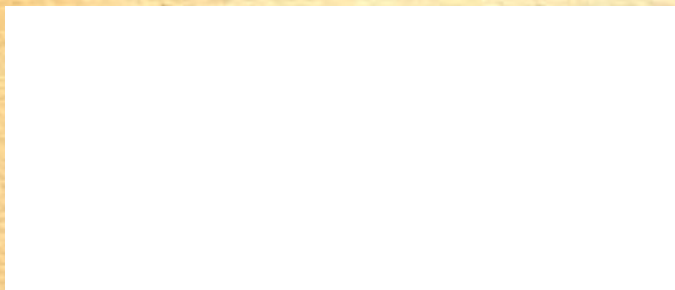


www.interstateauction.com
404-303-1232 (ext.30)



Tuesday • June 3 • 10 AM
Bank Headquarters Building • Doraville, GA
Tuesday • June 3 • 2 PM
Industrial Building • Washington, GA
Wednesday • June 4 • 11 AM
Subdivision Lots & Commercial/Office Land
Monroe, GA
Thursday • June 5 • 11 AM
Residential Lots • Jackson, GA
Friday • June 6 • 11 AM
Residential Lots • Panola Rd, Dekalb County
10.72 Acres • Seville Drive, Dekalb County

REAL ESTATE AUCTIONS

1100 Johnson Ferry Rd NE; Ste 588, Atlanta, GA 30342
John L. Johnson, Auctioneer, Gal# 1966



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To Schedule One Designed Exclusively For Your Assets,
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and receive an objective analysis of whether your property is suited for auction. Our experienced staff will evaluate your property, give you an honest assessment, then provide you with a written proposal of our findings.

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AUCTIONS

Residential Lots



131 Residential Lots & 3.72 Commercial Acres



Industrial Building



INVESTORS, DEVELOPERS & REAL ESTATE BUYERS

*Make Plans Now To
Attend These Auctions:*

Tuesday • June 3 • 10 AM
Bank Building • Doraville, GA

Tuesday • June 3 • 2 PM
Industrial Building • Washington, GA

Wednesday • June 4 • 11 AM
Subdivision Lots and
Commercial/Office Land • Monroe, GA

Thursday • June 5 • 11 AM
Residential Lots • Jackson, GA

Friday • June 6 • 11 AM
Res. Lots • Panola Rd, DeKalb Co, GA
10.72 Ac • Seville Rd, DeKalb Co, GA

Bank Headquarters Building



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Sperry Van Ness
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

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PROPERTY 101

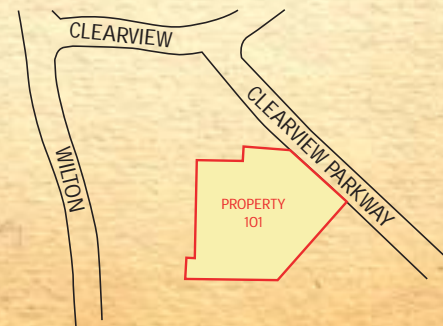
BANK HEADQUARTERS BUILDING; Doraville, GA Selling On Site: Tuesday, June 3rd at 10:00 AM

ADDRESS: 2845 Clearview Pl, Atlanta, GA 30340
LOCATION: Near SE corner of I-285 & Buford Hwy
BUILDING SIZE: 14,895[±] sf **LAND SIZE:** 1.63 acres
PARKING RATIO: 4/1000 sf
ZONING: O&I

Includes: Covered & Secured Parking Area, Bank Vaults, Drive-Thru Including Equipment; Renovated in 2001
TERMS: \$25,000 down payment, increase to 10% within 5 business days, close in 45 days. Down payment must be a cashier's check payable to Interstate Auction Company or an approved check. Taxes will be prorated. Property will be sold "As Is" and conveyed with clear, marketable title.



INSPECTIONS:
Wednesdays,
May 21 & 28 from
10:00 to noon
or by appointment.
Call Tom Hunter
at 770-682-8552.



