

## PROPERTY INFORMATION PACKAGE

### Absolute Auction

Commercial Retail/Office Center – Two Parcels Offered –  
1.28+/- Acres with 3 Buildings



Preview: Sept. 27<sup>th</sup> at 11:00 AM & Oct. 4<sup>th</sup> at 10:00 AM ET

Auction: October 4<sup>th</sup> at 11:00 AM ET

Property Location: 5365-5375 Five Forks Trickum Road, Lilburn, Georgia 30047

Property#: TAA-1328

Tranzon Asset Advisors Edward Durnil, Georgia Firm # H-65291, Auctioneer #AU003960 and Broker #350256



**Tranzon Asset Advisors**  
**Edward D. Durnil**  
1108A North Dixie Avenue  
Elizabethtown, KY 42701

P: 866-243-8243  
F: 270-737-7695  
edurnil@tranzon.com

# TRANZON.COM

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# ATTENTION PROSPECTIVE BIDDERS

## **DISCLAIMER**

ALL INFORMATION CONTAINED IN THIS AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. ALL PURCHASERS MUST INDEPENDENTLY INVESTIGATE AND CONFIRM ANY INFORMATION OR ASSUMPTIONS ON WHICH ANY BID IS BASED. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION.

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AUCTION SUMMARY

# ABSOLUTE AUCTION

***Sells to the highest bidder!!!***

**Property Address:**

5365 Five Forks Trickum Rd.  
5375 Five Forks Trickum Rd.  
Lilburn, GA 30047

**ON SITE Auction**

**Date/Time:**

October 4<sup>th</sup> at 11:00 AM

**Public Inspections:**

September 27<sup>th</sup> at 11:00 AM  
October 4<sup>th</sup> at 10:00 AM



## Commercial Retail/Office Center Two Parcels Offered – 1.28+/- Acres with 3 Buildings

- Growing Population – 5 Mile Radius
  - 175,000+ in 2010
  - Projected 184,000+ in 2015
- 19,000+ Average Daily Traffic!!
- Zoned C-2 General Business District
- Ingress/egress and ample parking

**Two Parcels offered:**

- **5365 Five Forks Trickum Road:**
  - .489± Acres & 5,400+/- Sq. Ft. Bldg
- **5375 Five Forks Trickum Road:**
  - .793± Acres & Two Buildings
    - 1,800+/- Sq. Ft.
    - 1,500+/- Sq. Ft.

**Don't Miss the Fantastic Opportunity to Buy this Property at YOUR PRICE!**





## **Terms of Sale:**

A ten percent (10%) Buyer's Premium will be added to the high bid. All bidders will be required to provide certified funds in the amount of \$20,000.00 via wire transfer, cashier/bank check or approved letter of credit in order to be qualified to bid and obtain a bidder number. The total deposit due from buyer upon being declared the winning bidder is ten percent (10%) of the total sales price (high bid + 10% Buyer's Premium). Any additional deposit required must be wired or certified funds provided within 24 hours of acceptance. Balance of total sales price is due at or before closing. Closing shall occur on or before October 31, 2013. All property is sold in "as is, where is" condition. Seller shall convey ownership via Special Warranty Deed. A title update will be provided to bidders in advance of the auction. Tranzon Asset Advisors shall pay any buyer's broker who properly registers a client and subsequently closes the transaction a fee of two-percent (2%) of the high bid. Brokers must register their prospective buyer on the form available on our web site. Once this is completed return the form to the office of Tranzon Asset Advisors with the signature of the broker and the prospective buyer. The form can be downloaded at [www.tranzon.com/TAA-1328](http://www.tranzon.com/TAA-1328).

This offering is subject to errors, omission, or withdrawal without notice.

# **www.tranzon.com**

**Contact Edward Durnil**

**866-243-8243**

Tranzon Asset Advisors, Edward D. Durnil, Georgia Firm #H-65291  
Auctioneer #AU003960 and Broker #350256



# *PHOTOGRAPHS*

## *Photograph*







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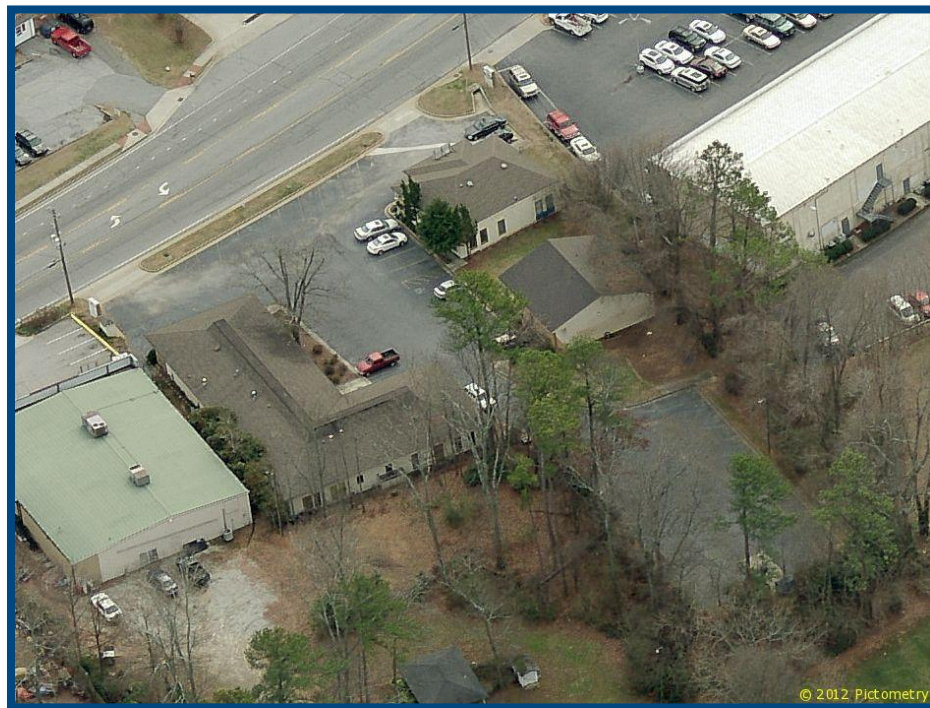
***AERIAL***



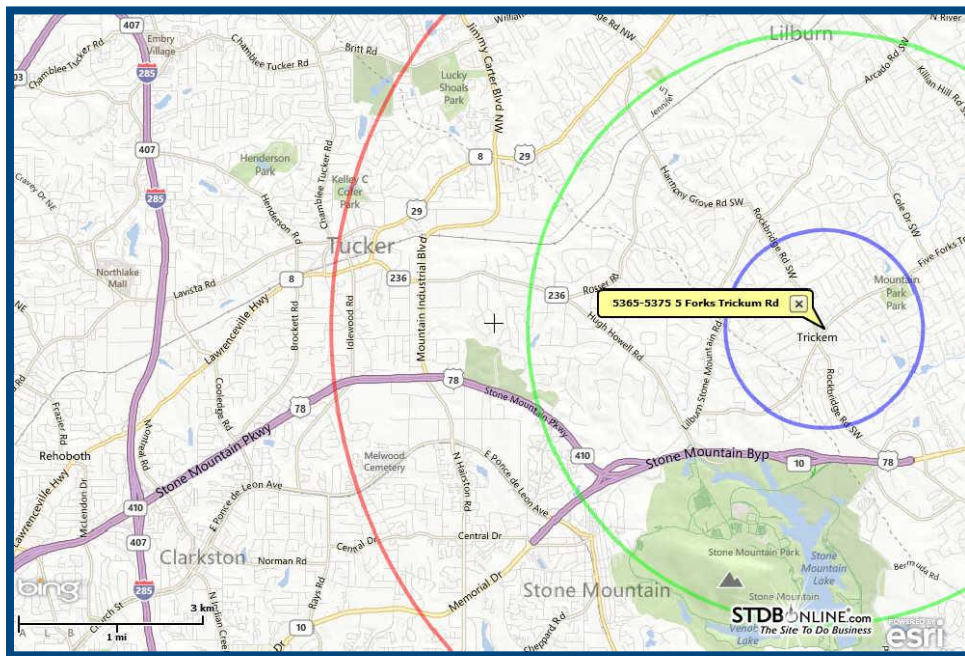
# Aerials & Locator Maps













**Property Detail**

<b>MULLER KEITH</b> <b>Mailing Address</b> <b>6625 HIGHWAY 53 E STE 410-26</b> <b>DAWSONVILLE, GA 30534-6838</b> <b>Property Location</b> <b>5365 FIVE FORKS TRICKUM RD</b>	<b>Property ID</b> R6079 038 <b>Alternate ID</b> 719064 <b>Address</b> 5365 FIVE FORKS TRICKUM RD <b>Property Class</b> <b>Neighborhood</b> <b>Deeded Acres</b> 0.4900
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**Value History**

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2012	Notice of Current Assessment	\$170,400	\$208,700	<b>\$379,100</b>	\$68,160	\$0	\$83,480	<b>\$151,640</b>
2011	Notice of Current Assessment	\$170,400	\$208,700	<b>\$379,100</b>	\$68,160	\$0	\$83,480	<b>\$151,640</b>
2006	Land & Bld Value Adj For Mkt	\$170,400	\$208,700	<b>\$379,100</b>	\$68,160	\$0	\$83,480	<b>\$151,640</b>
2004	Conversion	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>
2003	Conversion	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>
2002	Conversion	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>
2001	BOA Frozen Appeal Value	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>
2000	Conversion	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>
1999	Conversion	\$85,200	\$220,900	<b>\$306,100</b>	\$34,080	\$0	\$88,360	<b>\$122,440</b>

**Sales History**

Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
51646	40	9/13/2012	HAUGH CRAIG IAN	MULLER KEITH	M	QC	1	No	\$0
51182	889	2/13/2012	HAUGH FAMILY TRUST	HAUGH CRAIG IAN	M	Ex	Z	No	\$0
51082	276	12/28/2011	HAUGH W SCOTT	HAUGH FAMILY TRUST	S	Ad	1	No	\$0

**Land Details**

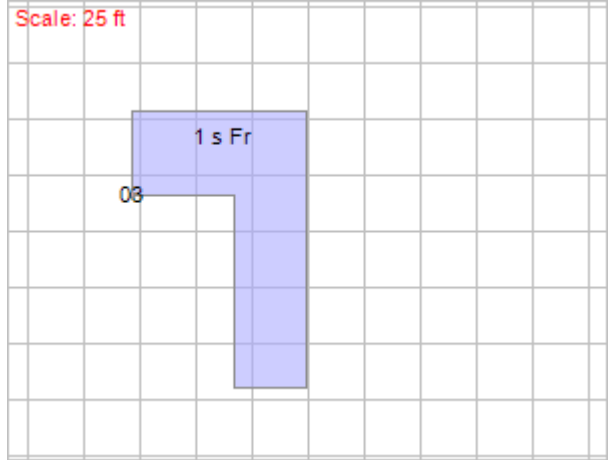
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.4890	0.00	0.00

