

By Order of U.S. Bankruptcy Court

AUCTION

Real Estate Terms:
2% Broker Participation-Call for Details

TERMS AND CONDITIONS: As a bidder you should know —

- Successful bidders must deposit 10% of the purchase price at the auction of which \$100,000 must be presented **AT THE TIME OF REGISTRATION**, in the form of cash, cashier's check, or personal or company check presented with a bank letter of guarantee. Balance of earnest money/down payment may be paid by personal or company check.

- Earnest Money/Down payment is non-refundable should purchaser fail to close. Balance of the purchase price must be paid within 30 days at closing.

- Any and all closing and survey costs are paid by purchaser. In all transactions, Granger, Thagard & Associates, Inc. and Southpace Properties, Inc. are acting as agents (working for), the Seller. 2% Broker Co-op available, call for details.

- Announcements from the auction stand take precedence over all previous oral statements or printed material.

All property sells AS IS...Where Is. 5% Auction Fee.



Granger Thagard & Associates, Inc.
1516 20th Street South, Suite 210
Birmingham, AL 35205
(800) 996-2877 • (205) 930-0833
FAX: (205) 930-9133
Jack F. Granger, CAI, 673
G.W. (Bill) Thagard, CAI, 675
"Auction Marketing Specialists"

IN COOPERATION WITH



PARTIALLY COMPLETED 80 UNIT COMPLEX KNOWN AS
WILD CANYON APARTMENTS

Located Between US Hwy 31 and Old Montgomery Hwy

Homewood, Alabama

(Birmingham, Alabama)

Visit us on the Web at: www.gtauctions.com

(800) 996-2877 • (205) 930-0833

email: GTA@GTAuctions.com

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AUCTION

Thursday • October 12 • 10:00am

Auction Held at Courtyard by Marriott
500 Shades Creek parkway
across from Brookwood Village

FIRST CLASS
U.S. POSTAGE
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BIRMINGHAM, AL

FIRST
CLASS
MAIL

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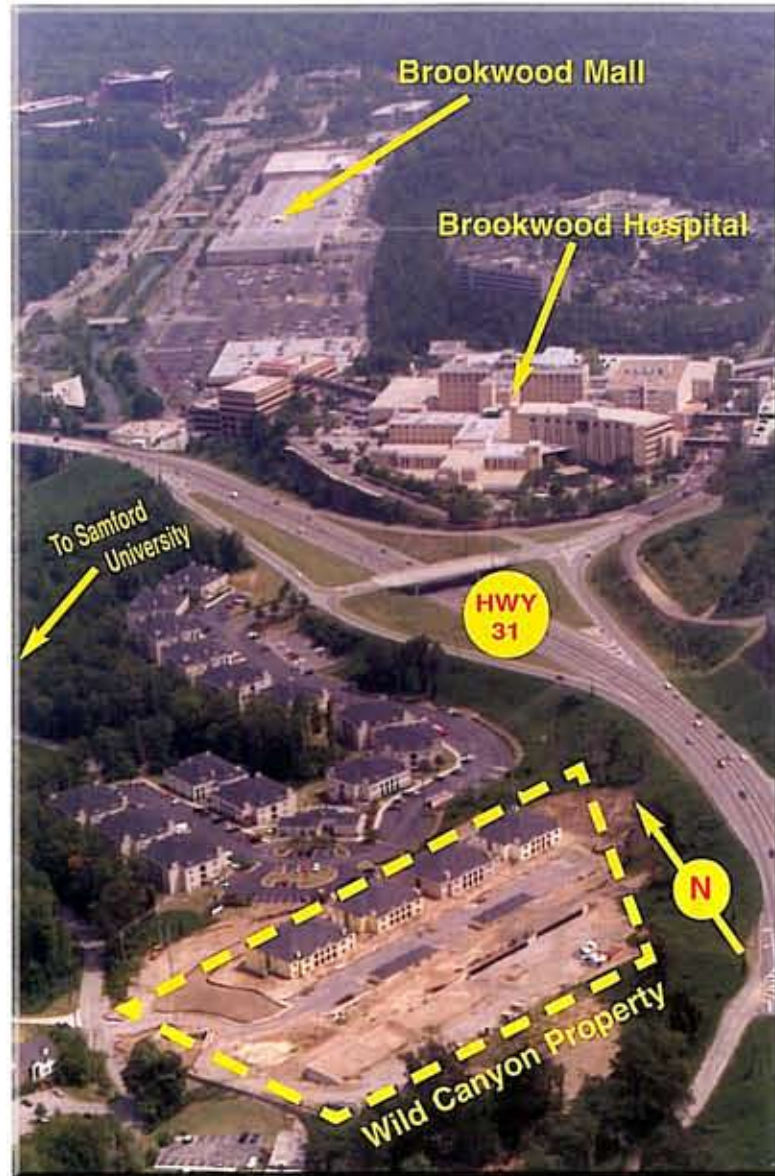
Registration must be completed prior to opening remarks at 10:00am

