

**TUESDAY  
JULY 19  
10:00 A.M.**

Registration at 9:00 am

**REAL ESTATE  
AUCTION**



**INVESTMENT  
RECOVERY  
AUCTION**

3410 Independence Drive, Suite 210  
Birmingham, Alabama 35209  
(205) 870-7885 • Fax (205) 870-7825

In Cooperation with:

Marvin Moffett Realtor / MS Broker  
(601) 769-7285

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Permit #205

**REAL ESTATE  
AUCTION**

**Tuesday July 19**

**52,000 SQUARE FEET ±**

**LOCATION OF AUCTION**

Great Southern Club, corner of 14th Street &  
U.S. Highway 49, atop Hancock Plaza (15th floor),  
The Tallest Building in Gulfport, Mississippi.



# REAL ESTATE AUCTION GULFPORT, MISSISSIPPI

*Investment Opportunity in the Popular Gaming Zone Across from Jones Park on U.S. Hwy 90.*

This property is also directly in front of the Mainelife Oceanarium\*, Gulfport Marina. (\*The Mainelife Oceanarium is the selected site of the Trump Ocean Club Casino.) Near this site are the Gulfport Beaches; the Gulfport Yacht Club; the intersection of U.S. Hwy's 90 & 49; and Downtown Gulfport. The Copa Casino, Grand Casino Gulfport, and the Gulfport Harbor's and Marina's are a short walk from this property.

**Currently Zoned:** B-3 CBD (Central Business District) Highlights of B-3 include unlimited building coverage; 100' height restriction; approval for motel, hotels, restaurant, lounge, parking decks, many types of retail trades (list will be provided in bidder package.)

**Property Dimensions:** 165 ft. ± along Hwy 90 (Front, East Beach Blvd.) x 315± (23rd Ave.); 52,000 sq. ft. ± (\*23rd Ave. is currently extended into Jones Park as the major entrance.)

**Terms:** 25% down payment. Cashier's check or certified funds of \$100,000 due at the fall of the auctioneer's hammer. Five working days to bring balance up to 25%.

**Owner Financing:** 25% down payment; Balance amortized over 15 years at 9.5% A.P.R. with a balloon payment for remaining balance at the end of 60 months.

**Cash Sale:** 25% down payment with closing in 30 days from the auction. Closing: Attorney's chosen by seller. All closing costs paid by the purchaser.

Cashier's Check's should be made payable to:  
Mr. Marvin Moflett, Realtor/Mississippi Broker

– Property sold with all city and county easements and ordinances in place.

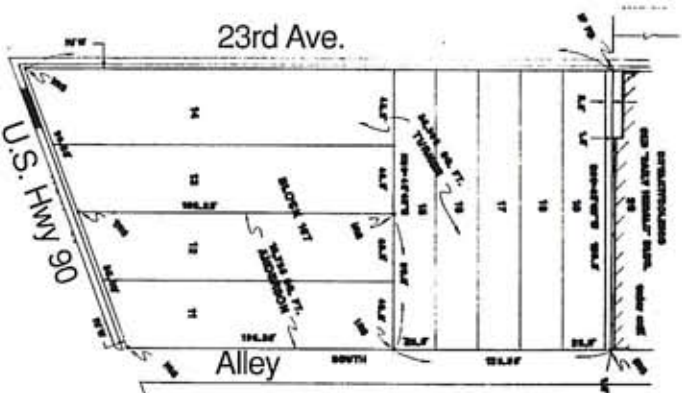
– **Offers considered prior to the Auction. Property may be purchased prior to the Auction.**

**Location of the Auction:** Great Southern Club, atop Hancock Plaza (15th floor), corner of 14th St. & U.S. Hwy 49. The tallest building in Gulfport, Mississippi.

Registration begins at 9:00 A.M.; Auction at 10:00 A.M.

**Property Sold As Is Where Is.**

All announcements from the auction stand take precedence over printed material.



**For Additional Information, Please Contact:  
INVESTMENT RECOVERY AUCTION, Inc.**

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