**Legal Description**

Line	Description
0	FIVE FORKS TRICKUM RD

### C01 - Extension Details

**Address** 5365 FIVE FORKS TRICKUM RD  
**Grade** C  
**Year Built** 1979  
**Value** \$172,400



### Attribute

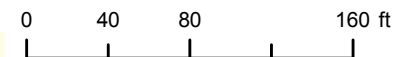
Story	Use	Attribute	Code	Detail
	0	Class	85	Asphalt
	0	Stories	1	
1	MIXEDO	Exterior Wall	392	Stud -Hardboard Siding

### Floor Areas

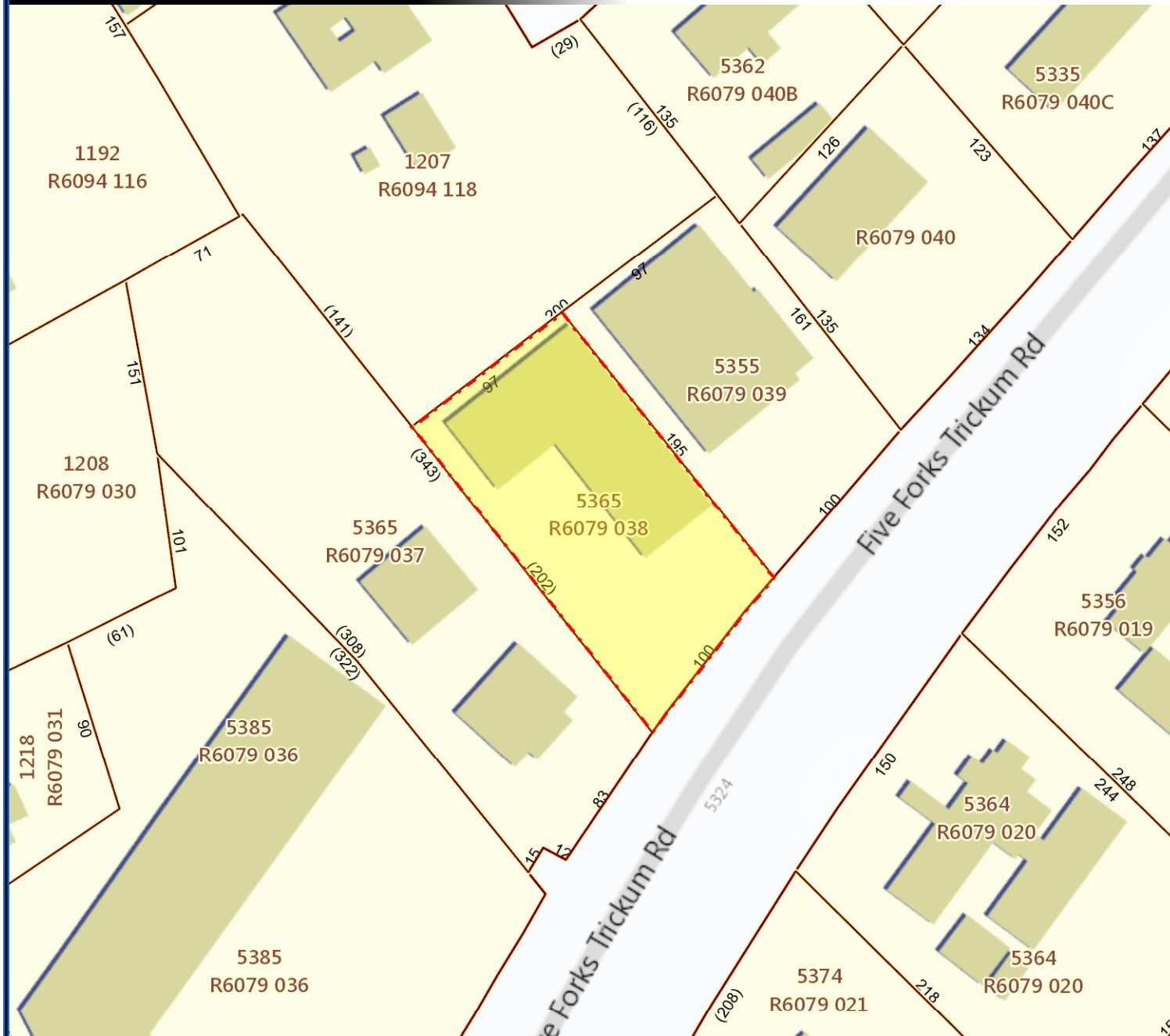
Code	Description	Story	Gross	Heated	AC
MIXEDO	Mixed Retail w/ Office Units	1	5,424	0	0
<b>Total</b>			5,424	0	0

### Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYA	1979	C01	0.00	0.00	496	SF	\$7,600
PAVING	1979	C01	0.00	0.00	12000	SF	\$13,100



Property Parcels



**3/20/2013**



This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



**Property Detail**

<b>MULLER KEITH</b> <b>Mailing Address</b> <b>6625 HIGHWAY 53 E STE 410-26</b> <b>DAWSONVILLE, GA 30534-6838</b> <b>Property Location</b> <b>5375 FIVE FORKS TRICKUM RD</b>	<b>Property ID</b> R6079 037 <b>Alternate ID</b> 719056 <b>Address</b> 5375 FIVE FORKS TRICKUM RD <b>Property Class</b> <b>Neighborhood</b> <b>Deeded Acres</b> 0.7900
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**Value History**

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2012	Notice of Current Assessment	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2011	Notice of Current Assessment	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2011	Correct Val Detail Line	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2004	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2003	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2002	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2001	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
2000	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>
1999	Conversion	\$138,200	\$42,800	<b>\$181,000</b>	\$55,280	\$0	\$17,120	<b>\$72,400</b>

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**Land Details**

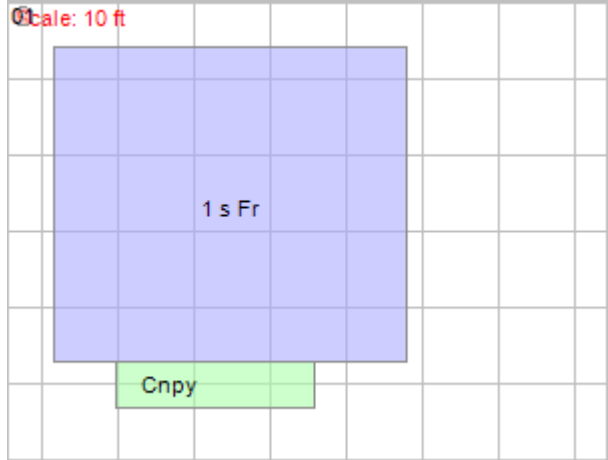
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.7933	0.00	0.00

**Legal Description**

Line	Description
0	FIVE FORKS TRICKUM RD

### C01 - Extension Details

**Address** 5375 FIVE FORKS TRICKUM RD  
**Grade** C  
**Year Built** 1930  
**Value** \$24,200



### Attribute

Story	Use	Attribute	Code	Detail
	0	Stories	1	
1	MIXEDO	Exterior Wall	348	Stud -Hardboard Siding

### Floor Areas

Code	Description	Story	Gross	Heated	AC
MIXEDO	Mixed Retail w/ Office Units	1	1,886	1,886	0
Total			1,886	1,886	0

### Exterior Features

Code	Description	Story	Size	Heated	AC
CNPY/	Canopy		156.00	0	0

### Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYA	1930	C01	156.00	0.00	0	SF	\$0

C02 - Extension Details																																																																																																													
<div><div>Address</div>5375 FIVE FORKS TRICKUM RD</div> <div><div>Grade</div>C-</div> <div><div>Year Built</div>1985</div> <div><div>Value</div>\$70,800</div>					<div>Scale: 25 ft</div> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																																																								

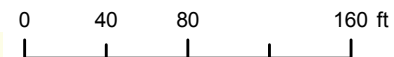
Attribute				
Story	Use	Attribute	Code	Detail
	0	Stories	1	
1	MIXEDO	Exterior Wall	312	Stud -Hardboard Siding

Floor Areas					
Code	Description	Story	Gross	Heated	AC
MIXEDO	Mixed Retail w/ Office Units	1	1,512	1,512	0
Total			1,512	1,512	0

Exterior Features					
Code	Description	Story	Size	Heated	AC
CNPY/	Canopy		210.00	0	0

Improvements							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYA	1985	C02	210.00	1.00	210	SF	\$2,800





Property Parcels




**3/20/2013**




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**IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com). We will contact you as soon as possible.**  
**Thank you.**

Tax Account		
Parcel ID	Property Type	Last Update
R6079 038	Real Property	9/9/2013 1:16:26 PM
Mailing Address: MULLER KEITH 6625 HIGHWAY 53 E STE 410-26 DAWSONVILLE , GA 30534-6838		Situs: 5365 FIVE FORKS TRICKUM RD
<div>             Change Mailing Address              </div>		Tax District: COUNTY Unincorporated
Legal Description		
FIVE FORKS TRICKUM RD		

Tax Bills							
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due	
2013	\$5,802.43	\$0.00	\$0.00	\$0.00	10/3/2013	\$5,802.43	
2012	\$5,499.72	\$5,499.72	\$0.00	\$0.00	10/15/2012	\$0.00	
2011	\$5,507.30	\$6,240.44	\$0.00	\$0.00	11/15/2011	\$0.00	
2010	\$5,542.18	\$5,542.18	\$0.00	\$0.00	9/22/2010	\$0.00	
2009	\$5,542.18	\$5,542.18	\$0.00	\$0.00	10/15/2009	\$0.00	
Total							\$5,802.43

**IMPORTANT! If you do not receive a confirmation of your online payment on screen or by email, contact [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com). We will contact you as soon as possible.**  
**Thank you.**

Tax Account		
Parcel ID	Property Type	Last Update
R6079 037	Real Property	9/9/2013 1:18:33 PM
Mailing Address: MULLER KEITH 6625 HIGHWAY 53 E STE 410-26 DAWSONVILLE , GA 30534-6838		Situs: 5375 FIVE FORKS TRICKUM RD
<div>           Change Mailing Address            </div>		Tax District: COUNTY Unincorporated
Legal Description		
FIVE FORKS TRICKUM RD		

Tax Bills							
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due	
2013	\$3,033.56	\$0.00	\$0.00	\$0.00	10/3/2013	\$3,033.56	
2012	\$2,892.67	\$2,892.67	\$0.00	\$0.00	10/15/2012	\$0.00	
2011	\$2,893.83	\$3,254.44	\$0.00	\$0.00	11/15/2011	\$0.00	
2010	\$2,912.94	\$2,912.94	\$0.00	\$0.00	9/22/2010	\$0.00	
2009	\$2,912.94	\$2,912.94	\$0.00	\$0.00	10/15/2009	\$0.00	
						Total	\$3,033.56



*DEED*

51646  
00040

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

051646 PG0040

2012 SEP 17 AM 8:00

RICHARD ALEXANDER, CLERK

PT. # 67-2012-028137  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

VICTORIA V. BENNETT PC.  
407 E. MAPLE ST. STE 304  
CUMMING, GA 30040

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FORSYTH

THIS INDENTURE, made this 13TH day of SEPTEMBER, 2012, between  
Craig Ian Haugh, the Grantor and Keith Muller, the Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said Grantee the following described property:

For legal description see attached Exhibit "A" which is incorporated herein by reference.


