

ABSOLUTE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

3 Investment Quality Commercial Properties

South Fulton, TN

Thursday, September 27

SALE #1: 12:00 NOON
INCOME-PRODUCING SHOPPING CENTER
509 BROADWAY



- Approx. 7,013 sq. ft.
- Renovated in 1994
- New roof in 2006
- Approx. 50 parking spaces
- All units individually metered for gas & electric
- Approx. monthly income \$4,370
- Approx. 70% leased
- Current Tenants: Edward Jones; Monumental Life; H & R Block; ETC; Star Staffing; Pruitt Real Estate; Reed & Company; New Wave; Klassy Kuts; Resolutions Spa

SALE #1: 12:00 NOON
FREE-STANDING INCOME-PRODUCING COMMERCIAL BLDG.
509 BROADWAY



- Approx. 14,052 sq. ft.
- New roof in 2006
- Approx. 30 parking spaces
- Separate gas & electric meters for each tenant
- 100% leased
- Approx. monthly income \$2,667
- Current Tenants: Southside Drugstore; Lean-To Restaurant

SALE #2: 1:00 PM
6,092 SQ. FT LIKE NEW OFFICE BUILDING
720 BROADWAY



- Built in 2003
- Approx. 1.4 acre lot
- Approx. 40 parking spaces
- Central gas heat & air
- 3 bathrooms
- Large conference room
- Additional 1,200 s.f. basement for storage/expansion
- All utilities available
- Zoned B-1 (General Business District)

TERMS FOR EACH AUCTION: Successful bidders will deposit 10% of the purchase price and is due 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.

Absolute Auction

To Be Sold To The Highest Bidder Without Minimum or Reservation

3 Investment Quality Commercial Properties in South Fulton, TN

SALE #1: Income-Producing Shopping Center & Free-Standing Commercial Building

To Be Sold Separately • 509 Broadway

Thursday, Sept. 27 • 12:00 Noon

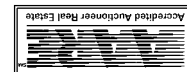
Open House: Thurs., Sept. 20 • 12:00 Noon - 3:00 PM

SALE #2: 6,092 sq. ft. Like New Office Building

720 Broadway

Thursday, Sept. 27 • 1:00 PM

Open House: Thurs., Sept. 20 • 9:00 AM - 12:00 Noon



TN Lic. #62 • RE07927
 (865) 546-3206 • 1-800-4FURROW

FURROW AUCTION COMPANY
 1022 Elm Street
 Knoxville, TN 37921



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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ABSOLUTE AUCTION

To Be Sold To The Highest Bidder Without Minimum or Reservation

3 Investment Quality Commercial Properties

A: Income-Producing Shopping Center

B: Free-Standing Income-Producing Commercial Building

C: Like-New Office Building

South Fulton, TN

Thursday, September 27

Sale 1 — 12:00 Noon

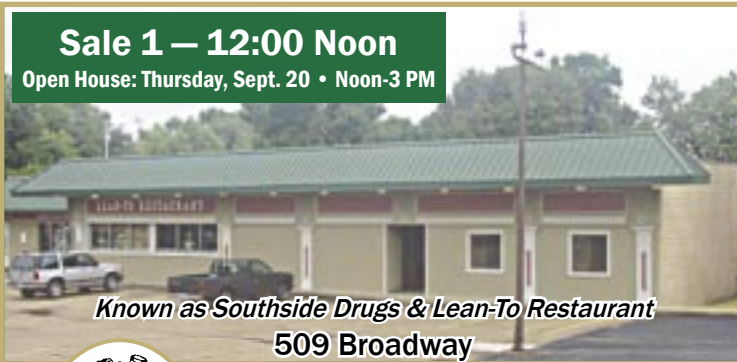
Open House: Thursday, Sept. 20 • Noon-3 PM

*Known as Village Plaza Shopping Center
509 Broadway*



Sale 1 — 12:00 Noon

Open House: Thursday, Sept. 20 • Noon-3 PM



*Known as Southside Drugs & Lean-To Restaurant
509 Broadway*

Sale 2 — 1:00 PM

Open House: Thursday, Sept. 20 • 9 AM - Noon



*Formerly known as Power & Process Office Bldg.
720 Broadway*



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