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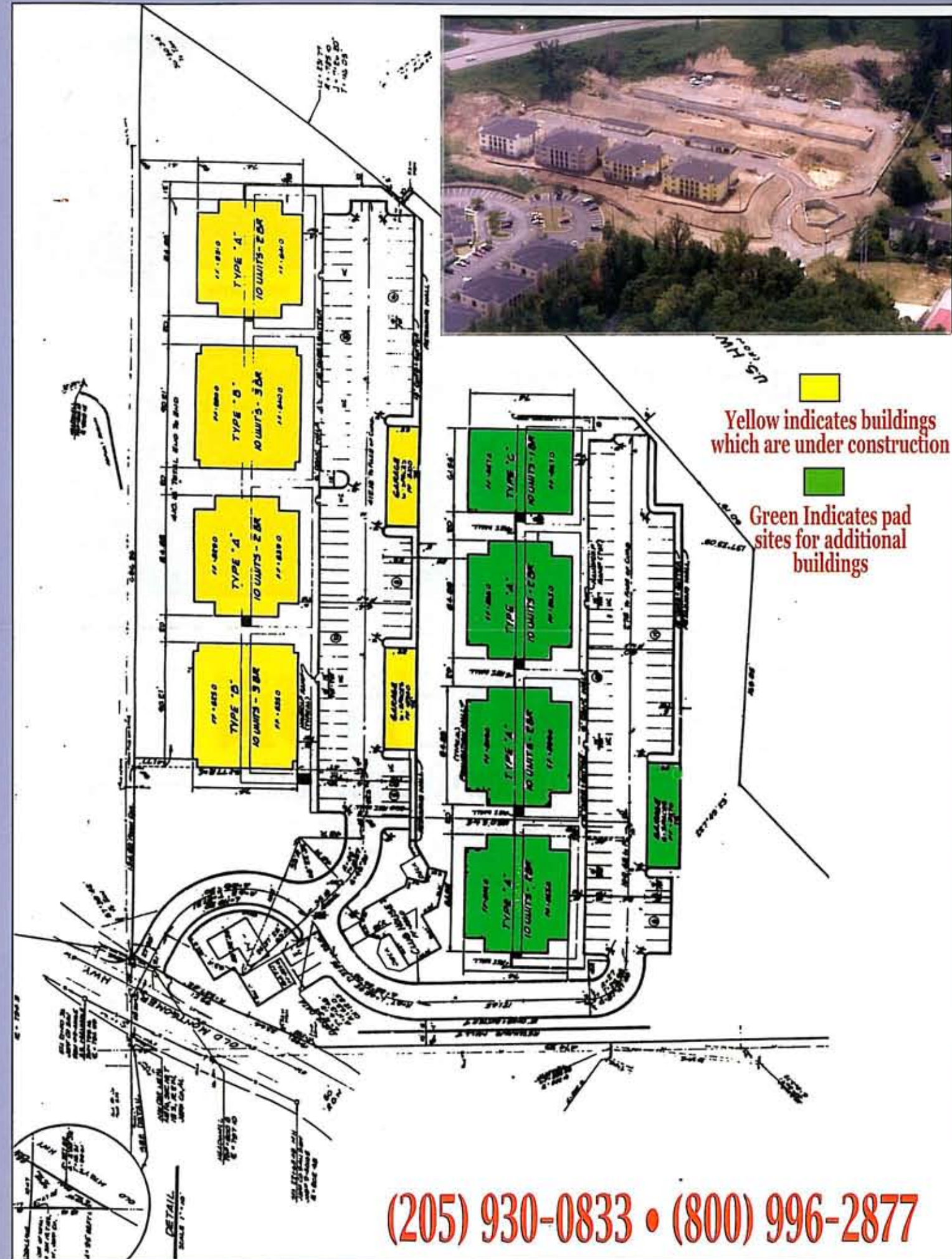


PROPERTY FEATURES:

- Site work partially complete
- 40 Apartments partially completed
- Pad sites for additional buildings
- Planned 80 apartment complex
- Call for site showings
- Due diligence packages available



Convenient to Homewood shopping, schools and hospitals.



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