

CONDITIONS OF THE AUCTION

1204

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:
522 SW Fifth Avenue, Suite 1250
Portland, Oregon 97204

Washington Office:
2908 228th Avenue SE, Suite B
Sammamish, Washington 98075

California Office:
2015 Shasta Street
Redding, California 96001

Phones (during regular business hours -
8:30 a.m. to 5:00 p.m. Pacific Standard Time)
Portland Metro Area: (503) 228 3248
Toll-Free: (800) 845-3524
FAX: (503) 242-1814

Email: info@rmnw-auctions.com

SUPPLEMENTAL INFORMATION PACKAGES

More detailed information is available for each property. Supplemental Information Packages include all pertinent data provided by Sellers on the properties. To purchase supplemental information, mail or fax the Supplemental Information Package Request Form on page 79 of this Catalog, or call the Auction Information Office.

Hard Copy Supplemental Information Package: \$15 each

Individual Supplemental Information Package (CD): \$ 5 each

Email: NO CHARGE

NOVEMBER 10, 2012 ORAL AUCTION (for Auction Properties 1-29)

Saturday, November 10, 2012, at 12:00 p.m. in Portland, Oregon at the Sheraton Portland Airport Hotel, located at 8235 Northeast Airport Way. The Auction will begin promptly at noon. Please arrive by 11:30 a.m.

Directions:

From I-205 North – take Exit 24A, Portland International Airport. This will put you onto Airport Way, going toward the Airport. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel, which will be on the right side.

From I-5 North/I-205 South – take Exit 24, Portland International Airport. Take a right onto Airport Way. Take the “Frontage Road, Hotels, Cargo” Exit and take a quick left onto Frontage Road. Follow Frontage Road west to the Sheraton Hotel on the right side.

SEALED BID AUCTIONS

SEALED BID SALES

Sealed Bids are due November 14 for all properties, except 108, 115, 116 and 153 which are due November 29. Bids must be received no later than 5:00 p.m. on the bid due date.

MINIMUM BIDS

Auction Properties #7, 8, 9, 10, 11, 14, 16, 21, 22, 24, 27, 124, 127, 129, and 145 are being offered with No Minimum Bid. This means the Seller has established no Minimum or Reserve Price, and the property will be sold to the high bidder, subject to the terms and conditions of the Auction.

PUBLISHED RESERVES

The remaining properties are being offered with a Published Reserve Price. This means when the bidding reaches or exceeds the Published Reserve Price, the Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve Price, the Seller reserves the right to accept, counter or reject the high bid, no later than five business days following the Auction.

BIDS BY MAIL FOR THE ORAL AUCTION

If you are unable to attend the Oral Auction, request a Mail Bid Form by calling the Auction Information Office at 1-800-845-3524. Mail Bid Forms will be accepted when accompanied by a completed Registration Form and Certified Funds made payable to the Realty Marketing/Northwest Client Trust Account in the amount equal to 10% of the maximum authorized bid for the property you wish to purchase. If you are not a successful bidder, your deposit will be returned to you by mail by the third business day following the Auction.

REGISTRATION (Oral Auction)

Registration is required for eligibility to bid at the Oral Auction. Complete and return the Auction Registration Form at least three days prior to the Oral Auction.

On Auction day, all registered bidders must show they have in their possession a separate Cashier's Check or Certified Check (“Certified Funds”) made out to the bidder (no cash, please) in the amount of \$2,500 for each property they intend to purchase.

AUCTION DAY PROCEDURES

PRE-REGISTERED BIDDERS

As a Pre-registered bidder, you will check in at the Pre-registered Bidder area prior to the Auction. You will be asked to show your \$2,500 in Certified Funds as described under Registration. You will receive your assigned Bidder Number. If you are planning to purchase more than one property, you must present separate Certified Funds for each property you wish to purchase.

AUCTION DAY REGISTRATION

Those who register on Auction Day will be required to complete the Auction Registration Form and provide evidence of Certified Funds in the amount of \$2,500 for each property you wish to purchase. Auction Day registrants should plan to arrive at least thirty minutes prior to the Auction in order to complete the registration process.

The order of the bidding will be announced prior to the Auction. As the successful bidder, you will sign a Bid Confirmation Sheet immediately upon acceptance of your high bid. An Auction escort will then usher you to the Contract Area, where you will complete the sales contract.

WRITING THE SALES CONTRACT

In the Contract Area on Auction Day, you will sign the sales contract and make an earnest money deposit of ten percent (10%) of your bid price, but in no event less than the amount of your Certified Funds for each property you purchase. Your Certified Funds will be deposited as a portion of your earnest money deposit. The balance of the earnest money deposit may be by personal, or company, check. In addition to the Purchase and Sale Agreement, you will be required to sign a Buyer Acknowledgement Form verifying that you have inspected the property and are purchasing it in its “as is” condition. No allowances will be made for contingencies. Sample