

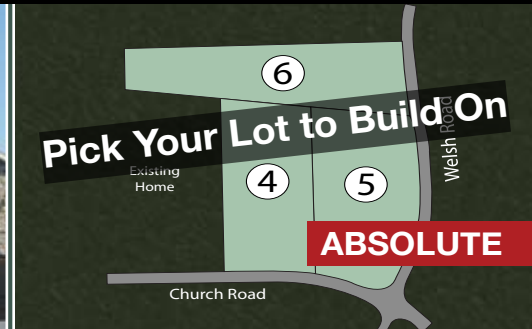
AUCTION

All
New
Homes

Minimum Bids of \$35,000 & \$55,000
Previous Asking From \$256,000 & \$365,000

A Major New Home Offering

8 Single Family Homes, 16 Townhomes,
and 13 Individual Lots to Build On!



MARCH 10TH 2012 10 AM

BERKS COUNTY, PA

PORTFOLIO SALE

NEW HOMES AND HOME SITES!



BERKS COUNTY, PA

A GREAT PLACE TO LIVE

THE PERFECT TIME TO BUY



Berks County - is a county rich in history, scenic and natural resources. This Portfolio offers residential opportunities throughout the region.

- Homes and House Sites located throughout Berks County.
- High Quality New Home Construction.
- Designed with open floor plans perfect for entertaining.
- Select a Townhome or House and move right in or select a Homesite within a community and build your dream home!

Auction Date:

Saturday, March 10th 2012 10 AM

PLAN YOUR TOUR NOW

Open House times:

Sunday, February 12th 12-2 PM

Wednesday, February 15th 4-6 PM

Saturday, February 25th 12-2 PM

Wednesday, February 29th 4-6 PM

Call today for pre-registration form and property information package.



TOWNHOUSE , SINGLE FAMILY HOME, OR BUILDABLE LOT IN ANY OF 5 SEPARATE SUBDIVISIONS YOU DECIDE - PICK YOUR LIFESTYLE

BID YOUR PRICE!

Properties will be sold through Bidder's Choice (In each round of bidding, the winning bidder chooses their favorite property from the remaining inventory.) The first 8 Townhomes in Group A and first 3 Homes in Group B are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation. The Lots in Group C are guaranteed to be sold absolute - regardless of price.

Group A: 16 NEW Townhomes at Kaercher Creek & Crestwood South

Minimum Bids \$35,000



13 NEW 3 Bedroom Townhomes with Garage at Kaercher Creek, Windsor Township, PA.

The Oakville Model features 1,555 Sq. Ft. of living area with first floor Master Bedroom and Great Room

The Helena Model features 1,766 Sq. Ft. of living area with second floor Master Bedroom.

All feature Open Floor plan perfect for entertaining friends and family. Porches perfect for relaxing in the evening.

3 NEW 3 Bedroom Townhomes with Garage at Crestwood South, Exeter Township, PA.

Featuring first floor Master Bedroom and Master Bathroom. Some with Walk Out basement.

Spacious kitchen with open access to the family room, great for dinner parties or hosting family celebrations.

Group B: 8 Single Family Homes

Minimum Bids \$55,000



Development	Address	Bed/Bath	Model	Previous Ask
Crestwood South	8 Courtney Rae Circle, Exeter Twp, PA	4/2.5	Oxford II	\$349,420
Old Airport Rd	698 Olde Airport Road, Amity Twp, PA*	3/2.5	Monroe II	\$336,979
Bridge View Estates	8 Bridge View Court, Robeson Twp, PA*	4/2.5	Lexington	\$332,047
Prescott Estates	2 Jennifer Court, Earl Twp, PA*	4/2.5	Oxford	\$332,806
Timberlake	111 Timberlake Lane, Spring Twp, PA*	3/2.5	Monroe II	\$365,847
Ashley Run	35 Harry Avenue, Cumru Twp, PA	4/2.5	Oxford II	\$356,213
Wheatfield Run	105 Herington Drive, Spring Twp, PA	4/2.5	Victoria II	\$350,823
Woods at White Bear	54 Kellen Court, Robeson Twp, PA	4/2.5	Lincoln III	\$349,900

*Property Currently under lease purchase agreement, Homes can not be toured on the Property Preview dates. Sale Subject to Seller's Confirmation.

Group C: 13 Individual lots - To be sold regardless of price!

Absolute



Development	Description	Location
Manatawny Bend	3 Buildable Homesites 1.8+/- to 3.3+/- acres in a community of 10 single family homes	Earl Twp, PA
Old Airport Road	2 Buildable Homesites .5+/- acre in a community of 6 single family homes	Amity Twp, PA
Bridge View Estates	3 Buildable Homesites .46+/- to 1.14+/- acres in a community of 12 single family homes	Robeson Twp, PA
Prescott Estates	2 Buildable Homesites 1+/- acres in a community of 10 single family homes	Spring Twp, PA
Welsh & Church Rd	3 Buildable Homesites 1+/- acre	Exeter Twp, PA

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Properties at the Open House.
- 3) Attend the Auction and Bid Your Price.

