

Foreclosure Real Estate Auction

By Order of Secured Party

Like New Commercial Building Formerly Known As Precision Tune Auto Care

4221 Hixson Pike, Chattanooga, TN

Wednesday, September 30 • 12:00 Noon

Open House/Inspection: Wednesday, September 23 • 10:00 AM - 2:00 PM



- Zoning: C-2 Convenience Commercial Zone
- Utilities: Water, sewer, electric, gas
- Estimated Annual Real Estate Taxes: City \$4,553.74; County \$6,522.47. Being sold subject to current and back taxes of approx. \$13,321.73

- Directions: From I-75 in Chattanooga, take exit 4 (TN 153N). Travel west approx. 8.2 miles, bear left on Hamill Road. Travel approx. 7/10 mile, turn left on Hixson Pike. Travel south 3/10 mile to property on right.

Sale of Equipment/Package will follow real estate auction.

Terms: 10% Buyer's Premium - Successful bidders will deposit 10% of the purchase price (including Buyer's Premium) on sale day in the form of cash, cashier's check, personal or company check, plus a real estate sales contract must be signed. Balance is due in certified funds at closing. CLOSING MUST OCCUR WITHIN 20 DAYS OF SALE DATE. NO EXTENSIONS AVAILABLE. Sale day announcements supercede any previous advertising.

Pass It On... If you know of anyone that might be interested in this auction, we would appreciate your sharing this information with them. Dated Material • Do Not Delay

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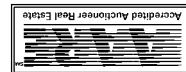
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Commercial Building

Like New

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Foreclosure Auction



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- 4 Drive-in service bays
- Office/reception area
- Built in 2005
- Approx. daily traffic count: 20,000 vehicles

- Located just south of intersection of Dupont Pkwy. & Hixson Pike, across from YMCA
- **Equipment package to be auctioned immediately following real estate**



THE FOLLOWING EQUIPMENT WILL BE SOLD AS A PACKAGE AFTER REAL ESTATE

- Accu-Turn 3650 tire mounting machine
- Accu-Turn 1420 tire balancer
- Crystal Clean parts washer
- Central Hydraulics 20 ton hydraulic shop press

- (2) Bend Pak mdl. MX-10CX 10,000 lb. 2 post, above ground lift, s/n 54271, 54272
- Accu-Turn 8944 brake lathe
- (3) Bend Pak mdl. HD-12-B 12,000 lb. 4 post, above ground lift, s/n 6346
- FRI Technologies automatic transmission fluid changer

- (2) Roush 3-1/2 ton floor jack
- SPX Robin Air, Cool Tech 341342 air conditioner recovery/service unit
- Accu-Turn alignment machine, 4 wheel
- North Star 7.5 hp vertical air compressor
- (8) Sections adjustable metal shelving, 16"x48"x84"

- (8) Metal-frame upholstered side arm chairs
- E-Machines computer, monitor, keyboard
- Double ped desk and chair
- Drink vending machine
- Jensen 25" color TV
- Lexmark X4270 fax machine



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