

Absolute Auction

Thursday, May 10th, 2007 @ 6:00 PM

AUCTION LOCATION: 203 North 12th Street, Murray, Kentucky.

Location of Properties Selling: 203 North 12th St., 1403 Poplar St., 1405 Poplar Street, 1407 Poplar St., Murray, KY. **SIGNS POSTED!**

CHICAGO, IL INVESTOR SAYS "SELL TO THE HIGHEST BIDDER!!!"

5 PRIME MURRAY, KY PROPERTIES LOCATED ON N. 12th ST. & POPLAR ST.

EXCELLENT INVESTMENT OPPORTUNITY!

RENTAL INCOME - OUTSTANDING COMMERCIAL POTENTIAL, SELLING A 1.39 ACRE TRACT. A REAL HIDDEN TREASURE JUST 1 BLOCK FROM MURRAY STATE UNIVERSITY CAMPUS.

Outstanding Potential Yearly Income of ±\$45,120.00!

REAL ESTATE TRACTS



TRACT 1' - 1405 Poplar Street - 5 Bedroom, 2 Bath, Red Brick Home, Brick Apartment Complex w/3 Units Each with 2 to 3 Bedrooms, Partially Furnished Potential Monthly Income ±\$1,435.00 Zoned R-2.

TRACT 2' - 1.39 Acres "Hidden Jewel" Just 1 Block from Murray State Campus. This Tract is a Swing Tract and Must be Combined with Adjoining Properties. Zoned R-2.



TRACT 3' - 1403 Poplar Street - Red Brick, 3 BR, 1 Bath Home, Dining Room, Living Room, Utility, Fenced Back Yard. Another Super Home. Current Rent \$625/Mo. Zoned R-2.

TRACT 4' - 1407 Poplar Street - Brick 2 Bedroom, 1 Bath Home, Nice Living Area, Central Heat & Air. \$450 Monthly Rent. Zoned R-2.



TRACT 5' - 203 N. 12th Street - A Highly Desired Parcel with Home & Garage, Easily a Business or a Grand Lot for New Construction. Next Door to KFC. ±100'x165' Lot, Super Location on the Highly Traveled North 12th St./Hwy 641. Zoned B-4. ±1,250.00 Montly Rent.

AUCTION HELD AT 203 N. 12th ST., MURRAY, KENTUCKY

REAL ESTATE WILL SELL AT 6:00 PM REGARDLESS OF PRICE

BID ON THE TRACT COMBINATIONS THAT BEST FITS YOUR NEEDS!!!

REAL ESTATE TERMS: 15% Down Day of Sale, Balance in 30 Days. Buyer will be Required to Sign a Lead Based Paint Waiver. *A 10% Buyers Premium will be added to Final Bid Price & Included in the Contract Price. Properties on Poplar are Currently Rented Until July 2007.

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