PROPERTY 201

INDUSTRIAL BUILDING; Washington, GA

Selling On Site: Tuesday, June 3rd at 2:00 PM

ADDRESS: 130 Campbell Street, Washington, GA

BUILDING SIZE: 71,300 square feet
Pre-Engineered Insulated Metal Building

CEILING HEIGHT: Ranges to 24 feet. Most areas are clear span. 12 Dock Height Doors, Canopy Covered Loading Dock

OFFICE AREA: 4,160 SF; **YEAR BUILT:** 1962, 1968, 1974



POWER: 120/240 Volts
3 Phase; 3-250 kva transformers
HVAC: 100@ via
Trane Units: Four 2-ton,
one 30-ton, two 7-ton;
Gas Heat; 100% sprinklered

UTILITIES:

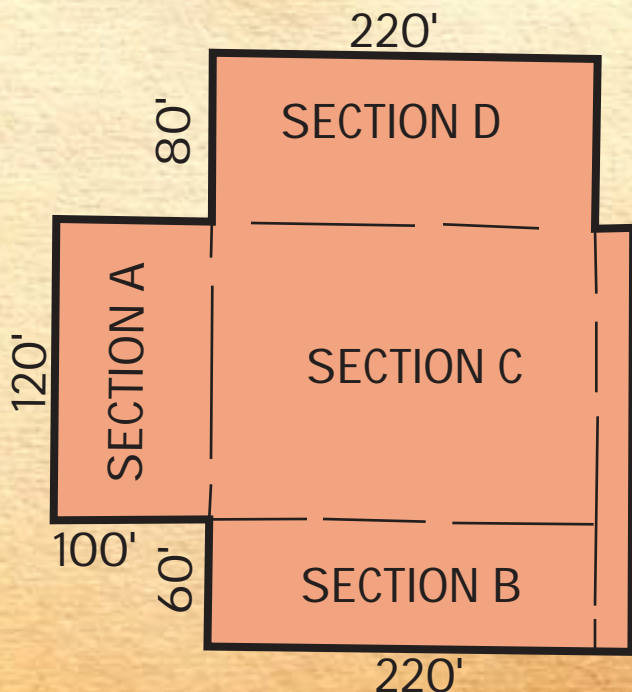
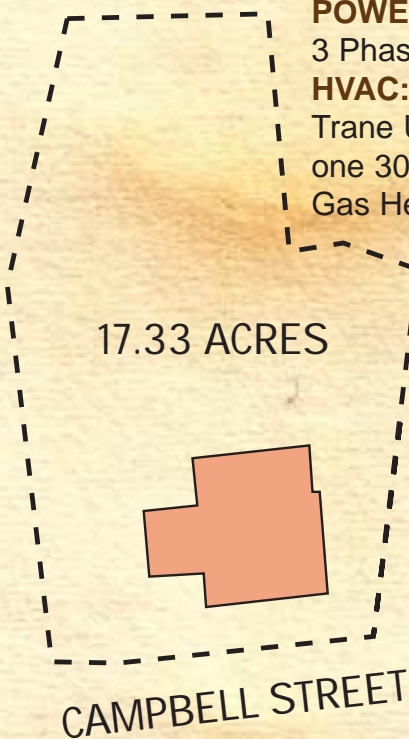
All Available

LAND AREA: 17.33 Acres

TERMS: \$25,000 down payment, increase to 10% within 5 business days, close in 45 days. Down payment must be a cashier's check payable to Interstate Auction Company or an approved check. Taxes will be prorated. Property will be sold "As Is" and conveyed with clear, marketable title.

BUYER'S PREMIUM: 10% will be added to the high bid. The high bid plus the buyer's premium will be the amount of the purchase price. Please bid accordingly.

INSPECTIONS: May 20th & 27 from 2-4pm or by appointment.



PROPERTY 301

131 RESIDENTIAL SUBDIVISION LOTS and COMMERCIAL/OFFICE LAND; E. Church St, Monroe, GA Selling On Site: Wednesday, June 4th at 11:00 AM

ADDRESS: Brookland Commons Subdivision
Monroe, GA

131 RESIDENTIAL LOTS

43.418 Acres Comprised of: 101 Detached
SFR Lots & 24 Attached SFR Lots

LOT SIZES: Range from .09 to 0.12 acres
Curbed, Guttered, Paved;
Alleyways are behind lots

PUBLIC UTILITIES: Water, Sewer, Electricity,
Telephone & Gas Available To Subdivision.

ZONING: PCD within Monroe & Walton Co



ADDRESS: Church Street;
Brookland Commons, Monroe, GA

COMMERCIAL OFFICE LAND

IMPROVEMENTS: Curbed, Guttered,
Paved, Cleared, Pre-Graded

PUBLIC UTILITIES: Water, Sewer, Electricity,
Telephone, & Gas Available To Tract.

