165 West Bay Street, Savannah, Georgia 31401. **PRE-SALE INSPECTION:** Property is available for viewing daily by appointment from 10 a.m. to 5 p.m. beginning October 15. **BROKER PARTICIPATION:** Broker Participation welcome subject to certain guidelines. Call 1-888-440-1568. **FOR MORE INFORMATION:** Call 1-888-440-1568 or (256) 547-3434. Beginning October 15, call on site, (912) 233-8915, main line; (912) 233-8946, fax; (912) 233-8917, second line, (912) 220-3575, cell.

A 1% DISCOUNT WILL BE OFFERED TO THOSE WHO CLOSE ON AUCTION DAY.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY CODE SECTION 44-3-111 OF THE "GEORGIA CONDOMINIUM ACT" TO BE FURNISHED BY THE SELLER TO A BUYER.

CONDOMINIUM UNITS 304, 305 AND 403 WILL BE TRANSFERRED SUBJECT TO A LEASE.