

# COMMERCIAL REAL ESTATE

# AUCTION

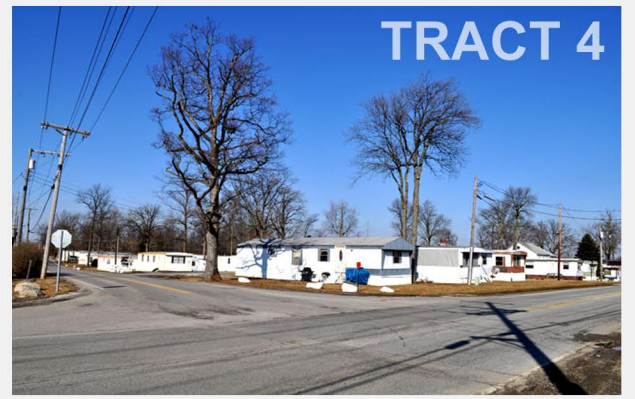
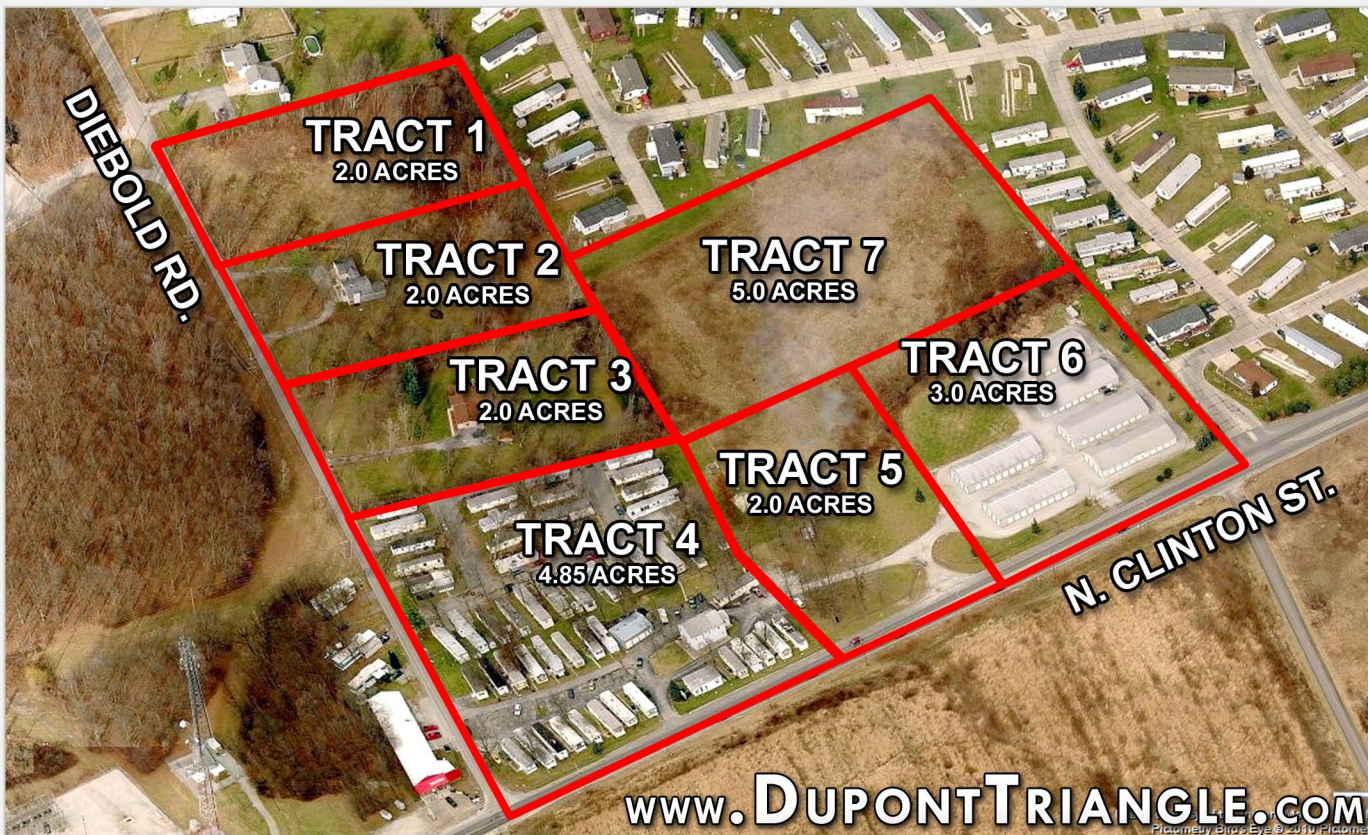
SATURDAY, APRIL 14TH

SALE STARTING AT 10:00 AM

20.85+/- ACRES  
OFFERED IN 7 TRACTS

INCLUDING 156 SELF  
STORAGE UNITS

## DIEBOLD ROAD & CLINTON STREET - FORT WAYNE, INDIANA



## TRACT DESCRIPTIONS

**Tract #1** - Consists of 2.0 +/- Acres of with 225' of road frontage on Diebold Rd.

**Tract #2** - Consists of 2.0 +/- Acres of land with 225' of road frontage on Diebold Rd. This tract is further improved with an older 1,480 SF duplex type structure.

**Tract #3** - Consists of 2.0 +/- Acres of Land with 225' of road frontage on Diebold Rd. This tract is further improved with a move-in ready 1,470 SF modern ranch style home.

**Tract #4** - Consists of 4.85 +/- Acres of Land with 520' of road frontage on Diebold Rd and 475' of road frontage on Clinton Street. This tract currently is a mobile home park - However, the trailers are not included in the sale of the property and will be removed at the expense of the Seller not later than August 31, 2012 (See Terms and Conditions). The pole type utility building and 2 story apartment/office bldg on this tract will remain. This Parcel is ZONED C-4.

