

ABSOLUTE AUCTION

**THE PROPERTY (7.49 AC) WILL BE SOLD FOR THE HIGHEST BID EXCEEDING \$350,000.
HOUSE OF WORSHIP (UNDER CONSTRUCTION)**



- Partially finished 333-seat church sanctuary and classroom complex.
- Easily expandable to 900.
- Site cleared and partially graded, curb and gutter in place, structural steel on site and partially installed.
- Public water, sewer, and fire hydrants in place.
- Parking lot partially graded and in place; can accommodate 300 cars.
- \$1.8 million invested to date, with over \$200,000 of structural steel.

AUCTION TO BE CONDUCTED ON SITE

**14201 OLD STAGE ROAD
BOWIE, MD**

**11:00 A.M. MONDAY
SEPTEMBER 26, 2011**

A deposit of 10% of the winning bid shall be posted the day of the auction with balance paid within 10 business days. No closing contingencies for financing or any other reason. If balance is not paid within 10 business days of the auction, deposit will be forfeited and sale will be void.

NAI KLNB WORSHIP
We Specialize in Selling God's House
A division of KLNB, LLC

Global Solutions. Local Expertise.

contact information

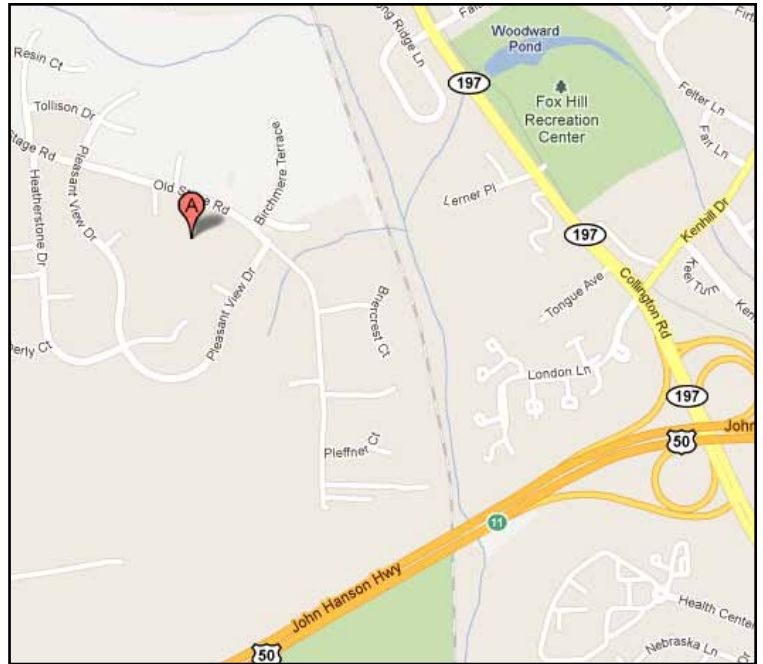
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**For complete information on this
valuable property visit
www.KLNBworship.com**

**This property is being sold as
is, where is, and no party makes
any representation or warranty
concerning development issues,
construction in place or future
construction of the subject property.**

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TERMS OF SALE

Deposit payable by certified or cashier's check of \$35,000 will be required of the Purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours by written check to an escrow agent designated by Seller. Balance to be paid in cash or certified funds within 10 business days. If Purchaser fails to pay balance by the specified time, the deposited will be forfeited to the Seller, as liquidated damages, and the sale shall be void. Seller will then have the right to resell the property. The property will be sold in its AS IS, WHERE IS condition, with no representation or warranty, express or implied, regarding the Property or its fitness for any purpose subject to the existing zoning, easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes risk of loss from the date of sale forward. The Purchaser waives and releases the Sellers, KLNB, the auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or auctioneer. Recordation costs, transfer taxes, and all costs incidental to settlement to be paid by the Purchaser. No closing contingencies for financing or any other reason. TIME IS OF THE ESSENCE. A buyer's premium in the amount of ten percent (10%) of the selling price will be added to the final purchase price to be paid by Purchaser at time of settlement.