TO HAVE AND TO HOLD the said tract or land, with all singular the rights, members appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee so that neither Grantor nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

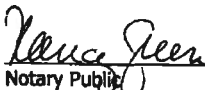
IN WITNESS WHEREOF, the said Grantor has herewith set his hand and seal, the day and year first above written.

  
Craig Ian Haugh (SEAL)

Signed, sealed & delivered in the  
presence of:

\_\_\_\_\_  
(SEAL)

  
Unofficial witness

  
Notary Public



0094508

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 79 of the 6<sup>th</sup> District, Gwinnett County Georgia containing 1.180 acres (more or less), per plat of survey by Bruner Engineering Company, Inc., dated April 24, 1979 which plat is incorporated herein by reference and which property is more particularly described in accordance with said plat as follows:

To find the TRUE POINT OF BEGINNING, begin at a point on the northwest right-of-way (60' right-of-way) of Five Forks Trickum Road located 300.0 feet northeasterly from the intersection of the southwest line of land lot 79 and the northwest right-of-way at Five Forks Trickum Road; thence proceed north 40 degrees, 57 minutes 10 seconds west 21.04 feet to an iron pin found on the northwest right-of-way of Five Forks Trickum Road (100' right-of-way) which point is the TRUE POINT OF BEGINNING. Thence north 40 degrees, 57 minutes 10 seconds west 330.83' to an iron pin found thence north 24 degrees, 55 minutes 38 seconds west 60.80' to a point thence north 58 degrees, 29 minutes 22 seconds east 71.77' to an iron pin found thence south 42 degrees 06 minutes 04 seconds east 151.82' to an iron pin found thence north 49 degrees 51 minutes 38 seconds east 97.58' to an iron pin found thence south 40 degrees 50 minutes 28 seconds east 175.01' to an iron pin found on the right-of-way of Five Forks Trickum Road (100' right-of-way) thence proceeding along said right-of-way south 30 degrees 37 minutes 13 seconds west 197.37' to an iron pin found which is the TRUE POINT OF BEGINNING.

LESS AND EXCEPT: Any portion of the above-described property conveyed by Right of Way Deed from W. Scott Haugh to Gwinnett County, dated 7/16/1990, filed 7/25/1990, and recorded in Deed Book 6117, Page 248, Gwinnett County, Georgia records.

***TITLE COMMITMENT***



**The title commitment will be posted  
upon its completion.**

# ***FLOOD MAP***

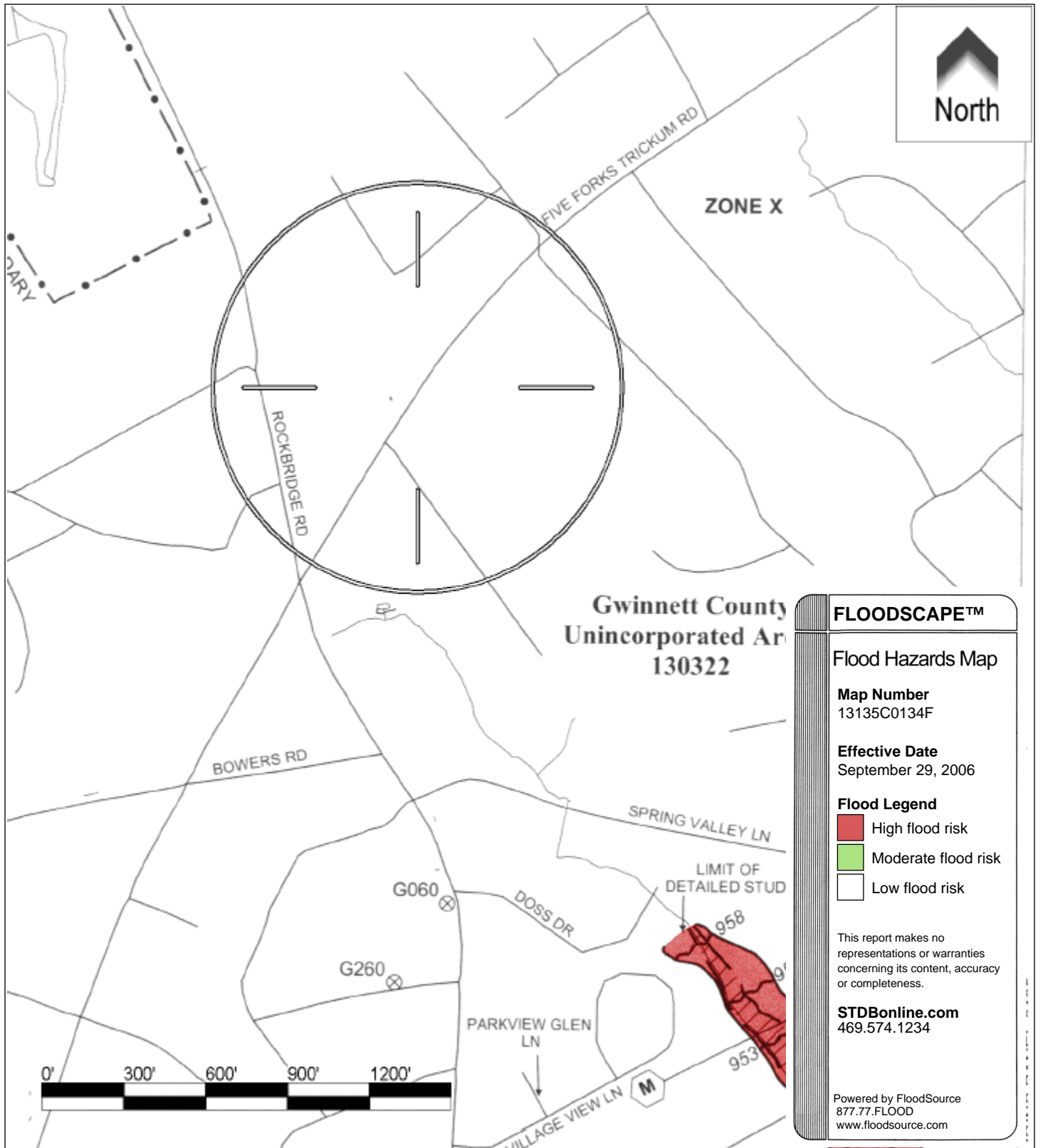


**STDBONLINE.com**  
FLOODSOURCE  
FLOODSCAPE™



**PROPERTY ADDRESS:**

5365+Five+Forks+Trickum+Rd+SW%2C+Lilburn%2C+GA%2C+30047



# *TRAFFIC COUNT*





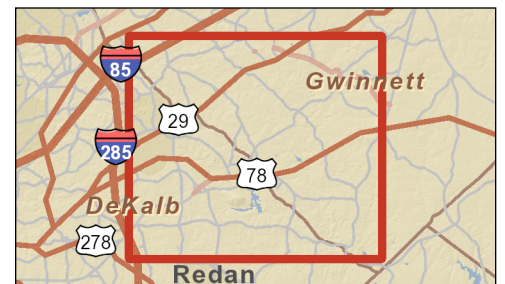
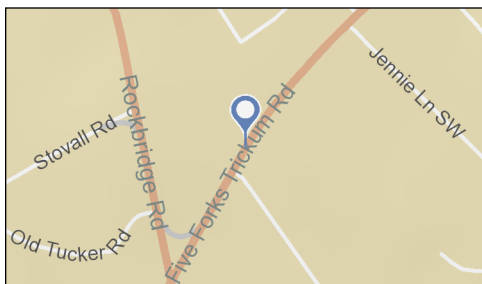
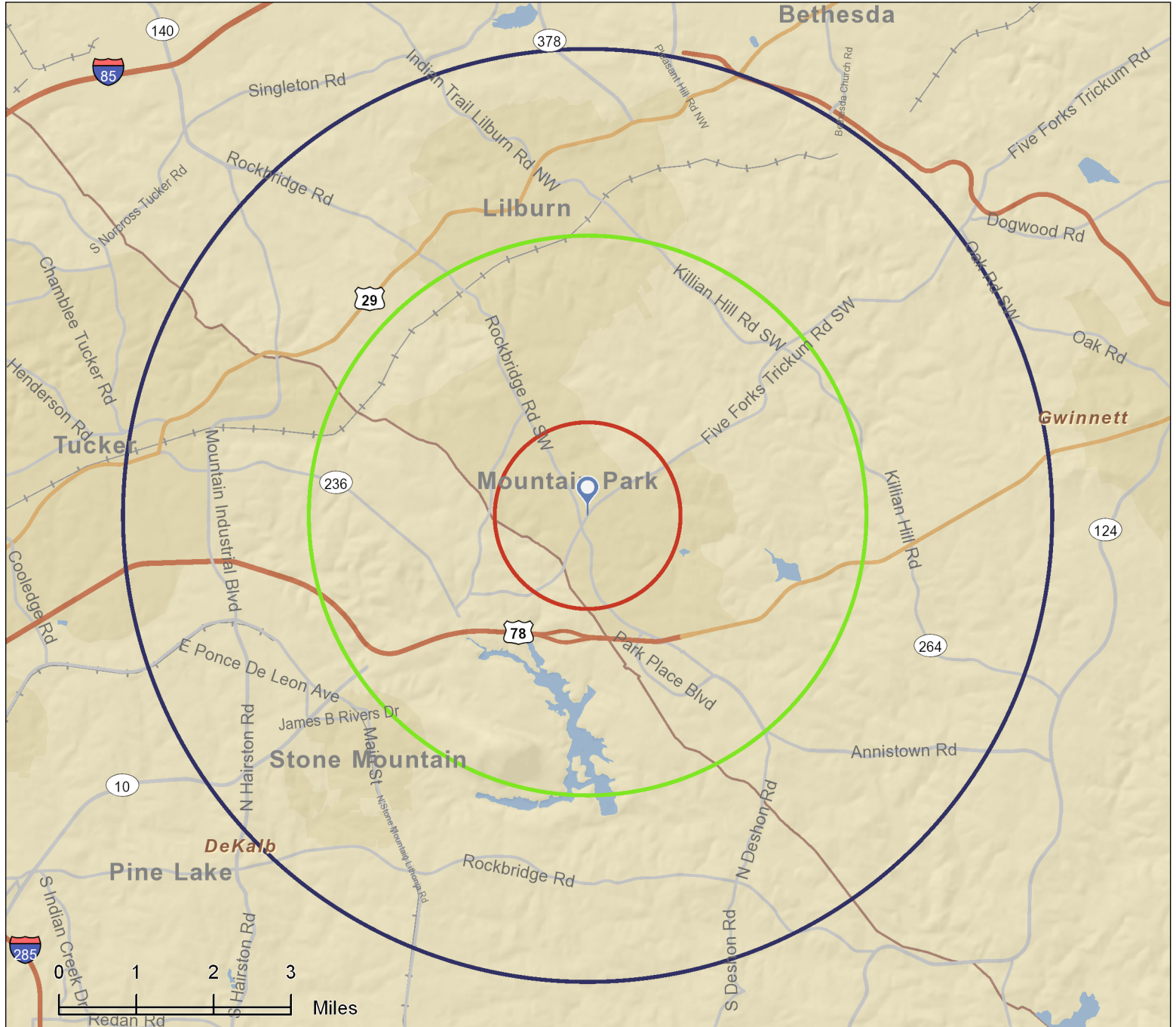
## Site Map

