

**J. DURHAM**  
 & ASSOCIATES, INC.  
 REALTORS & AUCTIONEERS  
 1216 DAWSON ROAD / SUITE 102  
 ALBANY, GEORGIA 31707 • (229) 436-2733  
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 Albany, GA

OUTSTANDING  
 INCOME  
 PRODUCING  
 PROPERTY

ALBANY,  
 GEORGIA  
 PROPERTIES

# ONLINE AUCTION

**7 INCOME PRODUCING PROPERTIES LOCATED IN ALBANY, GA**  
**EACH SELLING INDIVIDUALLY • GREAT FOR HOME BUYERS & INVESTORS**  
**BIDDING OPENS: WEDNESDAY • OCTOBER 19TH • 6:00AM**  
**BIDDING CLOSES: WEDNESDAY • NOVEMBER 2ND • 4:00PM**

# AUCTION

## TERMS AND CONDITIONS OF THE REAL ESTATE AUCTION

**Terms:** The successful purchasers will be required to sign the Seller's real estate purchase agreement on sale day and make an earnest money deposit equal to fifteen percent (15%) of the contract price. Sale will close within thirty (30) days after the date of auction at which time the purchaser will pay the balance of the purchase price. A 10% buyer's premium will be added to all purchases to arrive at a contract price.

The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis. THE PROPERTY WILL BE SOLD FOR ALL CASH. Your complete inspection of the property and pertinent documents is recommended. Announcements made at the podium at the time of the sale take precedence over all printed materials, except for the fully executed purchase agreement and subsequent conveyance/closing documents.

Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. All properties will be sold subject to the Sellers reserving the right of confirmation within ninety-six (96) hours. Since the Sellers are highly motivated to sell on the date of the sale, the announcement of acceptance of final bids could be synonymous with the time and place of the auction.

**REPRESENTATION DISCLOSURE:** J. Durham and Associates, Inc., represents the seller in this transaction, not the purchaser, but does not have authority to make representations on behalf of the seller with respect to any matter.

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## WHAT TO EXPECT IF YOU ARE THE WINNING BIDDER OF THE REAL ESTATE AUCTION

OUR OFFICE WILL CALL YOU SHORTLY AFTER THE END OF THE AUCTION. AT THAT TIME WE WILL VERIFY THE NAME(S) TO BE ENTERED ON THE CONTRACT AS PURCHASER AND ON THE DEED.

NEXT, WE WILL EMAIL YOU THE COMPLETED CONTRACT PACKAGE. THE EMAIL WILL INCLUDE DIRECTIONS FOR RETURNING THE SIGNED DOCUMENTS AND SENDING THE EARNEST MONEY DEPOSIT (WIRE OR CHECK).

PLEASE RETURN ALL DOCUMENTS AND EARNEST MONEY WITHIN 24 HOURS

UPON RECEIPT OF THESE, OUR OFFICE WILL FORWARD THE CONTRACT PACKAGE TO THE SELLER FOR SIGNATURE.

AFTER THE SELLER HAS SIGNED, WE WILL SEND YOU A COPY OF THE SIGNED DOCUMENTS FOR YOUR RECORDS. AT THE SAME TIME, COPIES OF THE DOCUMENTS AND CLOSING INFORMATION WILL BE FORWARDED TO THE CLOSING ATTORNEY/TITLE COMPANY.

THEN THE CLOSING ATTORNEY/TITLE COMPANY WILL CONTACT YOU TO SCHEDULE THE CLOSING FOR THE PROPERTY.

PRIOR TO THE CLOSING, THE ATTORNEY/TITLE COMPANY WILL SUPPLY YOU WITH A COPY OF THE PRELIMINARY HUD SETTLEMENT STATEMENT SHOWING THE ACCOUNTING OF THE TRANSACTION AND ANY REMAINING FUNDS THAT YOU WILL NEED TO BRING TO CLOSING.

HAVE QUESTIONS OR NEED CLARIFICATION? (229) 436-2733  
 EMAIL US AT JDURHAM@JDURHAMAUCTIONS.COM WE ARE HERE TO HELP



PROPERTY #1 - 904 ROSEDALE PROPERTY #5 - 1914 AVALON

PROPERTY #4 - 1706 W. GORDON PROPERTY #7 - 2101 OXFORD

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**"Subject to Dynamic Close Bidding"**  
**10% Buyers Premium**  
**Visit us on the internet at**  
**www.jdurhamauctions.com**

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 Joseph P. Durham, CAI  
 GAL # 1120  
 Auctioneer- Licensed Real Estate Broker  
 A.A.L. # 866 Lic#CQ270672 BK#585582  
 A.C.L.# C149 AB997 AU782



