

*the rebirth of cool*



Building Photography by Charles Bartholomew



**BYRNE**  
LOFTS

**TERMS AND CONDITIONS:**

**Registration:** By fax and at open houses

**Date and Place of Auction:** April 15, 2012 being held at the Crowne Plaza Philadelphia, 260 Mall Boulevard, King of Prussia, PA 19406.

**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. 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.

**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 cashiers 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.

**AUCTION 32 BYRNE LOFTS**



**ONE AND TWO BEDROOM LOFTS  
APRIL 15TH 2012 1 PM**



**Minimum Bids from \$65,000  
Previously Asking from \$369,900**

**Directions to Byrne Lofts:  
From Philadelphia:**

Take Route 76 West toward Valley Forge. Take exit 328A to Route 422W towards Pottstown. Continue for 2.8 miles. Take Route 23 W exit toward Valley Forge. Turn left onto Route 23/Valley Forge Road then first Right and continue to follow Valley Forge Road for 6.3 miles. Turn Right onto Lincoln Ave. Arrive at the Byrne Lofts, 200 Lincoln Ave, Phoenixville.

**Auction Location:**

**Crowne Plaza Philadelphia, 260 Mall Boulevard, King of Prussia, PA 19406**

**From Pennsylvania Turnpike:**

Take Exit 326 (Valley Forge). Proceed to Valley Forge Park Exit 327; merge right onto North Gulph Road. Proceed to Goddard Blvd make a right. Proceed to Mall Blvd, make a left. After the 2nd traffic light, the hotel will be on the left.

Max Spann Real Estate & Auction Co.

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Clinton, New Jersey 08809

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A licensed PA Real Estate Broker

Robert L. Dann Auctioneer Lic #AU005609



**AUCTION**

**32 ONE AND TWO BEDROOM LOFTS**



**Minimum Bids From \$65,000  
Previously Asking From \$369,900**



**APRIL 15<sup>TH</sup> 2012 1 PM  
BYRNE LOFTS  
PHOENIXVILLE, PA**



# BYRNE LOFTS - THE ULTIMATE METROPOLITAN LIFESTYLE



## 32 One and Two Bedroom Residences



## Design and Style

- Fitness Center and Community Room.
- Homes to match your lifestyle from 1 bedroom lofts to 2 bedroom bi-level residences.
- High ceilings and large double pane windows provide dramatic lighting throughout the day.
- Kitchens that reflect modern simplicity and dramatic elegance with beautiful cabinets and spacious countertops.
- Open floor plan perfect for entertaining friends and family.
- Ample deeded onsite parking & first floor entrance foyer with elevator.
- Walk to Bridge Street to enjoy recreation, shopping and dining.
- Kick off the weekend with your neighbors on the community deck.
- Close to Malvern, King of Prussia, Norristown, Conshohocken, Routes 422, PA Turnpike and 476.



Loft living in Phoenixville welcomes its newest and coolest piece of history, the Byrne Lofts. This circa 1895 Corset Mill reborn into the newest piece of metropolitan living is located in the heart of downtown Phoenixville, PA. Its location and proximity to businesses, education, shopping, dining and cultural offerings give Byrne Lofts the perfect balance of convenience and affordability.



Come visit the property & take in a movie at the Colonial Theatre downtown. The 1958 Film classic "The Blob" was filmed here in Phoenixville.

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

## Pick Your Favorite, 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 4 residences in Group A and first 7 residences in Group B are guaranteed to be sold at the minimum bid or higher, subsequent residences will be subject to seller's confirmation.

### MINIMUM BIDS \$85,000

GROUP A				
Unit	Beds/Bath	Sq. Ft. +/-	Previous Ask	NOTES
127	2/1	Bi-Level 1,130	\$224,000	
129	2/1	Bi-Level 1,130	\$229,000	
205	2/2	1,348	\$359,900	Furniture Included
210	2/2	1,261	\$369,900	
219	2/2	1,195	\$319,000	
220	2/2	1,004	\$249,000	
223	2/2	1,093	\$289,000	
225	2/2	1,093	\$289,000	
227	2/2	1,093	\$289,000	
307	2/2	1,115	\$369,900	
319	2/2	1,196	\$329,000	Furniture Included
325	2/2	1,093	\$289,900	

### MINIMUM BIDS \$65,000

GROUP B				
Unit	Beds/Bath	Sq. Ft. +/-	Previous Ask	NOTES
111	1/1	720	\$159,900	
116	1/1	905	\$169,000	
117	1/1	1,004	\$189,000	
201	1/1	900	\$219,000	
213	1/1	724	\$189,000	
215	1/1	747	\$199,900	
217	1/1	779	\$199,900	
218	1/1	1,008	\$259,000	Furniture Included
224	1/1	790	\$239,900	
229	1/1	658	\$179,000	
301	1/1	738	\$199,900	
303	1/1	854	\$209,000	
305	1/1	854	\$209,000	
311	1 Loft/1	1,053	\$239,900	
312	1 Loft/1	1,053	\$239,900	
314	1 Loft/1	1,045	\$239,900	
315	1/1	747	\$229,900	
321	1/1	740	\$199,000	
322	1/1	790	\$219,900	
329	1/1	658	\$189,900	

### PROPERTY PREVIEWS:

Sunday March 18th 12-2 PM  
 Sunday, March 25th 12-2 PM  
 Saturday, March 31st 12-2 PM  
 Wednesday, April 4th 4-6 PM



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