

# AUCTION

LENDER OWNED  
[www.maascompanies.com](http://www.maascompanies.com)



**4 SCREEN DIGITAL CINEMA THEATER & TAVERN**  
**26,821 SQ FT RETAIL ENTERTAINMENT COMPLEX**  
★ **1.47± Acre Adjoining Bare Lot for Expansion!** ★

★ **TUESDAY, AUGUST 14 at 11:00 AM – ALVARADO, TEXAS** ★

Built in 2010 for over \$4.6 Million • Sells as an Entirety or in Lots  
★ **4 Screens with Digital Projection and 1 Screen with 3-D!** ★



**MAAS**  
companies inc

507.285.1444  
[maascompanies.com](http://maascompanies.com)

# LENDER OWNED AUCTION

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Auction will be held on site at 108 Tulane Avenue, Alvarado (Dallas/Ft. Worth Metroplex)

**TUESDAY, AUGUST 14 – 11 AM**



**108 Tulane Avenue  
Alvarado (Dallas/Ft. Worth Metroplex), TX 76009**

**Built in 2010 for \$4.6 Million & Operated for 90 Days!  
I-35 & Highway 67 Frontage with 62,000 Cars/day!**

**22,541± Sq. Ft. 2-Story Theater with Stadium Seating plus  
4,280 Sq. Ft. Unfinished Retail Space**

**Plus Adjacent 1.47± Acre Outlot • Concrete Tip Up Construction  
17,321 Sq. Ft. Concrete Paved Parking Lot with 160 Marked Spaces  
Professional Landscaping with In-Ground Sprinkler System  
Forced Air Heat and Air Conditioning • CCTV/Security/Fire/  
Commercial Phone Systems • 2nd Story of Building is Finished and  
Accessible by Elevator or Stairs • City Utilities • Zoned C-2**

**Real Estate Includes:** Turn-Key Restaurant/Bar/Concessions/  
POS Systems and Equipment • 800 Sq. Ft. Video Arcade Room  
60 Person Capacity in 2 Party Rooms • 6 LG 60" Flat Screen TV's  
2 Samsung 42" Flat Screen TV's

**Theater Includes:** 4 Digital Movie Theaters with NEC NC2000C  
Projectors, 1 with Master Image M12150 3-D System and Approx.  
5000 3-D Glasses, PlexCall At Your Seat Food/Beverage Call System

**Lot 1:** 26,821 Sq. Ft. Entertainment/Retail Building on 2.52± Acres with 1.47±  
Acre Outlot, Turn-Key Restaurant/Bar/Concessions/POS Systems

**Lot 2:** Theater 1 Complete Equipment Package To Include: Projection/Sound  
Equipment, Seating, Draping, Screen, Lighting Automation, and USL INC Infra-Red  
Headsets • Theater 1 is 3-D, comes with approx. 5,000 3-D Glasses.

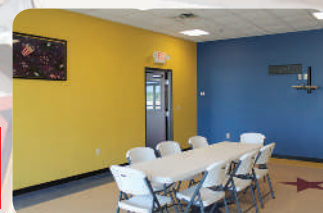
**Lot 3:** Theater 2 Complete Digital Equipment Package

**Lot 4:** Theater 3 Complete Digital Equipment Package

**Lot 5:** Theater 4 Complete Digital Equipment Package

**Lot 6:** 12 Vest/Gun Lasertron LT-11.5 Game System with 2,000 Sq. Ft. Arena

**Lot 7:** Entirety Purchase of Lots 1- 6, the assets will sell whichever way brings the highest dollar.



## INSPECTIONS:

**Monday, July 30**

**10 am to 2 pm**

**Monday, August 13**

**10 am to 4 pm**

**Tuesday, August 14**

**9 am - 11 am**

**Other times by Appointment**

**MANNER OF SALE:** Property will be offered in Lots or as an Entirety, selling whichever way brings the highest dollar!

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM  
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

# LENDER OWNED AUCTION TUESDAY, AUGUST 14 – 11:00 AM

**REAL ESTATE INCLUDES TURN-KEY RESTAURANT/BAR/CONCESSION AREA AND ALL EQUIPMENT**



**4,280 SQ. FT. UNFINISHED RETAIL SPACE FOR EXPANSION**



**4 DIGITAL PROJECTION THEATERS TO BE OFFERED PIECEMEAL**



**12 VEST/GUN LASERTRON LASERTAG GAME SYSTEM WITH 2,000 SQ. FT. ARENA TO BE OFFERED PIECEMEAL**



**DIGITAL PROJECTION EQUIPMENT INCLUDES:**

NEC NC2000C Digital DLP Cinema Projectors with Konica Minolta Lenses and Xenon Lamps, Strong Digital Pedestals with Power Distribution D21000, GDC SX-2001A Digital Cinema Servers with Touch Screen Displays, EPRAD eCNA-10 Cinema Automation Systems, Big Sky D4000 Dimmer Systems, Tripp-Lite Smart Online UPS's, 1-Master Image 3-D System M12150 with Approx. 5000 3-D Glasses.

**SOUND EQUIPMENT INCLUDES:**

SLS Stage Speakers-Model S2000, SLS Surround Sound Speakers-Model 805, SLS 18" Dual Subwoofers, Big Sky S-2000 Audio Monitors, Crown DSI 2000 Amplifiers, USL Infrared Hearing Systems UPC-21's with JSD-80 Cinema Processors, ECI-60 Electronic Cinema Interfaces and IRH-501 Headsets, Big Sky Equipment Racks.

**LOCATION:** Alvarado is located in southwest corner of the Dallas/Fort Worth Metroplex. The property has I-35 and Highway 67 Frontage with respective car counts of 41,000/per day and 21,000 per day.

**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 1% commission will be paid to the licensed Texas broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

**TERMS:** 8% Real Estate Buyer Premium. Real Estate persons must show \$50,000 Certified Deposit at time of registration to obtain a bidding number. \$50,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit money shall become Earnest Money and is non-refundable. Internet Bidding is only available on Equipment Lots. If the equipment lots are sold independent of the real estate, all monies are due in full within 24 hours of the auction. Equipment purchases must be removed within 14 days. 11% Equipment Buyer Premium. Selling Subject to Owner Confirmation. Attorney Thomas Self is overseeing the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Accuracy of Descriptions not Guaranteed. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number.

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26,821 SQ. FT.  
4-SCREEN THEATER &  
ENTERTAINMENT  
COMPLEX ON  
4± ACRES

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TUESDAY, AUGUST 14 – 11 AM

Former Reel Grill Cinema Tavern

108 Tulane Avenue

Alvarado, Texas 76009

One World Bank, Owner



Selling as  
an Entirety or  
in Lots!

# LENDER OWNED AUCTION

1.47± Acres for Expansion



Turn-Key Restaurant & Bar



4 Digital NEC Projectors



2,000 Sq. Ft. Lasertag System



26,821 SQ FT RETAIL ENTERTAINMENT  
COMPLEX ON 4± ACRES  
BUILT IN 2010 FOR \$4.6 MILLION!

"Film Entertainment is projected to grow from 36.8 Billion to 45.7 Billion in 2015." Be a part of this growing industry! -PWC Entertainment Media