

ABSOLUTE AUCTION

The Villas At River Oaks

**101 River Oaks Drive
Richmond Hill, Bryan County, Georgia 31324**

**Auction: Saturday, April 17, 2010 at 12:00 PM Eastern Time
Registration begins at 10:00 AM Eastern Time**

OVERVIEW:

Life Is Sweet In The Colonial Coastal Town Of Richmond Hill, Georgia, Where The Tranquility Of The Ogeechee River Blankets River Oaks, A gated Waterfront Community Only 30 Minutes From Historic Savannah. Set Amid Aging Mossy Oaks, This Residential Preserve Of Luxury Condominiums And Resort-Style Amenities Is A Haven Of Sophistication. Convenient To A Multitude Of Attractions Which Make Savannah A Top Tourist Destination, River Oaks Grants Easy Access To A Maze Of Waterways Leading To The Atlantic Ocean, Providing Residents And Guests With A World Of Opportunities For Boating, Fishing And Kayaking. A Five-Minute Drive From I-95 Off Highway 144, River Oaks is in Walking Distance To The New Sterling Links Golf Course And Renowned Ford Plantation, One Of America's Finest Private Club Communities Which Was Once The Winter Home Of Henry And Clara Ford. This Riverfront Oasis Gives New Meaning To Rest, Relaxation and Recreation.

TO BE AUCTIONED:

There Will Be Sixteen (16) Condos Being Offered With Twelve (12) Selling Absolute, Regardless Of Price.

AGE:

Built In 2007

EXTERIOR FEATURES:

Brick Frame, Siding, Asphalt Roofing, Shuttered Windows

FOUNDATION:

Slab

LANDSCAPING:

Ponds, Fountains, Colorful Gardens

CONDO NUMBERS:

Unit	View	Floor Plan	Bedroom	Sq. Ft.	Fl. Location
201	Nature	Egret	Three	2,711 +/-	1st Floor
202	Nature	Egret	Three	2,408 +/-	1st Floor
401	Nature	Egret	Three	2,408 +/-	1st Floor
502	Nature	Egret	Three	2,408 +/-	1st Floor
1101*	Nature	Egret	Three	2,408 +/-	1st Floor
1102*	Nature	Egret	Three	2,408 +/-	1st Floor
1103*	Nature	Osprey	Three/Bonus	2,972 +/-	2nd Floor
1104	Nature	Osprey	Three/Bonus	2,972 +/-	2nd Floor
1602*	Nature	Egret	Three	2,671 +/-	1st Floor
1603*	Nature	Osprey	Three/Bonus	2,972 +/-	2nd Floor
1604	Nature	Osprey	Three/Bonus	2,972 +/-	2nd Floor
2902	River	Sapelo	Three	1,760 +/-	1st Floor
2905	River	Sapelo	Three	1,760 +/-	1st Floor
2907	River	St. Catherine	Three	1,900 +/-	3rd Floor
2908	River	Sapelo	Three	1,760 +/-	3rd Floor
2909	River	St. Catherine	Three	1,900 +/-	3rd Floor

***Selling Subject To Lease**

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

FLOOR PLANS:

Available Upon Request

CONDO FEATURES:

Each Interior Condo Comes With A Two (2) Car Garage, Riverfront Condos Comes With Dedicated Covered Parking And Storage

CONDOMINIUM FEATURES:

Pool, Jacuzzi, Pool House, Fitness Center, River House, Deep Water Boat Slips, Covered Parking, Gated Entry

BOAT SLIPS:

Boat Slips Are Rented Monthly Through The HOA for \$10.00 Per Foot.

CONDOMINIUM DOCUMENTS:

Available Upon Request

CONDOMINIUM DUES:

Approximately \$300.00 Per Month (Includes Insurance)

**CONDOMINIUM DUES
INCLUDE:**

**Building & Ground Maintenance, Pool, Fitness & River
House Maintenance, Common Area Utilities,
Administration /Management Expenses, Insurance,
Marina Maintenance & Expenses**

TAXES:

1.3 % Of Appraised Unit Value

COMMERCIAL AIRPORT:

Savannah International Airport (SAV)

SCHOOLS:

**Richmond Hill Primary School
Richmond Hill Elementary School
Richmond Hill Middle School
Richmond Hill High School**

GENERAL INFORMATION

BIDDER DEPOSIT:

Nature Units: \$10,000.00 per condo being in personal check, business check or certified funds.

Nature Units: \$15,000.00 per condo 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 1-800-503-9434.

ONLINE BIDDING:

Available subject to certain guidelines. Visit 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 April 3rd. To schedule an appointment prior to this date, please call (800) 503-9434. Beginning April 3rd, you may call the site directly at (256) 504-6858 and (256) 504-5201.

FOR MORE INFORMATION:

Visit our Web site at www.nationalauctiongroup.com or call (800) 503-9434 or (256) 547-3434.

DIRECTIONS:

From I-16, take I-95 S to Exit 90/Richmond Hill Exit.
Turn left after exit and drive approximately 4 1/5 miles
to River Oaks, located on left.

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Richmond Hill, Bryan County, Georgia

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