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1, 3, 5 Miles

Prepared by Edward Durnil- Jeff Farmer

Latitude: 33.842078

Longitude: -84.129959

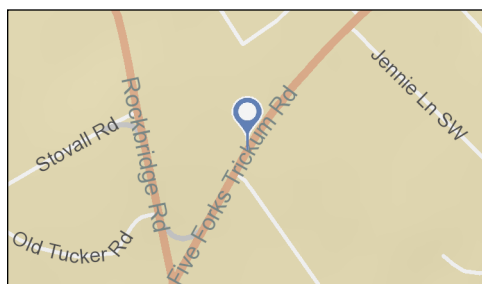
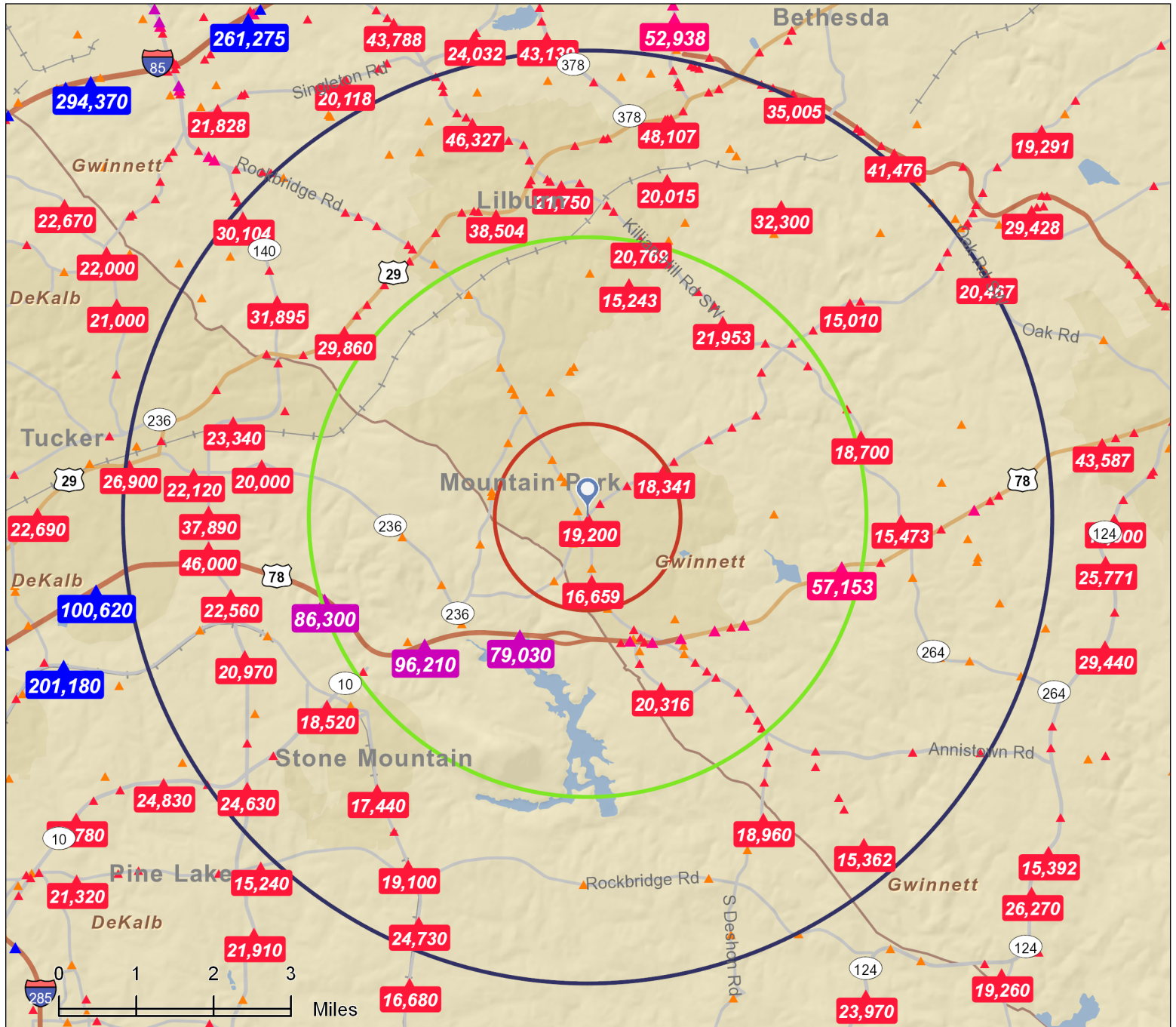




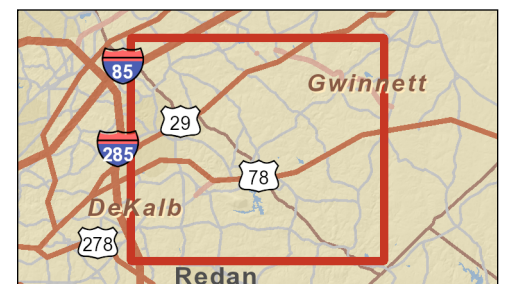
# Traffic Count Map

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1, 3, 5 Miles

Prepared by Edward Durnil- Jeff Farmer  
Latitude: 33.842078  
Longitude: -84.129959



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

January 19, 2013



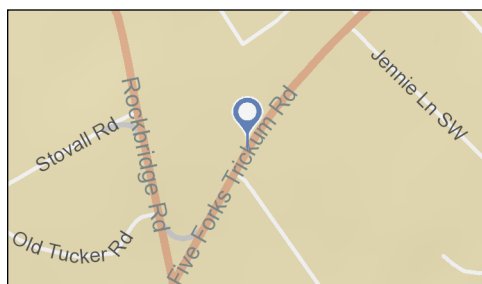
## Traffic Count Map - Close Up

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1, 3, 5 Miles

Prepared by Edward Durnil- Jeff Farmer

Latitude: 33.842078

Longitude: -84.129959



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

January 19, 2013





## Traffic Count Profile

Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 5 miles radius

Latitude: 33.842078  
Longitude: -84.129959

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	Five Forks Trickum Rd SW	Turner Rd SW (0.04 miles SW)	2010	19,200
0.12	Rockbridge Rd	Old Tucker Rd (0.03 miles S)	1998	11,187
0.20	Five Forks Trickum Rd SW	Scenic Way SW (0.03 miles NE)	2008	16,033
0.21	Five Forks Trickum Rd	Rockbridge Rd (0.07 miles NE)	2005	7,990
0.29	Pine Cir	Rockbridge Rd (0.04 miles NE)	2004	204
0.32	Five Forks Trickum Rd	Bowers Rd SW (0.02 miles NE)	2010	9,045
0.45	Rockbridge Rd	Rocky Hill Dr SW (0.03 miles NW)	1999	11,421
0.52	Rockbridge Rd	Rocky Hill Dr SW (0.04 miles SE)	2000	13,420
0.54	Five Forks Trickum Rd SW	Garner Rd SW (0.02 miles NE)	2000	15,547
0.55	Rockbridge Rd	Village View Ln (0.02 miles N)	1995	14,012
0.66	Rockbridge Rd	Brownlee Rd SW (0.05 miles S)	2010	16,659
0.67	Old Tucker Rd	Jordan Rd SW (0.05 miles NW)	2009	3,499
0.68	Pounds Rd SW	Dovnick Dr SW (0.02 miles NW)	2009	7,830
0.69	Pounds Rd SW	Fox Forest Dr SW (0.01 miles SE)	1995	6,463
0.72	Rockbridge Rd SW	Ashley Dr SW (0.03 miles N)	2010	12,502
0.75	Brownlee Rd SW	Country Lake Ct SW (0.15 miles N)	2009	986
0.77	Old Tucker Rd	Shadow View Dr SW (0.02 miles SE)	2000	3,568
0.77	Old Stone Mountain Rd	Kings Mountain Dr (0.01 miles NE)	2010	8,460
0.78	Bowers Rd	Lilburn-Stone Mountain Rd (0.42 miles W)	2005	200
0.82	Garner Rd SW	Beech Forest Dr SW (0.05 miles NW)	2010	3,130
0.96	Five Forks Trickum Rd SW	Sycamore Dr SW (0.02 miles NE)	2008	18,341
1.00	Rockbridge Rd	Janice Ln SW (0.04 miles NW)	2007	12,950
1.03	Mountainbrooke Cir SW	Mountainbrook Cir SW (0.19 miles SE)	2004	135
1.04	Chartley Dr SW	Camden Ct SW (0.0 miles SE)	2004	374
1.05	Lilburn Stone Mtn Rd	James Walk Ct (0.01 miles S)	2000	10,480
1.06	Lilburn Stone Mtn Rd	Denise Ct SW (0.05 miles N)	2010	9,245
1.08	Pounds Rd SW	Corinth Dr SW (0.02 miles S)	1998	4,105
1.10	Five Forks Trickum Rd SW	Maple Dr SW (0.06 miles SW)	2010	18,080
1.12	Pounds Rd SW	Corinth Dr SW (0.03 miles N)	2010	5,349
1.13	Lilburn Stone Mtn Rd	Redds Cir SW (0.03 miles SW)	2010	6,660

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2011 MPSI Systems Inc. d.b.a. DataMetrix®

# ***DEMOGRAPHICS***



# Executive Summary with Charts

Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1 mile radius

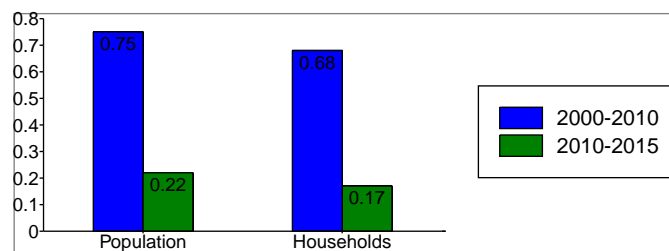
Latitude: 33.842078  
Longitude: -84.129959

## Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

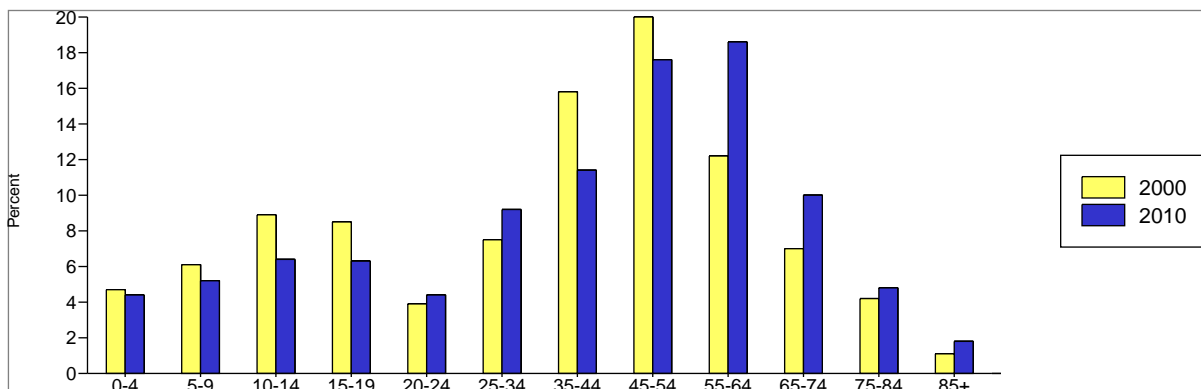
Year	Population	Households
2000	5,613	2,000
2010	6,059	2,143
2015	6,125	2,161

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 0 in 2000, or 0.0 percent of the total population. Average household size is 2.83 in 2010, compared to 2.81 in the year 2000.



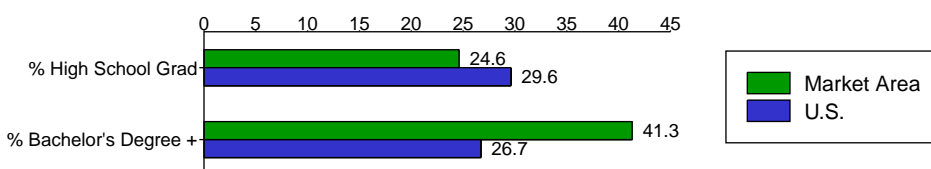
## Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 42.0, compared to 46.7 years currently. By age group, the changes in the percent distribution of the market area population show the following:



## Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





# Executive Summary with Charts

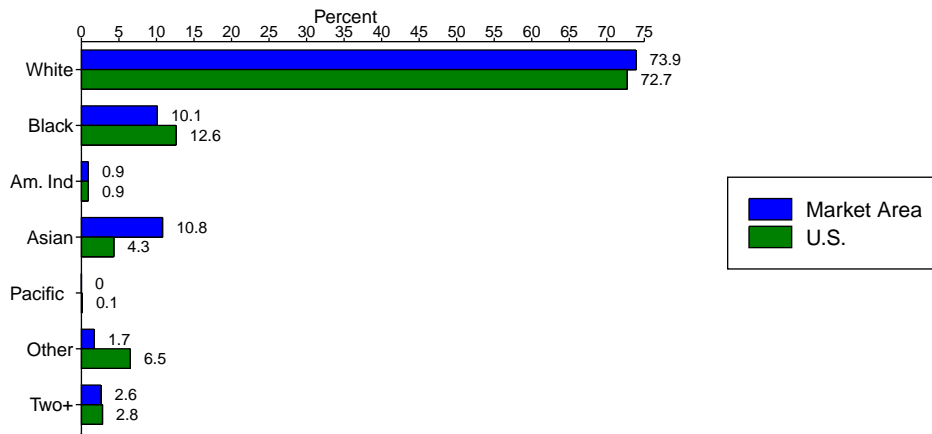
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1 mile radius

Latitude: 33.842078  
Longitude: -84.129959

## Population by Race/Ethnicity

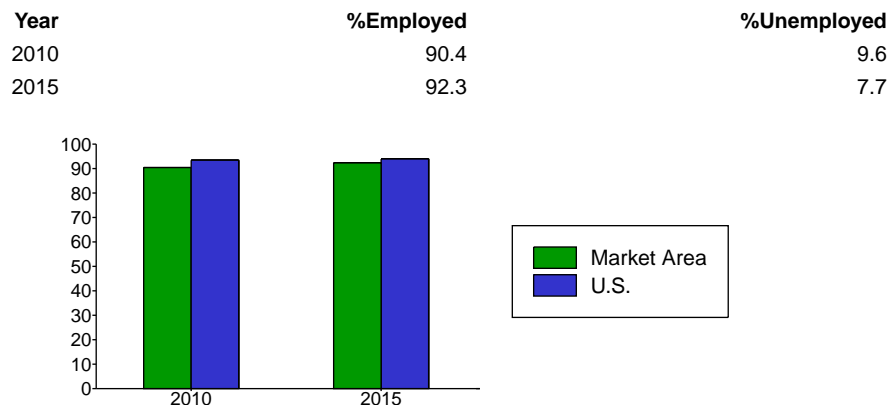
Currently, the racial composition of the population in the market area breaks down as follows:



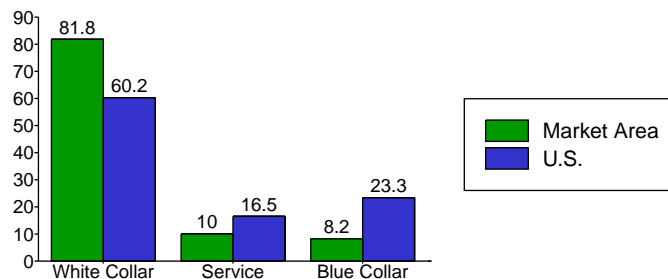
Persons of Hispanic origin represent 5.6 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 49.2 in the identified market area, compared to 59.3 in the U.S. population.

## Population by Employment

In 2000, 63.3 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:



And by occupational status:



In 2000, 84.8 percent of the market area population drove alone to work, and 8.7 percent worked at home. The average travel time to work in 2000 was 31.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



## Executive Summary with Charts

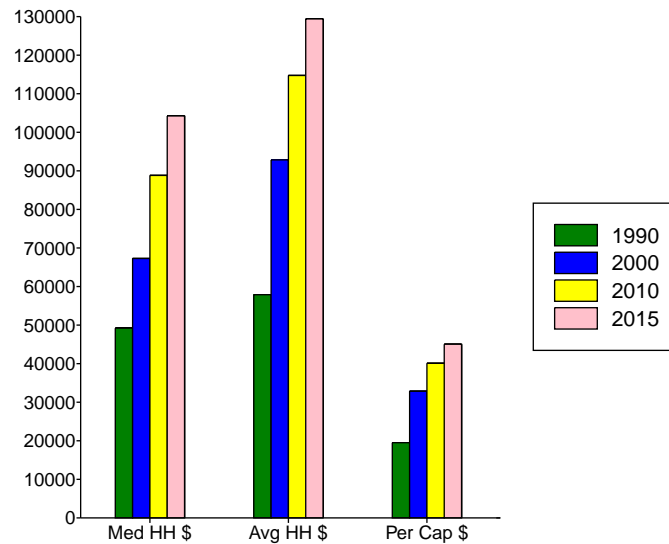
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 1 mile radius

Latitude: 33.842078  
Longitude: -84.129959

### Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



### Housing

Currently, 84.6 percent of the 2,262 housing units in the market area are owner occupied; 10.2 percent, renter occupied; and 5.3 percent are vacant. In 2000, there were 2,042 housing units- 90.5 percent owner occupied, 7.4 percent renter occupied and 2.1 percent vacant. The annual rate of change in housing units since 2000 is 1 percent. Median home value in the market area is \$172,014, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.37 percent annually to \$184,156. From 2000 to the current year, median home value changed by 1.78 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Executive Summary with Charts

Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 3 miles radius

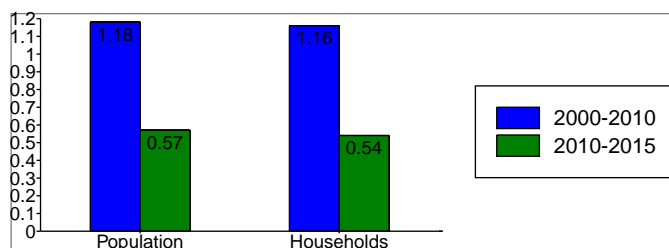
Latitude: 33.842078  
Longitude: -84.129959

## Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

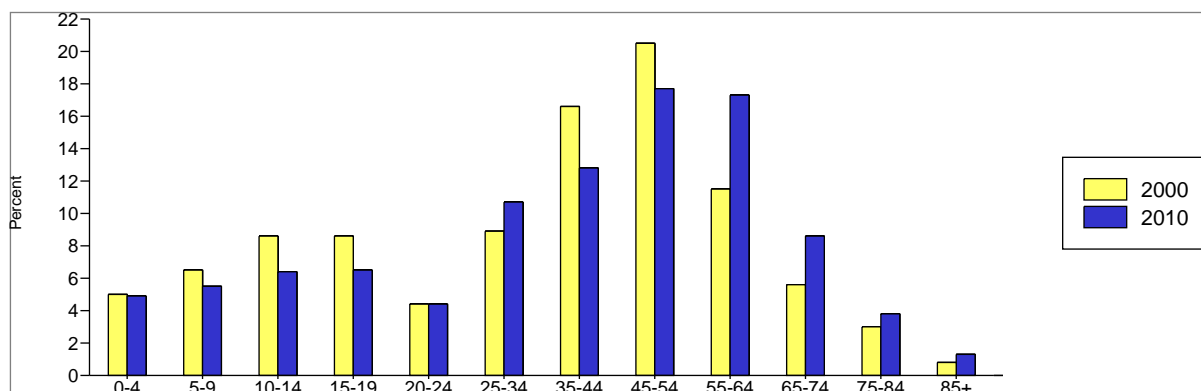
Year	Population	Households
2000	39,930	13,865
2010	45,026	15,604
2015	46,326	16,027

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 79 in 2000, or 0.2 percent of the total population. Average household size is 2.88 in 2010, compared to 2.87 in the year 2000.



