

**ABSOLUTE AUCTION**

**The River Homes At News Place West**

**165 West Bay Street  
Savannah, Chatham County, Georgia 31401**

**Auction: Thursday October 29, 2009 at 4:00 PM Eastern Time  
Registration begins at 2:00 PM Eastern Time**

**OVERVIEW:**

**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 Near Savannah's River Street, Right In The Heart Of The Retail District, The Downtown Business District, And The City Market.**

**TO BE AUCTIONED:**

**There Will Be Eighteen(18) Condos Being Offered With Twelve (12) Selling Absolute, Regardless Of Price.**

**AGE:**

**Built In 2008**

**EXTERIOR FEATURES:**

**Brick, Tension Concrete**

**FOUNDATION:**

**Slab**

**BUILDER:**

**Carson Company**

**UNIT NUMBERS:** 201, 202, 203, 204, 205, 206, 301, 302, 303, 305, 401, 502, 503, 602  
Penthouse: 404 (Selling With Reserve)

**SELLING SUBJECT TO LEASE:** 304, 306, 403

**\*\* Please Note: Inventory Is Subject To Change Due To Pre-Auction Offers And Prior Sales**

**FLOOR PLANS:** Available Upon Request

**UNIT FEATURES:** Tiled Foyer, Great Room With Gas Fireplace, 2 Bedroom, 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

**CONDOMINIUM FEATURES:** Secure Building, Dedicated Parking, Beautiful Landscaping With Fountain & Benches, Courtyard

**CONDOMINIUM DOCUMENTS:** Available Upon Request

**CONDOMINIUM DUES:**

1447 +/- Sq. Ft.	\$332.00 Per Month
1483 +/- Sq. Ft.	\$340.00 Per Month
1680 +/- Sq. Ft.	\$385.00 Per Month
1860 +/- Sq. Ft.	\$427.00 Per Month
1814 +/- Sq. Ft.	\$416.00 Per Month
1806 +/- Sq. Ft.	\$414.00 Per Month
2595 +/- Sq. Ft.	\$595.00 Per Month

**CONDOMINIUM DUES INCLUDE:** Common Area Water And Electricity, Landscaping, Janitorial, Liability Insurance

**TAXES:** 1.25% Of Appraised Value To Be Prorated At Closing

**INSURANCE:** Master Policy Prorated at Closing Based On Square Footage

**COMMERCIAL AIRPORT:** Savannah International Airport (SAV)

**SCHOOLS:**

**St. Vincent's High School  
Savannah Christian School  
Savannah Arts Academy  
Oglethorpe Charter School  
Beach High School  
Calvary Day School  
Jacob G. Smith Elementary School  
Leiston T. Shuman Middle School  
Ellis Elementary School**

**GENERAL INFORMATION**

**BIDDER DEPOSIT:**

**2-Bedroom Condo:** \$10,000.00 per condo being in personal check, business check or certified funds.

**Penthouse:** \$20,000.00 being in personal check, business check or certified funds.

**TERMS:**

10% down on auction day with balance due at closing in 30 days.

**BROKER PARTICIPATION:**

Broker participation welcome subject to certain guidelines. Call 1-888-440-1568.

**ONLINE BIDDING:**

Available subject to certain guidelines. Visit [www.nationalauctiongroup.com](http://www.nationalauctiongroup.com) for more details.

**PRE-SALE INSPECTION:**

The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. beginning October 15th. To schedule an appointment prior to this date, please call (888) 440-1568. Beginning October 15<sup>th</sup>, you may call the site directly at (912) 233-8915, (912) 233-8917 or (912) 220-3575 ; fax (912) 233-8946.

**FOR MORE INFORMATION:**

Visit our Web site at [www.nationalauctiongroup.com](http://www.nationalauctiongroup.com) or call (888) 440-1568 or (256) 547-3434.

**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.

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Savannah, Chatham County, Georgia

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