ZONING: PCD Mixed Use -
Commercial Section; Approved For 35,480 sf

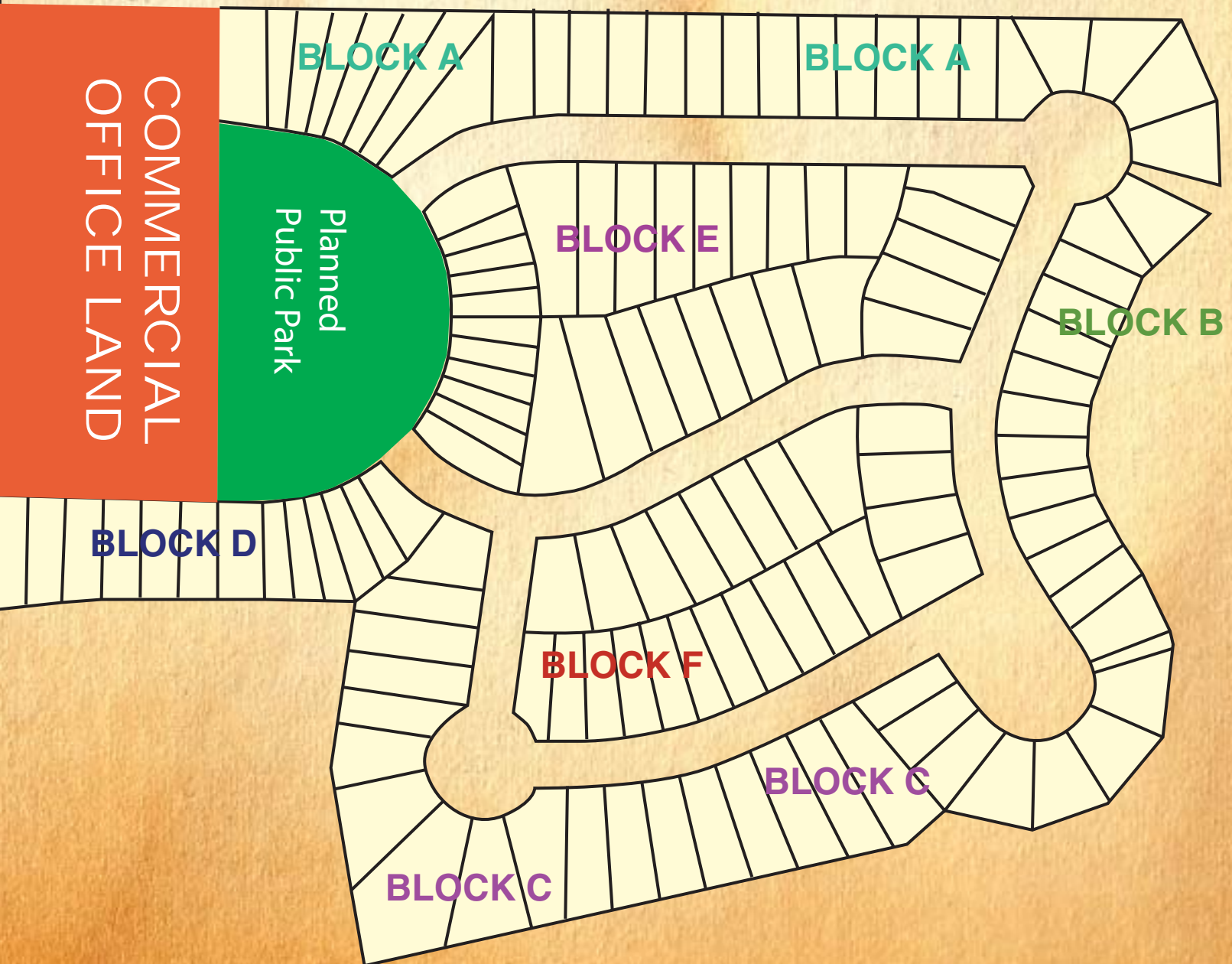
DIRECTIONS: From Atlanta, take US-78
towards Athens. Exit at GA-11. Go south on
GA-11 for 1.1 miles. Turn left on E. Church
Street and go 1.5 miles to property on right.

TERMS: \$50,000 down payment at the
auction. Increase deposit to 10% within 5
business days. Close in 45 days. Down
payment must be a cashier's check payable
to Interstate Auction Company or a check with
an approved letter of credit. Property will be
sold "As Is".

BUYER'S PREMIUM: 10% will be added to
the high bid amount to determine the total
purchase price. Please bid accordingly.