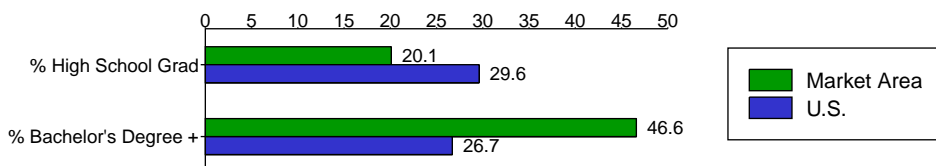
## Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 40.4, compared to 44.0 years currently. By age group, the changes in the percent distribution of the market area population show the following:



## Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Executive Summary with Charts

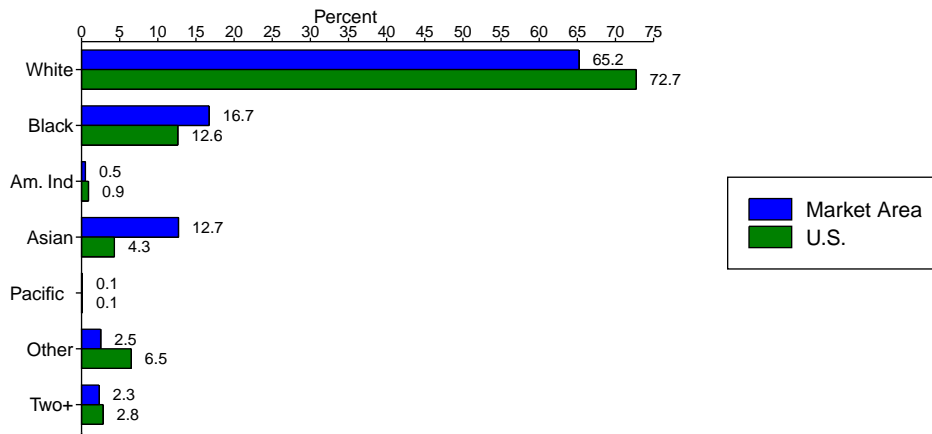
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 3 miles radius

Latitude: 33.842078  
Longitude: -84.129959

## Population by Race/Ethnicity

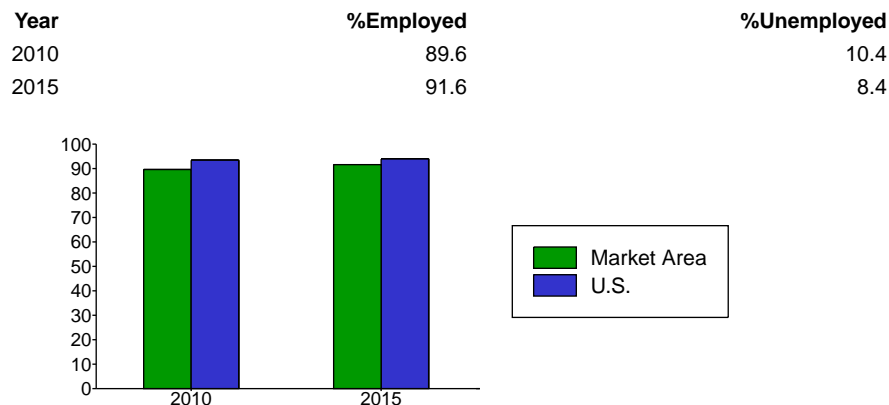
Currently, the racial composition of the population in the market area breaks down as follows:



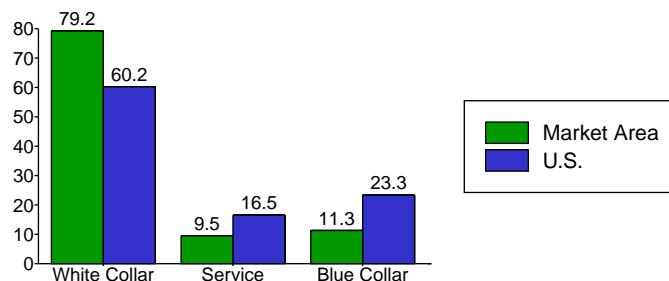
Persons of Hispanic origin represent 8.1 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 60.0 in the identified market area, compared to 59.3 in the U.S. population.

## Population by Employment

In 2000, 70.5 percent of the population aged 16 years or older in the market area participated in the labor force; 0.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:



And by occupational status:



In 2000, 83.6 percent of the market area population drove alone to work, and 5.7 percent worked at home. The average travel time to work in 2000 was 31.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.





## Executive Summary with Charts

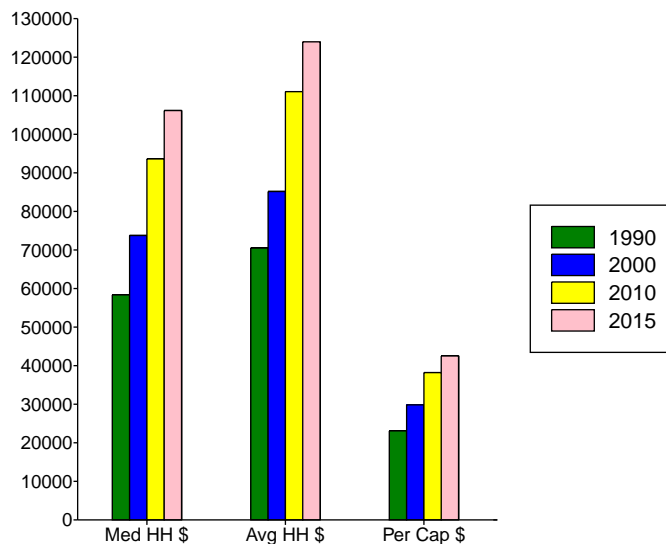
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 3 miles radius

Latitude: 33.842078  
Longitude: -84.129959

### Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



### Housing

Currently, 82.3 percent of the 16,621 housing units in the market area are owner occupied; 11.6 percent, renter occupied; and 6.1 percent are vacant. In 2000, there were 14,212 housing units- 88.5 percent owner occupied, 9.0 percent renter occupied and 2.5 percent vacant. The annual rate of change in housing units since 2000 is 1.54 percent. Median home value in the market area is \$187,351, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.35 percent annually to \$200,360. From 2000 to the current year, median home value changed by 1.91 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Executive Summary with Charts

Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 5 miles radius

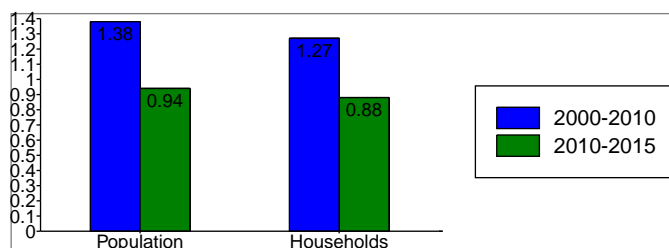
Latitude: 33.842078  
Longitude: -84.129959

## Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

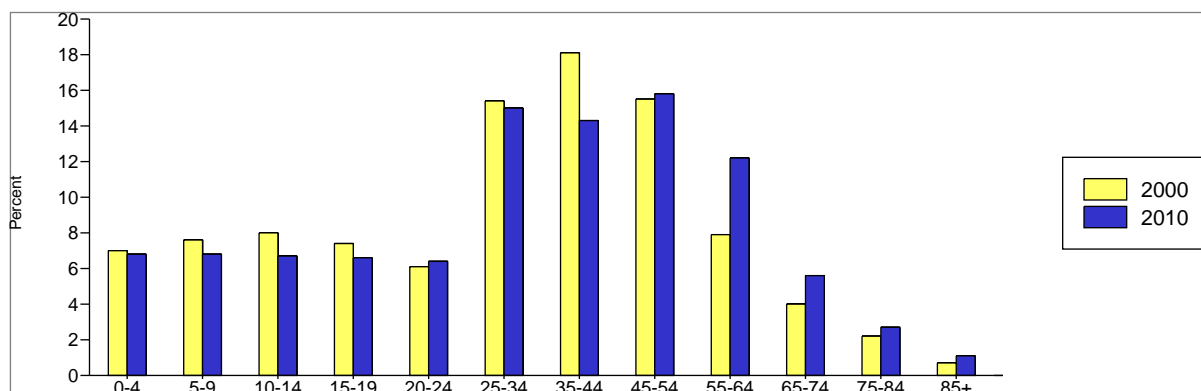
Year	Population	Households
2000	152,841	53,611
2010	175,957	61,015
2015	184,343	63,745

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 1,063 in 2000, or 0.7 percent of the total population. Average household size is 2.86 in 2010, compared to 2.83 in the year 2000.



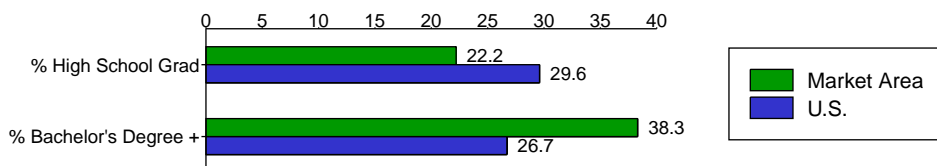
## Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 34.0, compared to 36.2 years currently. By age group, the changes in the percent distribution of the market area population show the following:



## Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Executive Summary with Charts

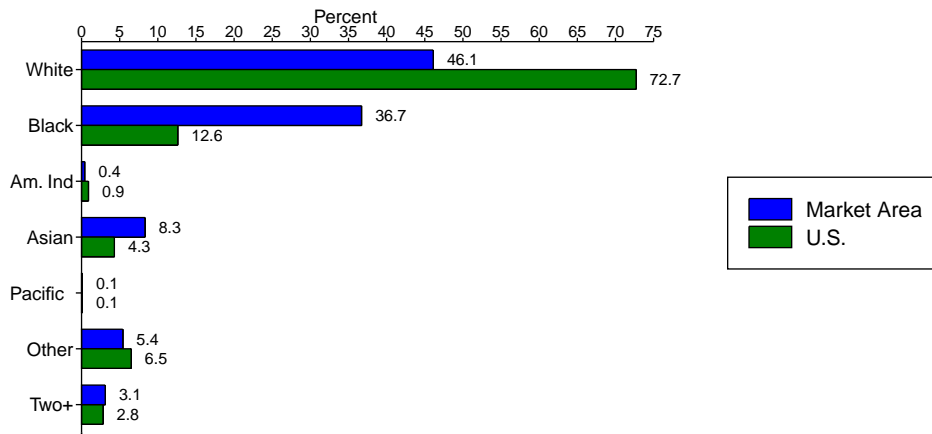
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 5 miles radius

Latitude: 33.842078  
Longitude: -84.129959

## Population by Race/Ethnicity

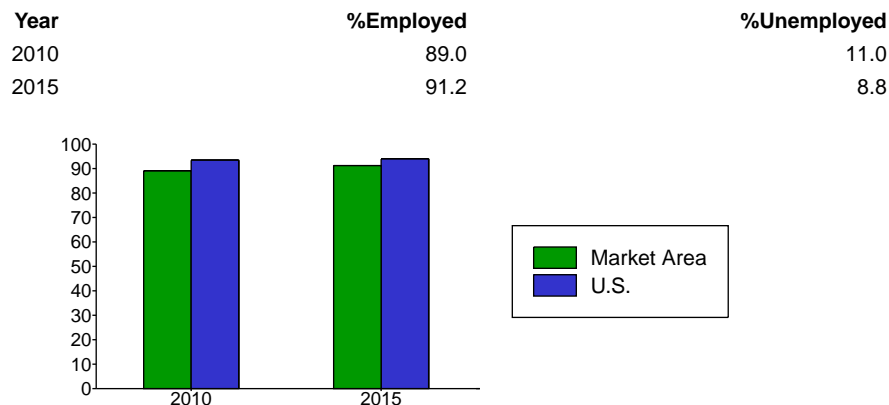
Currently, the racial composition of the population in the market area breaks down as follows:



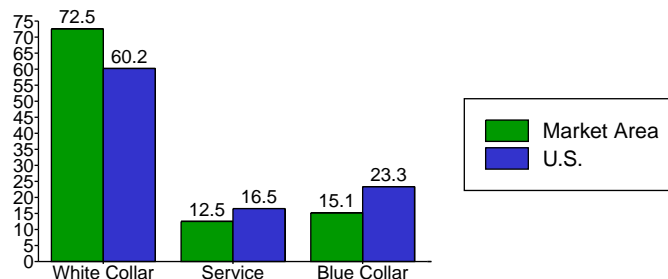
Persons of Hispanic origin represent 14.0 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 73.1 in the identified market area, compared to 59.3 in the U.S. population.

