

J. DURHAM

& ASSOCIATES, INC.

REALTORS & AUCTIONEERS

1216 DAWSON ROAD, SUITE 102
ALBANY, GA 31707 • (229) 436-2733
INTEGRITY • SERVICE • RESULTS

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PAID
Permit #41
Albany, GA

AUCTION

ALBANY, GEORGIA
SATURDAY, MARCH 13 • 10:00 AM
COMMERCIAL BUILDINGS, WAREHOUSES, AND LOTS
BUILDING MATERIALS AND SUPPLIES

THE LIQUIDATION OF THE REMAINING EQUIPMENT AND INVENTORY OF
GILES BUILDERS SUPPLIES AND OTHER BANK-OWNED PROPERTIES



AUCTION

CONDITIONS OF THE AUCTION

Terms: The successful purchasers will be required to sign the Seller's real estate purchase agreement on sale day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the date of auction at which time the purchaser will pay the balance of the purchase price. A 10% buyer's premium will be added to all purchases to arrive at a contract price.

Terms for Equipment: Payment in full, day of sale. You must bring a copy of sales tax exempt certificate to be exempt from paying sales tax. Cash or cashiers check. A current bank letter of credit must accompany a personal or company check. A 10% buyers premium will be charged on all purchases.

The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. THE PROPERTY WILL BE SOLD FOR ALL CASH. Your complete inspection of the property and pertinent documents is recommended. Announcements made at the podium at the time of the sale take precedence over all printed materials, except for the fully executed purchase agreement and subsequent conveyance/closing documents.

Conduct of the auction and increments of bidding are at the direction of the Auctioneer. All properties will be sold subject to the Sellers reserving the right or confirmation within ninety-six (96) hours. Since the Sellers are highly motivated to sell on the date of the sale, the announcement of acceptance of final bids could be synonymous with the time and place of the auction.

All information contained in this brochure, was derived from sources believed to be correct, but is not guaranteed by J. Durham & Associates, Inc.

SURVEY: If the property sells divided, all property must be surveyed prior to closing by a licensed Georgia registered surveyor. The cost of the survey is to be paid by the purchaser. The number of acres surveyed times the contract price per acre shall determine the final or actual purchase price to be paid at closing. J. Durham and Associates, Inc., will have the final approval of the selected surveyor.

REPRESENTATION DISCLOSURE: J. Durham and Associates, Inc., represents the seller in this transaction, not the purchaser, but does not have authority to make representations on behalf of the seller with respect to any matter.

PROPERTY SIZE & DIMENSIONS: All acreages and property line dimensions are subject to change. They have been calculated for auction purposes only and are approximate and may be general in nature and are being sold subject to final survey. They are not guaranteed by the seller of J. Durham and Associates, Inc.

****NO CREDIT OR DEBIT CARDS ARE ACCEPTED****

facebook



SATURDAY, MARCH 13TH • 10:00 A.M.
COMMERCIAL REAL ESTATE, WAREHOUSES AND
BUILDING SUPPLIES AND EQUIPMENT

SALE SITE FOR ALL PROPERTIES:
406 N. CLEVELAND ST., ALBANY GEORGIA

10% Buyers Premium
Visit us on the internet at
www.jdurhamauctions.com

J. DURHAM

& ASSOCIATES, INC.

REALTORS & AUCTIONEERS

1216 DAWSON ROAD, SUITE 102
ALBANY, GA 31707 • (229) 436-2733

Joseph P. Durham, CAI
AUCTIONEER
GAL# 1120



800-342-2666



REAL ESTATE, BUILDING SUPPLIES AND EQUIPMENT AUCTION

SATURDAY, MARCH 13TH, 10:00 A.M. • ALL PROPERTIES SELL FROM ONE LOCATION

406 N. CLEVELAND ST. • ALBANY, GEORGIA

Property #1

406 & 408 N. Cleveland St.

Real Estate, Hardware, Woodworking Equipment, and Miscellaneous (Remaining Inventory & Equipment of Giles Builders Supply)

- Lot Size: 220' x 185'
- 2 Buildings

Building #1:

- 3990 Sq. Ft.
- 1000 Sq. Ft. Office Area
- 2990 Sq. Ft. Warehouse and Storage

Building #2:

- 9160 Sq. Ft. Warehouse and Woodworking Shop
- 3-Phase Power
- Zoned C-3 Commercial

Property #2

407 & 409 N. Cleveland St.