**GO ONLINE NOW
TO VIEW
CONCEPTUAL
MASTER PLAN PLAT**





CHURCH STREET

COMMERCIAL
OFFICE LAND

Planned
Public Park

BLOCK A

BLOCK A

BLOCK E

BLOCK B

BLOCK D

BLOCK F

BLOCK C

BLOCK C

404-303-1232
ext 30

 **Sperry Van Ness**
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO., INC.

PROPERTY 401

43 SINGLE FAMILY LOTS - Jackson, GA

Selling On Site: Thursday, June 5th at 11:00 AM

ADDRESS: Jackson Bridge Subdivision, Phase II; Jackson, Butts County, Georgia

LOT SIZES: Range from 0.68 to 2 acres **ZONING:** R-1

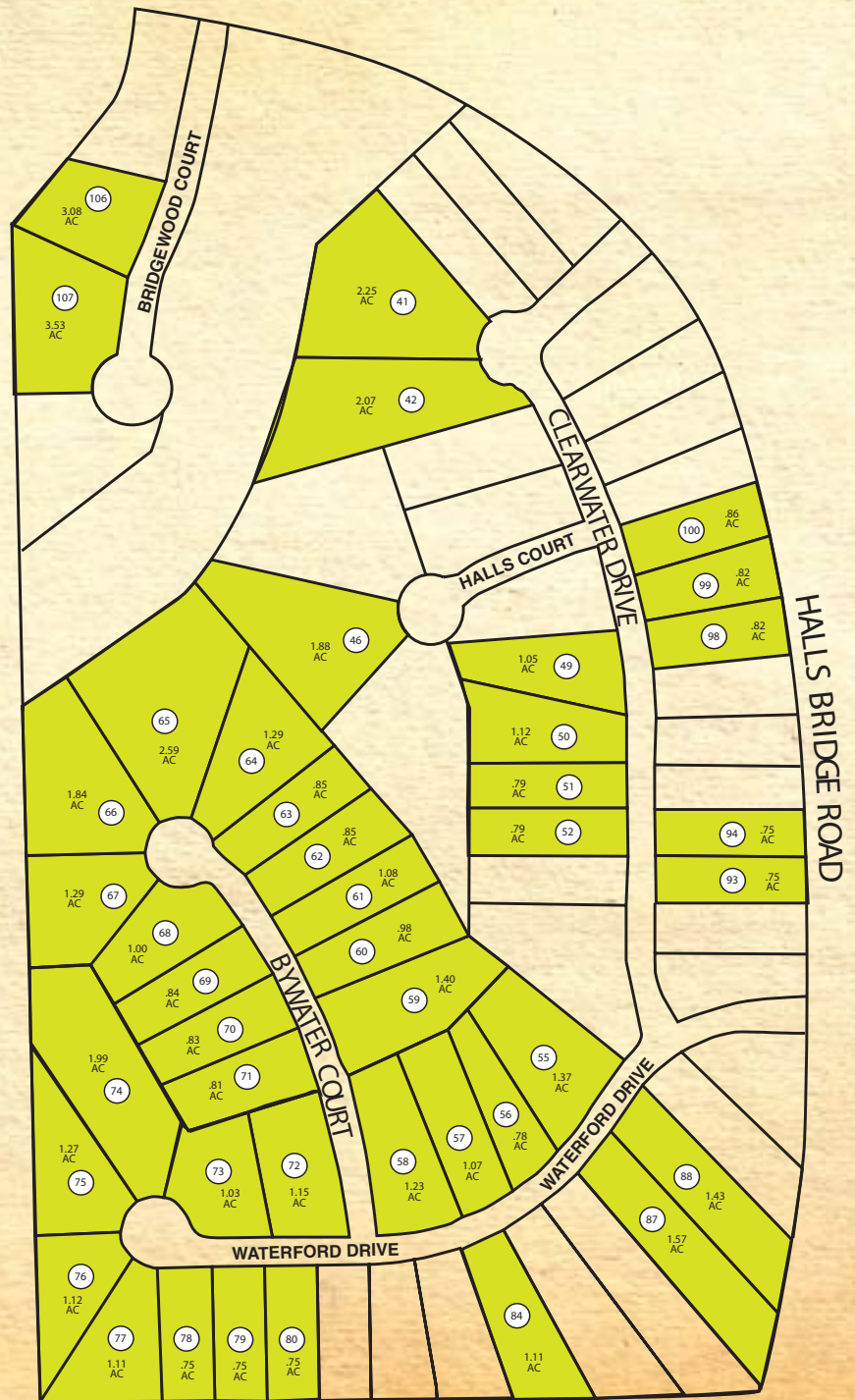
IMPROVEMENTS: Asphalt paving, concrete curbs, storm sewers, street lights, underground utilities

UTILITIES: Water, Power, Telephone, Cable

TERMS: 10% down payment at the auction. Close in 30 days. Property will be sold "As Is".

BUYER'S PREMIUM: 10% will be added to the high bid amount to determine the total purchase price. Please bid accordingly.