## Population by Employment

In 2000, 73.1 percent of the population aged 16 years or older in the market area participated in the labor force; 0.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:



And by occupational status:



In 2000, 79.1 percent of the market area population drove alone to work, and 3.7 percent worked at home. The average travel time to work in 2000 was 33.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



## Executive Summary with Charts

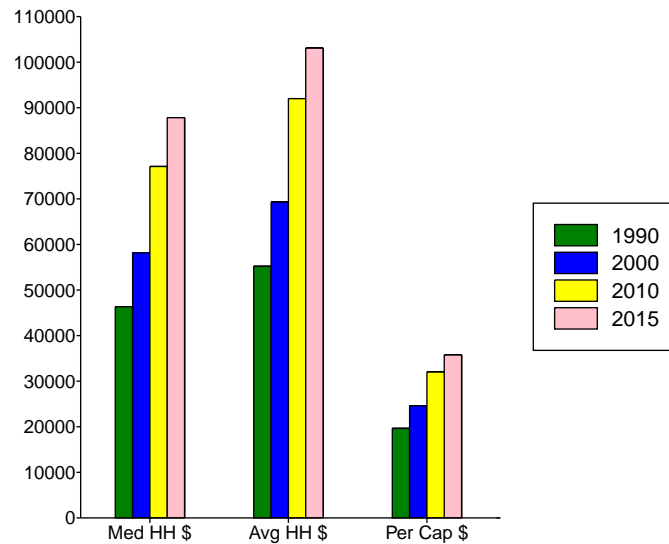
Prepared by Edward Durnil- Jeff Farmer

5365-5375 5 Forks Trickum Rd  
5375 Five Forks Trickum Rd SW, Lilburn, GA, 30047, Lilburn, GA  
Ring: 5 miles radius

Latitude: 33.842078  
Longitude: -84.129959

### Income

The change in three summary measures of income-median and average household income and per capita income-are shown below from 1990 through 2015:



### Housing

Currently, 64.9 percent of the 66,076 housing units in the market area are owner occupied; 27.5 percent, renter occupied; and 7.7 percent are vacant. In 2000, there were 55,489 housing units- 70.3 percent owner occupied, 26.3 percent renter occupied and 3.4 percent vacant. The annual rate of change in housing units since 2000 is 1.72 percent. Median home value in the market area is \$157,549, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.04 percent annually to \$165,947. From 2000 to the current year, median home value changed by 1.44 percent annually.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# ***TERMS AND CONDITIONS***

**Terms and Conditions of the Auction Sale**

**Auction: 5365 – 5375 Five Forks Trickum Road, Lilburn, Georgia 30047 (TAA-1328)**

**TAA Staff Initials:** \_\_\_\_\_

**ASSIGNED BIDDER NUMBER:** \_\_\_\_\_ **REQUIRED FUNDS:** \_\_\_\_\_

**BROKER REPRESENTED:** Yes - No **GOVERNMENT PHOTO ID VERIFIED:** Yes - No

**If Yes, Broker Name:** \_\_\_\_\_

**Registered Bidder Acceptance of Terms and Conditions:**

**I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND UNCONDITIONALLY ACCEPT THE FOLLOWING TERMS AND CONDITIONS OF THE ABOVE NOTED AUCTION EVENT. FURTHER I AGREE TO ABIDE BY ALL WRITTEN OR VERBAL ANNOUNCEMENTS AND/OR CHANGE OF TERMS THAT MAY BE PROVIDED PRIOR TO THE AUCTION BY THE AUCTIONEER OR ITS STAFF. IF AT ANY TIME I DO NOT AGREE WITH THE TERMS OF SALE AND/OR ANY ANNOUNCED CHANGES I AGREE TO NOT BID AND IMMEDIATELY RETURN THE BIDDER NUMBERED CARD TO TRANZON STAFF.**

**SIGNED:** \_\_\_\_\_, **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Company:** \_\_\_\_\_

**Address:** \_\_\_\_\_, **City:** \_\_\_\_\_ **ST:** \_\_\_\_\_, **Zip:** \_\_\_\_\_

**Mobile:** \_\_\_\_\_, **Home:** \_\_\_\_\_, **Work:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**1. BIDDER REGISTRATION TO BID:**

Tranzon Asset Advisors ("TAA"), as agent of the seller shall only permit qualified bidders who present the initial deposit funds (if required) and meet the requirements of registration to bid at this auction. This event is a non-contingent sale of property being conducted on a cash only basis, if the registrant is the winning bidder it will be required to place a non-refundable deposit, sign the purchase agreement without alteration and close on the sale in the specified timeframes defined in the purchase agreement. Registration is available to the public based solely on financial capacity to purchase the property and not upon any discriminatory act toward any protected class. **NOTE:** TAA and/or the seller may exclude any party that they, in their sole judgment, feel does not possess the financial capacity to make the required deposit and/or close the sale under the terms presented. Further, TAA and/or the seller may exclude and/or revoke the bidding privileges of any registrant at any time prior to the close of bidding if, in their sole judgment, they feel a registered bidder has exceeded its capacity to place a deposit and/or close the sale.

Bids will only be accepted from registered bidders who have in their possession cash, certified funds, and wire transfer in the amount of **\$20,000.00 (the initial minimum deposit)** and a personal or company check in order to pay the balance of the 10% deposit, if you are the winning bidder; all checks will be made payable to Great American Title. Potential buyers who wish to bid at the auction must fill out the registration sheet, acknowledging that they have read and accept the terms and conditions of the auction event. Upon filling out this form, acknowledging the terms contained herein and presenting for examination by TAA staff the required initial deposit amount (if required) the registrant shall be issued a bidder number and will be considered conditionally qualified to bid on the property.

**2. NON-REFUNDABLE BUYER DEPOSITS:**

At the conclusion of the auction event and/or at time of signing the purchase agreement the successful bidder(s) will be required to immediately tender to the escrow agent (or TAA) as designated in the purchase agreement the entire non-refundable deposit of **ten percent (10%)** of the total purchase price. All deposits shall be held in escrow by the escrow agent utilizing only FDIC insured accounts at the financial institution of the escrow agent's choice.

***Notice to Non-United States citizens and foreign corporations registering to purchase: Due to restrictions, regulations and escrow agent policy all deposit monies originating from any non-United States based financial institution account must be provided to the escrow agent via wire transfer; private checks, certified checks or money orders will not be accepted for registration and/or closing. Please contact TAA staff for further clarification of this issue.***

**3. CONTRACTS:**

The successful bidder(s) must sign all documents and contracts immediately upon conclusion of the auction. Acceptance by the seller and/or any court of adequate jurisdiction (in the case of bankruptcy, foreclosure, etc) shall be determined by time specified in the purchase agreement or announced for this sale. The registrant/bidder agrees that it may not withdraw its bid or offer to purchase prior to the expiration of the seller acceptance timeframe specified in the purchase agreement or as announced. All contracts are considered Time is of the Essence which is interpreted to mean the buyer and seller must adhere to the timeframes specified in the purchase agreement.

#### **4. BUYER'S PREMIUM:**

TAA utilizes a buyer's premium, defined as a charge added to all bids in order to defray the costs of an auction event for the seller and once added to the high bid to create the total purchase price. In this auction a buyer's premium of ten percent (10%) shall be added to the winning bidder's high bid price and included in the total purchase price to be paid by the successful bidder. **Example:** if a bidder bids \$100,000 a 10% Buyer's Premium of \$10,000 will be added to the bid to create the total purchase price of \$110,000. The deposit amount shall be a multiple of the total purchase price.

#### **5. PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND:**

The real estate property along with improvements, attachments and appurtenances (as defined in the purchase agreement) shall be sold subject to conditions, restrictions, title exceptions, planning/zoning restrictions or laws, right-of-way easements, and reservations, if any, of record, and all other matters of record taking priority to the , subject to the rights, if any, of tenants-in-possession, and further subject to all conditions announced at sale; and confirmation of the high bid by the seller if this sale is a reserve auction. The registrant is accepting the property and all improvements in their "As Is" and "Where Is" condition without reservation. The seller and TAA make no warranty, either expressed or implied, as to the condition of the property, its functionality, current or future uses, zoning, restrictive covenants or merchantability of the property. No guarantee or warranty is granted to the registrant in respect to financial information and all information contained in advertising, information packages, due diligence has not been verified or qualified by the seller or TAA. ALL BIDDERS ARE RESPONSIBLE FOR THEIR OWN INSPECTIONS AND ARE SOLELY RESPONSIBLE TO DETERMINE THEIR LEVEL OF INTEREST AND DESIRE TO, OR NOT TO, BID ON THE PROPERTY.

#### **6. REAL ESTATE BROKERS:**

A referral commission fee shall be paid to the licensed brokerage, whose properly registered buyer is the successful bidder at the auction, and whose buyer closes escrow on the property. Brokers must register their prospective buyer on the required Broker Registration Agreement (completely filled out and signed by the broker and bidder) on or before the timeframe specified in the agreement. TAA will not acknowledge, accept or pay a fee for registrations presented on the date of the auction, unless the buyer's broker has provided the completed form to TAA within the specified timeframe and has obtained approval to present the form for signature on auction day. No buyer registration will be accepted or fee paid if the bidder is one in the same as the broker or the winning bidder is an entity substantially controlled by the broker, this clause shall apply before, during and after the auction event and if evidence of "self registration" is discovered by TAA after the sale then TAA may, in its sole determination, rescind the broker registration and no longer owe a fee. Rescission of the broker registration shall not relieve the obligations of the buyer under the terms of sale or purchase agreement. In the event a commission reduction is required to consummate a sale, Tranzon reserves the right to proportionately reduce the commission herein. Brokers must accompany their buyers to the auction and present the buyer to the TAA staff member handling registration, failure to attend the auction may result in no payment of the referral fee. The broker registration form may be obtained through [www.tranzon.com](http://www.tranzon.com) or by calling 866-243-8243 and requesting a broker registration agreement for the desired property address. TAA may alter, without notice, these terms of broker registration in its sole discretion.

