

REAL ESTATE AUCTION

Auction Conducted On Site

La Cita Hilltop at La Cita Golf & Country Club
Driver Court, Titusville (Brevard County), Florida 32780

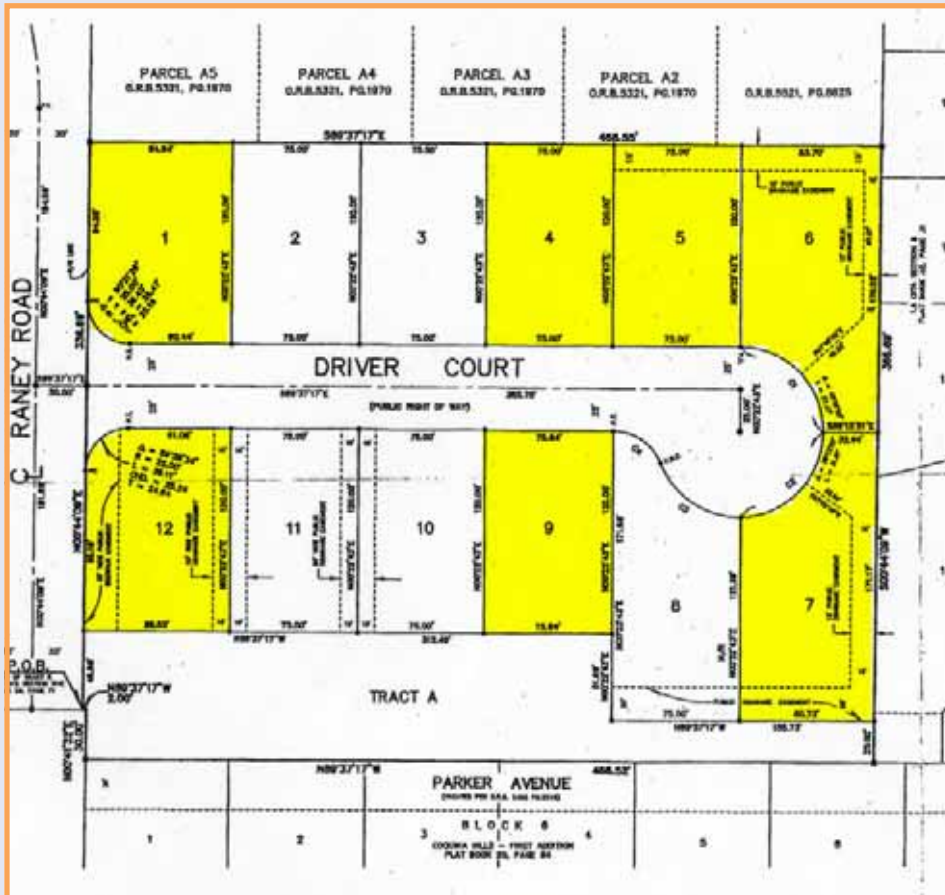
11:00 A.M. • SATURDAY • MARCH 8

First Lot Sold at Absolute Auction

FREE One-Year Tennis Membership with each Lot Sold at Auction

PROPERTY INFORMATION

- (7) Fully Developed Subdivision Lots
- Located in La Cita Golf & Country Club
- Features A Championship Golf Course, Clubhouse & More
- Minutes from Space Coast Beaches, Indian River and Shopping
- Ready for Immediate Construction
- All Utilities in Place (underground water, sewer and electricity)
- Lots included in this auction: 1, 4, 5, 6, 7, 9 & 12



11:00 A.M. • SATURDAY • MARCH 8
 La Cita Hilltop at La Cita Golf & Country Club
 (7) Residential Lots



Licensed Real Estate Brokers & Auctioneers
 1325 S. Congress Ave., Suite 202
 Boynton Beach, FL 33426



Terms & Conditions of Sale

1. BIDDER REGISTRATION:

The auction is open to the public and your attendance is welcomed. Auction registration will begin at 9:30 A.M. on March 8. A Cashier's Check or its equivalent must be displayed in the amount of \$2,500.00 must be displayed at the time of Bidder Registration. All checks should be made payable to National Auction Company.

2. CONDITION of PROPERTY:

The properties are offered in As-Is condition. Bidders are encouraged to inspect the lots before the auction.

3. CONTRACT & DEPOSIT:

The total deposit due from top bidders on auction day will be equal to 10% of the total purchase price (Top Bid Price + Buyer's Premium) of which the \$2,500.00 Cashiers' Check will be part. Any difference between the Cashiers' Check and 10% of the purchase price can be paid by cash or personal check. Purchasers will be expected to execute a Real Estate Purchase Agreement at the conclusion of the auction. Copies of the Real Estate Purchase Agreement will be available prior to the auction.

4. CLOSING DATE , CLOS-

ING COSTS & CLOSING AGENT:

The Real Estate Purchase Agreement provides for closing on or before 30 days after the auction. The Seller will provide and pay for an Owner's Title Insurance Policy showing title to be good and insurable. Payment for documentary stamps required to transfer title will be the responsibility of the Purchaser. Real estate taxes will be prorated to the date of closing. Closings will be handled by Land America/Gulf Atlantic Title Company, 952 Country Club Drive, Titusville, Florida 32780 (321-383-7800 • Facsimile 321-383-7811).

5. FORM of AUCTION:

The first lot will be sold to the highest bidder at Absolute Auction with the remaining lots to be sold Subject to Confirmation of the Seller. Please be advised it is the intention of the Seller intends to sell all of these lots at the auction so please come prepared to participate.

6. REAL ESTATE BROKER PARTICIPATION:

We welcome the participation of other real estate brokers and their associates. Please call National Auction Company for details and instructions for registration of prospects. A fee equal to 20% of the net commission received by the National Auction Company will be paid at the time of closing. Registrations must be in

writing on the Broker/Prospect Registration Form and received by National Auction Company by 5:00 PM on March 7.

7. BUYER'S PREMIUM:

A 10 % Buyer's Premium will be added to all Top Bids and included in the total contract price.

8. CONDUCT of AUCTION:

- The lots will be offered using the High Bidder's Choice Method of Sale.
- The terms and conditions may be changed or modified by announcement from the auction podium. Any such announcement will take precedence over previously printed materials or oral statements made.
- Bids will be accepted from registered bidders only and increments of bidding will be at the discretion of the auctioneer.
- In the event of tie bids or disputes between bidders, the decision of the auctioneer will be final.
- In the event an offer is made to purchase these lots prior to the scheduled auction date and the Seller decides to accept, the auction may be postponed or cancelled.
- The auction will be video or audio recorded to provide a record of the event.
- Bidders should rely upon their own inspection of the property, information and judgment. Any measurements, stated square footage or simi-

lar information are estimations. · All information contained in the brochure, newspaper advertising, web site or provided by staff members is believed to be correct but is not guaranteed.

9. PREVIEWS: The properties can be previewed at your convenience on a drive by basis. For the convenience of bidders, the lots have been marked with identification signs for easy recognition of each property included in the auction. Please contact National Auction Company for further information.

10. DIRECTIONS: I-95 to Exit #215 (State Road 50-Titusville) - Travel east to Barna Avenue and turn left at the traffic light. Continue north on Barna Avenue to Country Club Road (entrance to La Cita) and turn right. Continue on Country Club Road to Raney Road and turn right. Continue on Raney Road to Driver Court and turn left into La Cita Hilltop. Watch for auction signs.



Lic. RE Brokers & Auctioneers

1-800-659-7004

www.natlauction.com