DIRECTIONS: From Atlanta, take I-75 south to Bill Gardner Parkway (exit 212). Turn left onto Bill Gardner Pkwy and go .7 miles. Turn right on GA-42/US-23 and go 7.5 miles. Turn left on Old Bethel Rd. Bear right and stay on Old Bethel Rd for 2.2 miles. Continue on Bethel Rd/Four Points Rd for 2.9 miles. Make a slight left onto Stark Rd and go ½ mile. Turn right at Halls Bridge Rd. Property is on the right.



PROPERTY 501 - 2 RESIDENTIAL TRACTS - DeKalb County, GA

Selling On Site: Friday, June 6th at 11:00 AM

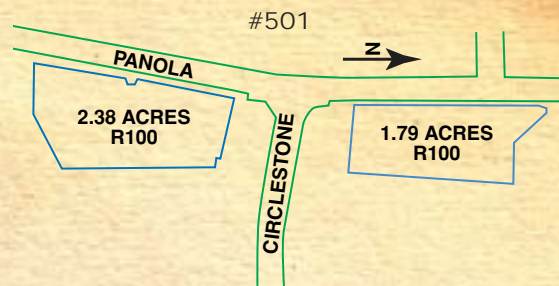
ADDRESS: NE Corner of
Panola Road & Circlestone
Drive, Stone Mountain

Tract 1: 2.38+/- Acres, 511' frontage
Tract 2: 1.79+/- Acres, 504' frontage

UTILITIES: All Available

TERMS: 10% down payment
at auction. Close in 30 days.

DIRECTIONS: Take I-20 to Panola
Road. Go north on Panola Road for 3.2 miles
to Circlestone Drive. Property is on the right.



PROPERTY 502 - 10.72 ACRES - DeKalb County, GA

Selling: Friday, June 6th at 11:00 AM from Property 501

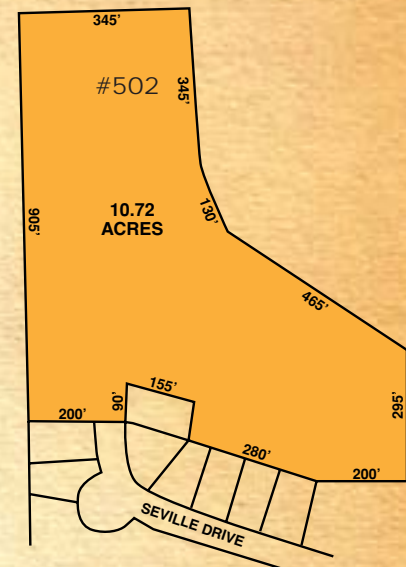
ADDRESS: Seville Drive, Clarkston, GA

ZONED: R-75

UTILITIES: All available

TERMS: 10% down payment at auction. Close in 30 days.

DIRECTIONS: Take I-285 to Ponce de Leon Ave/Church Street (Exit 40). Go south on Ponce de Leon Ave (inside perimeter) and go 2/10 mile. Turn right on Verdi Way. Turn right on Seville Drive. Property is at the end of Seville Drive.



TERMS & CONDITIONS

AGENT FOR THE SELLER: Interstate Auction® Company (Auctioneers) is acting as agent for the Sellers.

REAL ESTATE TERMS: Please visit our website @ www.interstateauction.com for complete specific terms for each property. Purchasers must make the required down payment and close within specified time. Purchaser arranges and pays for closing. Taxes are prorated at closing. Seller will convey property with a good and marketable title.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the high bid price on each property to arrive at the contract price.

GENERAL TERMS OF AUCTION: Sellers and Auctioneers are offering these properties "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the auctioneer.

ADDITIONAL INFORMATION: Check our website: www.interstateauction.com for a copy of the Auction Purchase and Sale Agreement, Bidder's Affidavit, additional terms, and other important information.

BROKER PARTICIPATION: Broker participation is welcome based on the following terms: A 2% (two percent) commission based on the high bid on any property before adding buyer's premium will be paid to any qualified licensed Georgia Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must register by mail, fax, or hand delivery the prospect's name and address on the broker registration form available at www.interstateauction.com. The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Interstate Auction Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342, Fax#: 404-303-7997 before any inspection of the

property by the prospect, no later than 5:00 PM on the last business day preceding the auction. Broker registration must be confirmed by Auctioneer to be valid. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the Broker must also attend the auction and sign the Auction Real Estate Sales Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on a property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction.

DISCLAIMER: Auctioneer reserves the right to deny any person admittance to the auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Interstate Auction Company, auctioneers, sale managers and all their agents, Sellers and all of their agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction days take precedence over all written matter. Offer void where prohibited by law. The auctioneers shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller. Information contained herein is believed to be accurate but is not guaranteed.

Please check our website for
additional information.

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