



TERMS OF SALE
ABSOLUTE AUCTION OF LIMITED SERVICE HOTEL
1433 NORTH INTERSTATE 35, SAN MARCOS, TX 78666
SALE: 11:00 AM MARCH 31, 2009
AUCTION AT THE PROPERTY

Accelerated Marketing Group
Auctioneers - Real Estate Brokers
107 S Meramec, St. Louis, MO, 63105

AUCTION INFORMATION CENTER
949-313-1150, fax 815-301-9711,
ken@amgre.com

AUCTION FORMAT: The auction shall be held on **March 31, 2009 at 11:00 am at the Property, 1433 North Interstate 35, San Marcos, TX 78666; registration begins at 10:00 AM.** This real estate offering is being conducted by the property owner. All bidding is open and public. Bidders for the Property must present a **cashier's check for \$125,000 payable to Commonwealth Land Title Company, proof of financial ability to close at bidders purchase price and sign a Bidders Statement** (Sample available in the Due Diligence Packet) in order to receive a bidder's card. To bid during the auction, you need only raise your hand with your bidder's card and shout out your bid or instruct an auctioneer's bidder assistant to call out your bid for you.

DOCUMENTS AVAILABLE: Bidders should obtain a Due Diligence Package available at a cost of \$20 plus mailing cost (if applicable). The package contains preliminary title report, plat map, appraisal, Phase I Environmental Reports, Zoning, building and area information, tax status and other pertinent information. Contact the Auction Information Center to request a Due Diligence Package, which will also be available for review and purchase during on-site inspections and at the auction.

OPEN HOUSES: On-site inspections will be held, on March 18, 19, 25, 26 & 30th 11:00 AM to 1:00 PM CST. Due Diligence Packages will be available for inspection and purchase. Call the Auction Information Center for additional information.

FINANCING: None. This is an all cash sale.

WINNING BID: The auction is being conducted with a published reserve of Two Million Five Hundred Thousand Dollars (\$2,500,000.00). The Auctioneer will start the bidding at the suggested opening bid of \$1,500,000.

REALTOR®/BROKER PARTICIPATION INVITED: A one and one-half percent (1.5%) of the High Bid Price referral fee will be paid by the Seller from the

Auctioneer's fee to the licensed real estate broker, whose prospect pays and closes on the property. To qualify for a referral fee, the real estate broker must:

(a) Be a Texas licensed real estate broker who will abide by the National Association of Realtors Code of Ethics;

(b) Register the prospect before **March 26, 2009** (the registration deadline) by fax to **815-301-9711** or certified mail return receipt requested, on your company stationery to Accelerated Marketing Group, 107 S Meramec, St. Louis, MO 63105: Attn: Ken Goessling, CCIM-San Marcos Project Coordinator

(c) Have your client sign the letter of registration;

(d) Ensure that the registration letter is received before any inspection of the property by the prospect;

(e) Attend the auction with the prospect and bid with or for the prospect.

All registrations accepted by the Seller will be acknowledged; each acknowledged REALTOR®/Broker must bring their registration acknowledgment to an Inspection session and to the auction for registration verification purposes. A complete registration file on all prospects will be maintained. No REALTOR®/Broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives. Referral fees will be paid upon closing and receipt of commissions by the Accelerated Marketing Group. No referral fees will be paid by the Seller if the REALTOR®/Broker or a member of his immediate family is participating in the purchase of the property or is an equity partner in the purchasing entity. An affidavit will be required certifying that the REALTOR®/Broker is serving only as a broker and not as a principal. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.

BUYER'S PREMIUM: A six percent (6%) Buyer's Premium will be added to the High Bid Price to determine the Total Purchase Price in the Sales Contract.

THE SUCCESSFUL HIGH BIDDER will be required to surrender their initial deposit at the time of Sale in acceptable tender. Cashier's Check, Certified Check or Money Order is acceptable made payable to: Commonwealth Land Title, 9255 Towne Centre

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Drive, Suite 450, San Diego, CA, 92121, Phone: Linda McClain (858) 597-7088. If the Initial Deposit Payment is less than 10% of the Total Purchase Price, then it MUST be increased to 10% of the Total Purchase Price by cashier's check, or wired funds, by 12:00 noon April 3, 2009. Note: additional earnest money due under the terms of the Real Estate Sales Contract will be accepted via personal check ONLY at the auction.

BACK-UP BIDDER: The next highest bid below the Successful High Bidder is considered a Back-Up Bidder and *may* be invited to sign the approved Real Estate Sales Contract in the amount of their Total Purchase Price immediately upon conclusion of the bidding and deposit their cashier's check made payable to: Commonwealth Land Title, 9255 Towne Centre Drive, Suite 450, San Diego, CA, 92121, Attn: Linda McClain (858) 597-7088. The Back-Up Bidder's Initial Down Payment will be held until 5:00 pm, April 3, 2009, at which time it will a) be returned to the Back-Up Bidder upon Seller's receipt of the Successful High Bidder's additional earnest money or b) become immediately non-refundable upon default of Successful High Bidder and Back-Up Bidder will be notified by escrow that the Seller has executed their approved Real Estate Sales Contract. If the Back-Up Bidder's Initial Down Payment is less than 10% of its Total Purchase Price, then it MUST be increased to 10% of its Total Purchase Price by cashier's check or wired funds within three business days of notification by escrow

CLOSING DATE: The sale shall close on or before **May 15, 2009**

CONDUCT OF THE AUCTION: Announcements made at the podium at the time of the sale take precedence over all printed materials. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

The property is being sold on an "AS-IS, WHERE-IS" basis. A complete inspection of the property by you and your experts, prior to the auction, is invited. Buyer and/or any person receiving information regarding the property to be sold acknowledges and agrees that the property is being sold in an "AS IS" condition and neither Seller nor Broker makes any

warranty or representation regarding the property, including any structure thereon or any matter relating to such property or any such structure and further acknowledges that no agent acting on behalf of Seller has been authorized to make any such warranty or representation.

Buyer and/or any person receiving information regarding the property to be sold further acknowledges that it has been given a full and complete opportunity to investigate the property, including the right and opportunity to obtain its own consultants to examine the property and any structure thereon and that Buyer and/or any person receiving information regarding the property to be sold is relying solely upon its own investigation and not upon any statement made by Seller or its agents or Auctioneer.

AGENCY DISCLOSURE: It is understood that Gordon Greene, TX R.E. Broker & TXAL 7720 in cooperation with Accelerated Marketing Group ("Broker") is marketing and promoting this offering and is acting in the capacity of real estate Broker on behalf of the Seller and that the Broker has been approved by Seller to conduct the sale. The Seller and Broker have executed an agency agreement, which provides for the payment of a commission to Broker upon the sale of the real property.

ENTIRE DOCUMENT: The information contained herein is subject to inspection and verification by all parties relying on it. The Seller or its agent assumes no liability for the information accuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS, AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This listing may be withdrawn or modified without notice at any time.

In cooperation with Gordon Greene, Texas R.E. Broker & Texas Auctioneer Lic 7720.

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This is not a solicitation or offering to residents of any state where this offering is prohibited by law.