- Lot Size: 150' x 133'
- Fenced
- Zoned C-2 Commercial

Property #3

411 N. Cleveland St.

- Lot Size: 75' x 133'
- Fenced
- Zoned C-2 Commercial



Partial Equipment and Inventory List

Yates Y36 36" bandsaw
Table saw
DeWalt Radial Arm Saw
Shopsmith Lathe
Weinig Moulding Machine Pro Mat 23E with heads, knives & parts
Ingersoll Rand 10HP air compressor 3 phase
DeWalt Chop Saw
Yates Moulding Machine
Table saw
Stegherr Radius Trim Machine

Black & Decker Radial Arm Saw
Northfield Planer
Drill Press
Rockwell Unisaw Table Saw
Beach Mfg. Table Saw
Delta Drill Press
Wide Planer
DeWalt Cross-cut Saw
Northfield Planer
Door Machine
Door Machine Equipment

Radial Arm Saw
Mitre Saw

Paint
Ladders
Door Hardware
Doors
Screen Doors
Windows
Yard Tools
Lumber

Door & Window insulation
A.C. filters
Nails
Mail boxes
Nuts, bolts, & bins
Locks
Cap hammers
Attic Stairways
PVC Pipe fittings
Plus much, much more!!!

Bank-owned

Property #4 952 Maple Street 2 Warehouse Buildings

Building #1

- 25,060 Sq. Ft.
- 20,440 Sq. Ft. w/ 18' Ceilings
- Sprinklers
- 3 Truck Height Loading Docks
- 2100 Sq. Ft. Office Area w/ 2 Restrooms
- 1470 Sq. Ft. Warehouse w/ 4 truck bays

Building #2

- 9760 Sq. Ft. Warehouse
- 1 Drive-in Bay
- 1 Trailer Bay

Selling from Property #1
406 N. Cleveland St.
Albany, GA



Property #5 307 Grand Island Drive, Suite 4 Lee County, GA

- 1037 Sq. Ft. Office Condo
- Association Fee: \$100/month

Selling from Property #1
406 N. Cleveland St.
Albany, GA

Bank-owned



Bank-owned

Property #6 Creekside Drive Lee County, GA

Creekside Manor Subdivision, Lot #16

- Lot Size: 1.02 Acres

Selling from Property #1
406 N. Cleveland St.
Albany, GA



SAMPLE

"BANK LETTER OF GUARANTEE"

This letter of guarantee must be an original on bank letterhead.

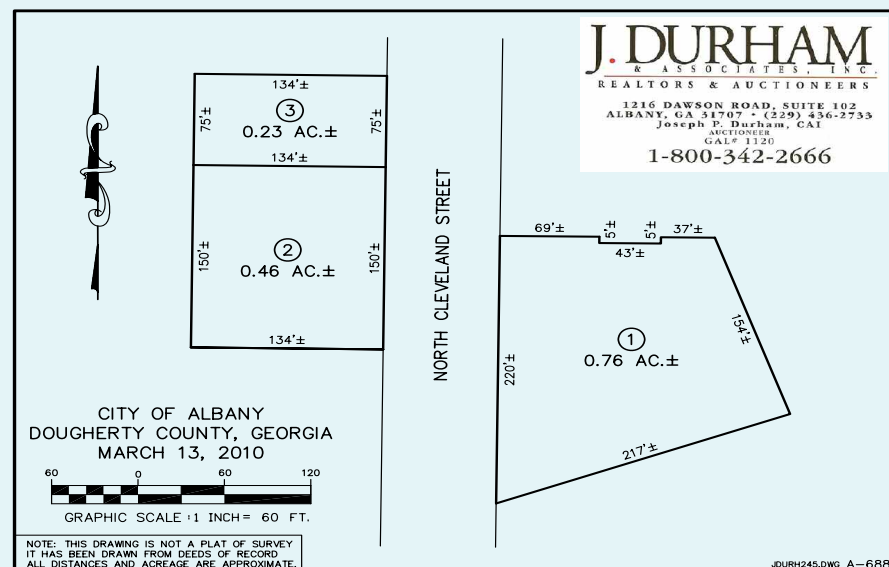
Date of Letter

To: J. Durham & Assoc., Inc.

This letter will guarantee any check written by (your name) on this bank.

This guarantee is for any amount up to (\$ amount), and is good for a period of 20 days after the date of the sale which is being conducted on (date of Sale).

Signature of bank official.



To receive email notification of upcoming auctions go to www.jdurhamauctions.com and sign up.

10% BUYER'S PREMIUM

ARE YOU RECEIVING DUPLICATE MAILINGS? PLEASE CALL US (229) 436-2733

Thinking of Selling Your Property?
Call J. Durham and Associates, Inc. for a Confidential Marketing Consultation.

Toll Free
1-800-342-2666