**Tract #5** - Consists of 2.0 +/- Acres of Land with 235' of Road Frontage on Clinton Street.

**Tract #6** - Consists of 3.0 +/- Acres of Land with 360' of Road Frontage on Clinton Street and is improved with a 156 Storage units. See "Storage Unit" auction page at [www.steffengrp.com](http://www.steffengrp.com) for complete details and financial information on this tract.

**Tract #7** - 5.0 +/- Acre swing tract, must be bid in combination with another tract or by an adjoining land owner.

**“WITHIN 1/2 MILE OF NEW  
PARKVIEW CAMPUS”**



### STORAGE UNIT FINANCIALS

UNIT SIZE AND TOTAL #	RATES	TOTAL
10' X 10' - 47 UNITS	\$59.00	\$2,733.00
10' X 20' - 100 UNITS	\$79.00	\$7,900.00
10' X 30' - 5 UNITS	\$110.00	\$550.00
TOTAL POTENTIAL MONTHLY INCOME:		\$11,223.00

**OVER \$1 BILLION DOLLARS  
IN DEVELOPMENT & CONSTRUCTION NEARBY**



260.426.0633

[WWW.STEFFENGRP.COM](http://WWW.STEFFENGRP.COM)

**SALE MANAGERS**  
Brandon Steffen & Josh Lewis

**SELLER**  
U-Store Family & Diebold Family Trust

## TERMS & CONDITIONS

**Procedure:** The property will sell in 7 individual tracts, any combination of tracts and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on tracts, tract combinations and total property may compete.

**Method of Payment:** A non-refundable earnest money deposit of Ten (10%) percent of the purchase price will be required day of sale with the balance due the day of final closing on tracts 1, 2, 3, 5, 6 and 7. An earnest money deposit in the amount of twenty (20%) percent shall be deposited on tract #4. In the event that Tract #4 sells in combination with another tract, the 20% earnest money will be calculated based on a average acreage price and then multiplying the acreage price by 4.85 Acres. The balance of the purchase price will be due via a wire transfer to the closing company as required by Indiana State Law. The closing shall occur between June 4th and June 18th 2012. This real estate is being sold for cash and your bidding is NOT CONTINGENT UPON FINANCING. Have your financing prearranged prior to auction.

**Buyer's Premium:** In order to determine the final sales price of the real estate, a 2% Buyer's Premium will be added to the winning bid.

**Acceptance of Bid:** Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The Seller reserves the right to accept or reject any bid.

**Title:** The Seller provide the Buyer with an owners policy of title insurance in the amount of the purchase price insuring the marketability of the title. Seller will provide buyer with a fully executed Trustee Deed conveying title to the Buyer.

**Possession:** Possession will be given on all tracts except for Tract #4 the day of final closing. Possessional will be given on Tract #4 on the 31st day of August 2012. ALL MOBILE HOMES AND PERSONAL PROPERTY TO BE REMOVED AND NOT PART OF THIS SALE.

# OVER \$1 BILLION DOLLARS IN DEVELOPMENT & CONSTRUCTION NEARBY COMPLETE DETAILS AT [www.STEFFENGRP.com](http://www.STEFFENGRP.com)

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STEFFEN  
GROUP



PROPERTY  
LOCATED IN  
THE HEART OF A  
BILLION DOLLAR  
DEVELOPMENT  
CORRIDOR



PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
KOKOMO, IN  
PERMIT #154

## COMMERCIAL REAL ESTATE AUCTION

20.85+/- ACRES OFFERED IN 7 TRACTS

AUCTION LOCATION: UPSTAR REALTORS OFFICE  
3403 E. DUPONT ROAD - FORT WAYNE, IN  
[www.DUPONTTRIANGLE.COM](http://www.DUPONTTRIANGLE.COM)

STEFFEN  
GROUP

803 S Calhoun St, Ste 100  
Fort Wayne, IN 46802

260.426.0633

[www.STEFFENGRP.COM](http://www.STEFFENGRP.COM)

AU19600168 AC30500053

SATURDAY  
APRIL  
**14**  
10:00 AM

**Agency:** The Steffen Group and its agents are the exclusive agent of the Seller.

**Property Disclosure:** This property is being sold "As-Is" and "Where-Is" with no warranty being expressed or implied as to the physical condition, specific zoning or available permits.

**Survey:** AT THE SELLERS OPTION, the Buyer will provide 50:50 of the costs of any parcel where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a survey shall be determined in the sole discretion of the Seller and the Auctioneer. If a survey is determined by the Seller to be necessary, final bids will be adjusted to reflect the results of said survey. The type of survey prepared shall be determined by the by the Seller as long as it is sufficient for issuance of a title insurance policy. Combination purchases will only receive a perimeter survey with only the corners of the property to be marked. All auction tracts are approximate and have been estimated based on aerial photographs or current legal descriptions. Seller will provide buyer with a boundary survey of the property.

**Conveyance of Name:** The Name "A Colorful Storage, LLC" and "Dupont Triangle, TM" shall NOT transfer with the property and such shall remain the property of the Seller.

**Closing Fee:** The closing fee shall be shared 50/50 between the Seller and Buyer.

**Title Company:** The closing and title documents shall be prepared by Metropolitan Title Company.

**Taxes:** All real estate taxes shall be prorated to the day of final closing with all subsequent taxes being the responsibility of the Buyer.

**Rents and Deposits:** All rents shall be prorated to the day of final closing. In the event that the Seller has any security deposits, such security deposits will be transferred to the Buyer at closing.