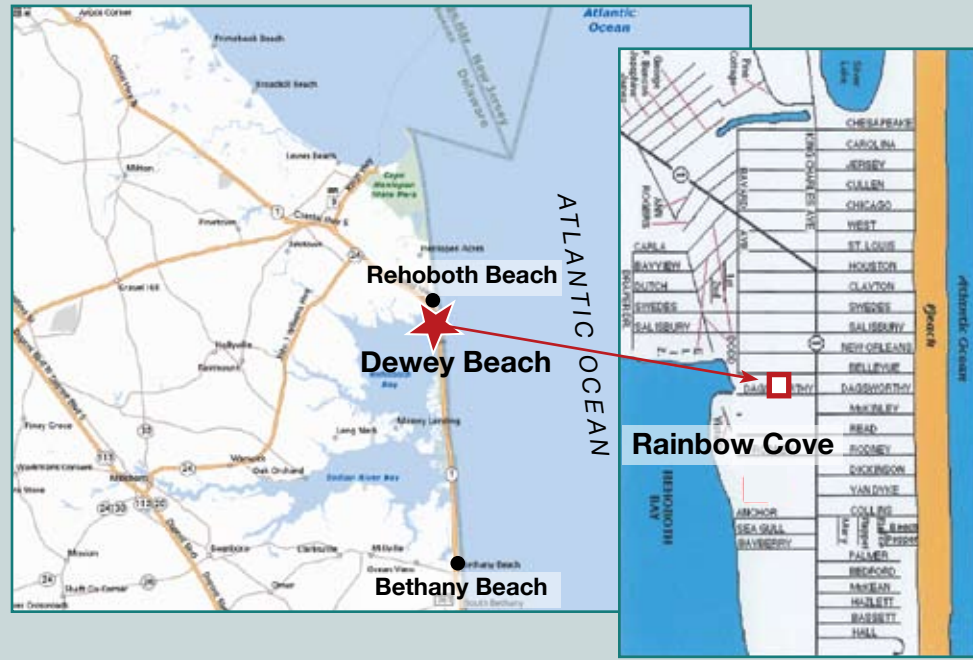


# DEWEY BEACH-DELAWARE



## Property Location:

**Rainbow Cove:** 107 Dagsworthy Street, Dewey Beach DE 19971

### Directions to Properties:

**From The Bay Bridge-** Take US-50 E / Ocean Gtwy toward Ocean City for approximately 7 miles, Turn Left onto MD-404 East. MD-404 turns into DE-404. Continue for approximately 15 miles, at roundabout, take 3rd exit onto US-9 East. Stay on 9 East to exit for Coastal Highway/ Route 1 South. Continue on Route 1 for approximately 6 miles. Make Right at the corner of Coastal Highway & Dagsworthy Street. Rainbow Cove is on the right.

**From Philadelphia/NJ/Wilmington-** Take Route 95 South to exit 4A for DE-7 toward Christiana/DE-1. Follow signs for DE Route 7 and merge onto DE-7 South. Follow signs for Route 1 South/Coastal Highway /Dover Beaches. Continue on DE Route 1 South/Coastal Highway, past Dover and Rehoboth. Make Right at the corner of Coastal Highway & Dagsworthy Street. Rainbow Cove is on the right.

## AUCTION DATE:

Saturday September 10<sup>th</sup> 1:00<sup>PM</sup>

## AUCTION LOCATION:

**The Rudder:** 113 Dickinson Street, Dewey Beach, DE 19971

### Auction Location Directions:

**From Rainbow Cove:** Proceed south on Coastal Highway four blocks and turn right at the light onto Dickinson Street. The Rudder will be straight ahead on the right. (Or, hop on your wave runner at the end of Dagsworthy and zip down to Rudder).

# AUCTION DEWEY BEACH DELAWARE

Saturday, September 10<sup>th</sup> 2011, 1 PM

## PROPERTY PREVIEWS

Saturday, August 20<sup>th</sup> 12-2 PM

Saturday, August 27<sup>th</sup> 12-2 PM

Saturday, September 3<sup>rd</sup> 12-2 PM

**Auction Location:**  
The Rusty Rudder



## 13 THREE BEDROOM DOWNTOWN DEWEY BEACH CONDOS

Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809  
e-mail: [auctions@maxspann.com](mailto:auctions@maxspann.com)  
[www.maxspann.com](http://www.maxspann.com)  
In cooperation with  
Rehoboth Bay Realty  
Licensed DE Broker



# AUCTION

## 13 THREE BEDROOM DOWNTOWN DEWEY CONDOS

Minimum Bids From \$85,000  
Previously Asking \$450,000

# LAST CALL FOR DEWEY BEACH



Saturday, September 10<sup>th</sup> 1 PM



# GREAT LAUNCHING POINT FOR EVERYTHING DEWEY!

**Great Income Potential!  
LOW Delaware Taxes!**



## HIGHLIGHTS AND FEATURES

- Your family weekend retreat or great rental opportunity... Your Choice!
- 3 bedroom 2 bath residences just a block to the beach and bay.
- Steps away from all of the best spots in Dewey Beach.
- Plenty of room for entertaining friends and family.
- Care free condo living.
- 2 Covered, off street parking spaces included with each residence (4 spaces for unit 107RC).



**This Is Your LAST CALL**  
for an affordable 3 bedroom 2 bath condo  
right in the center of Dewey Beach...

Everyone loves the town and the lifestyle.  
Be the envy of your family and friends.

This is why you work hard all week.

**Don't miss this opportunity!**



**PROPERTY PREVIEWS:**  
Saturday, August 20<sup>th</sup> 12-2 PM  
Saturday, August 27<sup>th</sup> 12-2 PM  
Saturday, September 3<sup>rd</sup> 12-2 PM



Properties will be sold through Bidder's Choice.

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 condominiums are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation.

**Choose Your Dewey Retreat  
Bid Your Price!**

Unit	Floor	Bed/Bath	Previous Ask	Minimum Bid
105A	First	3/2	\$450,000	\$85,000
105B	Second	3/2	\$450,000	\$85,000
105C	First	3/2	\$450,000	\$85,000
105D	Second	3/2	\$450,000	\$85,000
107A	First	3/2	\$450,000	\$85,000
107B	Second	3/2	\$450,000	\$85,000
107C	First	3/2	\$450,000	\$85,000
107D	Second	3/2	\$450,000	\$85,000
107RA	First	3/2	\$425,000	\$85,000
107RB	Second	3/2	\$425,000	\$85,000
107RC	First	3/2	\$450,000	\$85,000
109RC	First	3/2	\$425,000	\$85,000
109RD	Second	3/2	\$425,000	\$85,000

Terms and conditions:

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

**Date and Place of Auction:** Saturday, September 10, 2011 @1PM being held at The Rusty Rudder, 113 Dickinson Street, Dewey Beach, DE 19971.

**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 \$15,000. 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 cashier's check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** 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 buyer.

### HOW TO BUY AT AUCTION:

- 1) Go online and download the property information package
- 2) Preview the Community at the Open House
- 3) Attend the Auction and Bid Your Price



On-line Bidding available at [maxspann.com](http://maxspann.com)



**888.299.1438 / [maxspann.com](http://maxspann.com)**

NEW YORK: 370 Lexington Avenue, Suite 1206, New York, NY 10017

NEW JERSEY: P. O. Box 4992 Clinton, New Jersey 08809