NEW JERSEY 1325 Rt. 31 South, Clinton, NJ 08801
NEW YORK 370 Lexington Ave., Suite 1206 New York, NY 10017

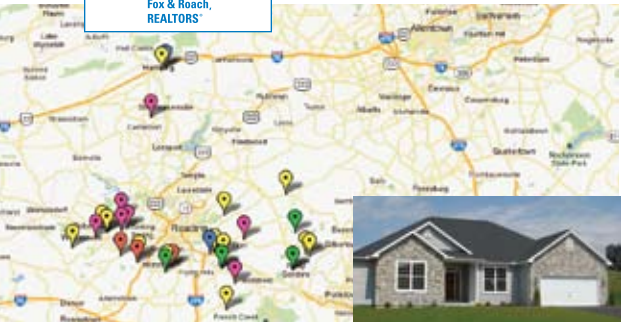
Developers-Call About Our
Afternoon Auction of 625+ Lots

888-299-1438
maxspann.com





Max Spann Real Estate & Auction Co.
PO Box 4992
Clinton, New Jersey 08809
e-mail: auctions@maxspann.com
A licensed PA Real Estate Broker
Auctioneer Robert Dann,
PA Lic #AU005609
In cooperation with
Prudential Fox & Roach Realtors



MARCH 10TH, 2012 @ 10 AM

REAL ESTATE AUCTION

NEW HOMES, TOWNHOMES, AND BUILDABLE LOTS



Property Location and Directions:

Crestwood South - Exeter Twp, PA. - **Auction Information Center**

Route 422 East to the Mount Penn Exit. Left onto East Neversink Road, turn left on Hearstone Drive, left on Grande Valley Road, then left on Colin Court. Townhomes are ahead on the left.

The Towns at Kaercher Creek - Windsor Twp, PA. - **Auction Information Center**

Route 61 North, bear right at light onto South 4th Street into Hamburg. Straight to the light at East State Street/Old Route 22 & turn right. Go 0.7 miles to community on right.

Wheatfield Run - Spring Twp, PA. - **Auction Information Center**

Route 422 West to connector for Route 222 South to Mohnton Exit. Turn right onto Grings Hill Road, go 3/10 of a mile, left onto Wheatfield Road, go 3/10 of a mile to community on the left.

Ashley Run - Cumru Twp, PA.

422 East to 222 Business (Lancaster Avenue), Left onto Route 10 South. Go 2.2 miles and turn right onto Route 724 West. Go 1.2 miles, turn left at light onto Cedar Top Road. Go 0.8 miles, turn left into Ashley Run community.

Bridge View Estates - Robeson Twp, PA.

Route 422 East, turn right on 47th Street in Exeter. 47th Street will become Gibraltar Road. Follow 1.4 Miles to community on right.

Manatawny Bend - Earl Twp, PA.

Route 422 East to left on Shelbourne Road, right onto 562 East. Go 7 miles turn left onto Manatawny Road. Go 1.2 miles to community on the right.

Old Airport Road - Amity Twp, PA.

422 East toward 1-176, turn left onto Old Airport Road for about 1.5 miles and make left onto Hill Road. Community on left.

Prescott Estates - Spring Twp, PA.

422 West in Sinking Spring (Penn Ave), turn left onto Columbia Avenue, this turns into Fritztown Rd., go 1.5 miles. Community is on the left just.

Timberlake - Lower Heidelberg Twp, PA.

Route 422 West turn right on North Church Road in Wernersville. Community located on left on Timberlake Lane.

Welsh & Church Road - Exeter Twp, PA.

422 East to 222 Business (Lancaster Avenue), Left onto Route 10 South. Go 2.2 miles and turn right onto Route 724 West. Continue to light at New Holland Rd/PA 625, and turn left. Turn right onto Church Rd. Go 1.3 miles to stop sign at intersection of Welsh Rd and Church Rd. Community on left.

Woods at White Bear - Robeson Twp, PA.

Route 422 East to 176 South, exit at Green Hills. Take Route 10 South and make a left onto Plow Road (at church). Go 2.3 miles and make right on White Bear Road. Go 0.5 miles to community on right.

Auction Location & Directions:

Riveredge Inn

2017 Bernville Road, Reading, PA 19601

South of the Reading Airport, Route 183.

From Philadelphia, PA: Take I-76 to the PA Turnpike West to exit 298 Reading. Follow signs for I-176N to 422W. Continue on 422 West to exit 11 B toward Reading. Take exit onto Route 12 East. Continue for 1/2 mile, Turn Right onto Butler Street. Take Left onto Lehigh Street. Turn Left onto Route 183 North/Schuylkill Ave. Continue for 3/4 mile to the Riveredge Inn on the Right.

From Pittsburgh / Harrisburg, PA: Take Route 78 East to exit 19 (Route 183/Strausstown). Turn Right onto Route 183 South for 16 miles toward Reading Airport. Riveredge Inn is two miles past the airport on the left.

Terms and Conditions:

Registration: By fax and at open houses.

Date and Place of Auction: March 10, 2012, 10 AM, at the Riveredge Inn, 2017 Bernville Road, Reading, PA 19601

Terms of Sale: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of: **\$5,000 for townhomes and individual lots and \$10,000 for single family homes**. **This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit.**

NO EXCEPTIONS PLEASE!

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day. The first 8 Townhomes in Group A and first 3 Homes in Group B are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation. The Lots in Group C are guaranteed to be sold absolute.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashier's check.

Broker Participation: Invited, call for details.

Disclaimer: THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers, purchase is not contingent on purchaser financing.