#### **7. REAL ESTATE CLOSING:**

Closing will occur within the specified timeframe in the purchase agreement. The seller shall convey the property free and clear, subject to standard title exceptions, rights of tenants in possession, future taxes and common area maintenance fees. Further, the purchase agreement may specify other conditions of closing and title for the buyer's required acceptance; please review the purchase agreement thoroughly and utilize qualified legal counsel if desired. At closing the seller will pay for the costs and fees specified in the purchase agreement and the buyer will pay for the costs and fees specified in the purchase agreement. Unless otherwise specified in the purchase agreement the buyer shall be granted possession of the property on the date of closing. THE SALE IS NOT CONTINGENT UPON FURTHER INSPECTIONS, FINANCING OR OTHER CONDITIONS, THIS IS A SALE BASED ON THE PRINCIPLE OF "CASH FOR DEED" AND UNLESS OTHERWISE SPECIFIED IN THE PURCHASE AGREEMENT THE BUYER CAN LOSE ITS DEPOSIT AND/OR BE HELD LEGALLY LIABLE FOR THE SELLER'S DAMAGES IN LAW OR IN EQUITY.

#### **8. TITLE:**

Title will be conveyed to the buyer(s) by fee simple marketable title via Special Warranty Deed, free and clear of all encumbrances, excepting those of record such as easements, restrictive covenants and restrictions as dictated by planning and zoning authorities or by governing law.

#### **9. SURVEY:**

The buyer shall pay all of the cost of any survey conducted for the benefit of the auction. If a subsequent survey by the buyer shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

#### **10. CHANGES, ALTERATIONS AND ANNOUNCEMENTS:**

The seller and TAA reserve the right to deny any person admittance to the auction, to postpone or cancel the auction, sell the property (either partially or in its entirety) prior to auction, to withdraw the property from auction and to change or alter the terms of the auction upon announcement prior to or during the course of the auction sale, without prior notice.

#### **11. AGENCY AND REPRESENTATION OF THE PARTIES:**

Tranzon Asset Advisors is acting as agent on behalf of the seller only, and reserves the right to protect the seller's interest by bidding as agent at reserve auction. The agents and principals may also bid at their own accord and herein provide notice as may be required by law of their intent to bid. The auctioneer is not responsible for the acts of his agents or client. During bidding, the auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the property value. In the event of any dispute after the sale, Tranzon Asset Advisors record of final sale shall be conclusive.

**12. RIGHTS OF PARTIES:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the buyer, Tranzon Asset Advisors and/or the seller, may, in addition to asserting all remedies available by law, including the right to hold defaulting buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by the buyer; (b) resell the property at public auction; or (c) take such action as it deems necessary or appropriate. The retention of the buyer's deposit shall not limit any rights or remedies of TAA or the seller with respect to the buyer's default. If the property is resold, the original defaulting buyer shall be liable for payment of any deficiency in the purchase price and all cost and expenses, the expenses of both sales, reasonable attorney's fees, commissions, incidental damages and all other charges due hereunder. The auctioneer reserves the sole right to alter the bidding procedures, terms and conditions of the auction, at any time.

**13. BIDDER'S HONOR OF BIDS MADE:**

Registrant hereby agrees to honor all bids made at this auction by signing of the purchase contracts and delivery of required deposits.

**14. BACK UP BIDDER REQUIREMENTS:**

TAA may, at its sole discretion, elect to have the backup bidder (next to highest/winning bidder) sign a bid acknowledgement form, immediately following the auction and may require the backup bidder to post its initial deposit until the winning bidder performs. This form shall only allow Tranzon Asset Advisors to track the back-up bidder should the winning bidder not perform.

**15. VENUE AND FORMAT FOR SETTLEMENT OF DISPUTES:**

The respective rights and obligation of the parties with respect to the Terms and Conditions of the Auction Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Georgia. Venue for the settlement of disputes will be the state or federal courts sitting in Lilburn, Georgia. By bidding at any auction, whether present in-person or by agent, by written bid, or other means, the buyer shall be deemed to have consented to the jurisdiction of the state and federal courts sitting in Lilburn, Georgia. Any breach of the terms of the auction, and/or purchase agreement shall be adjudicated in the following manner: a. the buyer, TAA and seller agree to waive their right to a trial by jury and submit to a bench trial in the court of adequate jurisdiction, b. the parties agree that the prevailing party may request and be awarded its full costs of either prosecuting or defending the action including, but not limited to, reasonable attorney fees, and awarded judgments.

**Important Dates to Remember**

<b>Now thru Oct. 3<sup>rd</sup></b>	<b>Buyer's Brokers Pre-Registration</b>
<b>Friday, Oct. 4<sup>th</sup></b>	<b>Auction Day 11:00 AM ET</b>
<b>Friday, Sept. 27<sup>th</sup></b>	<b>Public Inspection 11:00 AM ET</b>
<b>Saturday, Oct. 4<sup>th</sup></b>	<b>Public Inspection 10:00 AM ET</b>

THIS IS NOT A SOLICITATION OR OFFERING TO RESIDENTS OF ANY STATE WHERE THIS OFFERING IS PROHIBITED BY LAW.

This auction is conducted by Tranzon Asset Advisors acting as marketing agent on behalf of its client, the seller. Tranzon Asset Advisors is solely responsible for the terms and conditions of this auction and the manner in which it is conducted. Tranzon Asset Advisors is a member company of Tranzon, L.L.C. and Tranzon International, LLC, is independently owned and operated, and uses the Tranzon name by license from Tranzon L.L.C., which is not conducting or otherwise involved in this auction.



# ***BROKER PARTICIPATION***

## AUCTION BROKER REGISTRATION AGREEMENT

\*\*\*PLEASE PRINT OR TYPE\*\*\*

I, \_\_\_\_\_ ("Registered Broker/Agent") a Broker/Agent with \_\_\_\_\_

(Firm Name) hereby registers my Client, (hereinafter the "Buyer") \_\_\_\_\_ with

Tranzon Asset Advisors for the Auction of the property located at: \_\_\_\_\_

**BUYER AGENT/BROKER HEREBY AGREES TO THE FOLLOWING:**

1. If my Buyer is the Successful Bidder at the Auction, I will receive a flat referral of Two Percent (2%) of the high bid price. It is understood and agreed that Buyer must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Terms of the Purchase Agreement. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (i) my delivery of this Broker Registration agreement to Tranzon Asset Advisors (ii) execution by Buyer and ratification by Seller of the Purchase Agreement; and (iii) actual and final closing of title as evidenced by execution, delivery, and recording (where Applicable) of all closing instruments, and payment in full of the purchase price specified in the Purchase Agreement. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of the Seller and/or Auctioneer, Auctioneer and Seller are relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Buyer defaults under the Purchase Agreement results in forfeiture of the Deposit (as defined in the Purchase Agreement), or any portion thereof, or Buyer pays or becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages. In the event a commission reduction is required to consummate a sale, Tranzon reserves the right to proportionately reduce the commission herein.

2. I hereby represent and warrant that I am, (1) a duly licensed real estate Broker /Agent (2) serving only as a Broker in this transaction, not as a principal; and (3) my Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family.

3. I understand that a prospective purchaser may only be represented by one Broker/Agent. Tranzon Asset Advisors shall recognize only the first registration received to our office.

4. It is understood and agreed that this registration agreement is valid only for the day of the Auction and expires upon conclusion of the Auction, unless my client is the Successful Bidder at the auction. Any strikes or changes to any provisions or clauses by Broker/Agent/Buyer will make this entire agreement null and void.

5. The Broker/Agent acknowledges that they will provide all buyer due diligence and information verification in this matter.

**BUYER HEREBY AGREES TO THE FOLLOWING:**

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representation in this matter.

2. That I shall NOT withdraw or rescind my opening bid, if one is made, prior to the start of the auction.

**THIS AGREEMENT MUST BE COMPLETED, IN FULL, BY ALL PARTIES AND FORWARDED BY FAX TO 270-737-7695 OR EMAIL ([tgreenwell@tranzon.com](mailto:tgreenwell@tranzon.com) and/or [bdurnil@tranzon.com](mailto:bdurnil@tranzon.com)) NO LATER THAN CLOSE OF BUSINESS ONE (1) DAY PRIOR TO AUCTION; NO EXCEPTIONS OR LATE REGISTRATIONS WILL BE ACCEPTED OR HONORED.**

**BUYER:**

**REGISTERED BROKER/AGENT:**

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Print Name \_\_\_\_\_

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Print Name \_\_\_\_\_

Lic #:

Signature of Client (required for acceptance)

Signature

Address	City	State
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Name of Real Estate Company

Email

Email

( ) \_\_\_\_\_  
Telephone

( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
Telephone Fax

**\$**  
**OPENING BID AMOUNT**

This registration is accepted and confirmed by Tranzon Asset Advisors: \_\_\_\_\_

Tranzon Asset Advisors

Date \_\_\_\_\_

**PLEASE PRINT OR TYPE**

## ► Put Tranzon to Work for You

Tranzon is one of the largest and most successful real estate auction companies in the country. We help owners sell their real estate in the shortest possible time, at the highest possible price.

- 30 offices from coast to coast
- 100+ team members
- Certified Auctioneers Institute (CAI) and Accredited Auctioneer of Real Estate (AARE) designated auction professionals
- Leading-edge technology, including iPhone® and Android mobile apps

## ► The Tranzon Market-Making System<sup>SM</sup>

Tranzon's proprietary Market-Making System<sup>SM</sup> is a proven-effective methodology for the accelerated sale of real estate and other business assets. Our System offers sellers the benefits of our national reach and extensive experience, combined with local market knowledge, the most advanced online marketing techniques, and the benefit our proprietary database of potential auction buyers.

## ► Tranzon Develops the Best Auction Approach for You

Tranzon can help you select the most effective auction approach for your assets. We conduct:

- **Live Auctions**  
A competitive bidding environment helps achieve a price that reflects current market value.
- **Ballroom Auctions**  
Multiple properties can be sold at a single live auction event.
- **Sealed Bid Auctions**  
Particularly useful for selling assets with narrow or unusual market appeal.
- **Online-Only Auctions**  
Effective in selling everything from single properties to large inventories.
- **Simultaneous Live and Online Auctions**  
Combines the best of live and online auctions, helping attract the greatest number of bidders.

Let Tranzon's Market-Making System<sup>SM</sup> work for you. With trained and licensed staff who are among the most talented, experienced and longest-tenured in the profession, Tranzon provides a single point of contact for all of your local, regional, and national real estate sales needs.

Find an office at [tranzon.com](http://tranzon.com) or call Tranzon, LLC at 866-872-6966.



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