

Real Estate Auction

Edge Fitness Center

2121 W. Altorfer Dr.

Peoria, Illinois

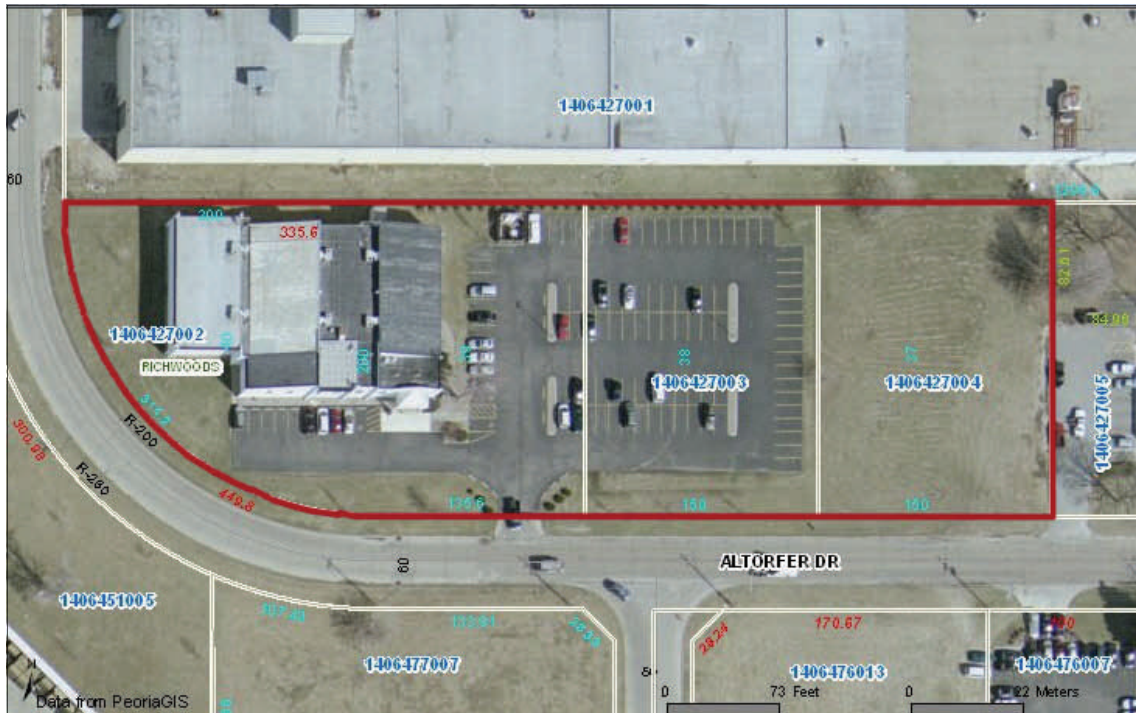
Thursday, April 2

at 9:00am at the property



The real estate consists of a 16,500+- square foot building with an 8,000+- square foot mezzanine level situated on 4 lots in Pioneer Industrial Park. The property is zoned I-1 Industrial Park. The building is masonry construction with 3-phase power. There is black-top parking with 110 spaces.

rive at the total selling price in the contract of sale. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes subject to assessment for 2008 and subsequent years to be assumed by buyer. Seller will furnish guaranty title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction. The contract will not be contingent upon financing. A copy of the sales contract will be posted on the premises for review before the auction sale. The sale is subject to the confirmation of the Seller and lienholders, if applicable. The property is being sold in an "as is" condition and "with all faults known and unknown". Any announcements made day of sale will take precedence over prior advertising and printed



Immediately following the auction of the real estate, we will be selling all of the fitness equipment assets and fixtures in the building. Be sure to review the auction lot catalog and be prepared to purchase any fixtures or equipment you may need for your future use of the real estate.

The property lays in three tracts with three separate Peoria County tax I.D.'s and 2007 tax bills:

- 14-06-427-002 (\$14,138.18);
- 14-06-427-003 (\$1,549.74);
- 14-06-427-004 (\$1,549.74)

Terms of Sale on Real Estate: An earnest money deposit in the amount of 10% of the selling price in cash or guaranteed funds will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before 30 days of acceptance by Seller. **The successful bidder will pay a 10% Buyer Fee in addition to the bid price on the real estate,** and the Buyer Fee will be added to the bid price to ar-

matter.

Method of Offering: We will offer the Real Estate and all equipment in bulk as a complete facility first, subject to offering the real estate and equipment piecemeal. This means we will take conditional bids on the real estate and equipment as a package; then offer the real estate separately without equipment; then offer the equipment in lots as listed in the catalog starting with lot 1; to discover which method of sale will achieve the greatest return for the Seller. In the event you desire to offer a bulk bid, you will be required to place an earnest money deposit in the amount of at least 20% of the bid in the form of guaranteed funds at the conclusion of bidding on a bulk basis.

See www.cottenauctions.com for photos, virtual tours, and any updates regarding the property.

sale conducted by

COTTEN Auctions

Peoria, Illinois Phone (309) 686-0558

LIC# 444.000115

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