**(229) 436-2733**

**OUTSTANDING  
INCOME  
PRODUCING  
PROPERTY**





# ONLINE ONLY AUCTION




**ALBANY  
GEORGIA  
PROPERTIES**

**7 INCOME PRODUCING RESIDENTIAL PROPERTIES IN ALBANY, GA  
SELLING INDIVIDUALLY • GREAT FOR HOME BUYERS AND INVESTORS**

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**VISIT [WWW.JDURHAMAUCTIONS.COM](http://WWW.JDURHAMAUCTIONS.COM) TO REGISTER & BID**

<p><b>PROPERTY # 1</b> 904 ROSEDALE AVE ALBANY, GA</p> <p>2614 SQ. FT. SINGLE FAMILY RESIDENCE 4 BEDROOMS 3 BATHS LOT SIZE: 60' X 150' CURRENTLY RENTED @ \$1,100/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 2:00PM-3:00PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	
<p><b>PROPERTY # 2</b> 926 W RESIDENCE AVE ALBANY, GA</p> <p>1128 SQ. FT. SINGLE FAMILY RESIDENCE 2 BEDROOMS 1 BATH LOT SIZE: 70' X 210' CURRENTLY RENTED @ \$500/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 2:00PM-3:00PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY!!!</p>	
<p><b>PROPERTY # 3</b> 1608 AVALON AVE ALBANY, GA</p> <p>1369 SQ. FT. SINGLE FAMILY RESIDENCE 3 BEDROOMS 1 BATH LOT SIZE: 64' X 150' CURRENTLY RENTED @ \$650/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 2:00PM-3:00PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	
<p><b>PROPERTY # 4</b> 1706 W GORDON AVE ALBANY, GA</p> <p>2116 SQ. FT. SINGLE FAMILY RESIDENCE 4 BEDROOMS 2 BATH LOT SIZE: 100' X 94' CURRENTLY RENTED @ \$725/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 3:15PM-4:15PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	

<p><b>PROPERTY # 5</b> 1914 W AVALON AVE ALBANY, GA</p> <p>1404 SQ. FT. SINGLE FAMILY RESIDENCE 3 BEDROOMS 1 1/2 BATH LOT SIZE: 75' X 150' CURRENTLY RENTED @ \$750/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 3:15PM-4:15PM OTHER TIMES BY APPOINTMENT. 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	
<p><b>PROPERTY # 6</b> 2009 W WADDELL AVE ALBANY, GA</p> <p>1751 SQ. FT. SINGLE FAMILY RESIDENCE 3 BEDROOMS 1 1/2 BATH LOT SIZE: 75' X 145' CURRENTLY RENTED @ \$750/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 3:15PM-4:15PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	
<p><b>PROPERTY # 7</b> 2101 OXFORD ROAD ALBANY, GA</p> <p>1433 SQ. FT. SINGLE FAMILY RESIDENCE 3 BEDROOMS 2 BATHS LOT SIZE: .48 ACRE CURRENTLY RENTED @ \$800/MONTH</p> <p>THIS PROPERTY WILL BE OPEN FOR INSPECTION: SUNDAY, OCTOBER 9TH FROM 4:30PM-5:30PM OTHER TIMES BY APPOINTMENT 10% Buyers Premium EXCELLENT INVESTMENT OPPORTUNITY</p>	

DISCLOSURE: AS DETAILED IN RULE 55-10-.03 (3), OF THE GEORGIA AUCTIONEERS COMMISSION: ANY AUCTION SALE IS, WITHOUT REQUIREMENT OF ANNOUNCEMENT AT ANY TIME, PRESUMED TO BE WITH RESERVE UNLESS THE PROPERTY IS/ARE, IN EXPLICIT TERMS PUT UP AT "ABSOLUTE AUCTION". ACCORDING TO RULE 55-10-.01 (4) (b), J. DURHAM AND ASSOCIATES, INC. AND OUR SELLERS HEREBY GIVE NOTICE THAT BIDS MAY BE MADE BY THE SELLER, OR UPON THE SELLER'S BEHALF, AT ANY AUCTION WITH RESERVE.

**10% BUYERS PREMIUM  
ON ALL PROPERTIES.**

**VISIT OUR WEBSITE TO VIEW MORE PICTURES  
[WWW.JDURHAMAUCTIONS.COM](http://WWW.JDURHAMAUCTIONS.COM)**

**INSPECTION OF THE PROPERTIES  
CALL J. DURHAM & ASSOCIATES, INC TO  
SCHEDULE AN INSPECTION 229-436-2733**

To receive e-mail notification of upcoming auctions,  
go to [www.jdurhamauctions.com](http://www.jdurhamauctions.com) and sign up