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## LENDER ORDERED AUCTION

**MULTIPLE PROPERTIES  
SELLING FROM ONE  
LOCATION!**

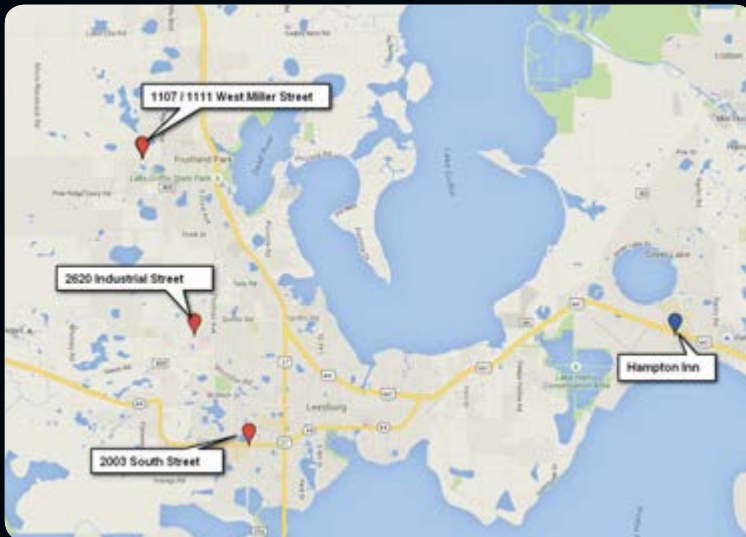
**COMMERCIAL BUILDING  
RENTAL 6-PLEX AND HOUSE  
8 SINGLE-FAMILY HOME UNITS**

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**THURSDAY, SEPTEMBER 24 – 11 AM**

**Auction Will Be Held Off-Site at:  
Hampton Inn Leesburg/Tavares  
9630 US Hwy 441, Leesburg, FL**

# LENDER ORDERED AUCTION



### 2620 INDUSTRIAL STREET OFFICE BUILDING



**REAL ESTATE TERMS:** Auction with Reserve. 10% Buyer Premium. Persons must show \$10,000 Certified Deposit at time of registration to obtain a bidding number. \$10,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days and balance due at Closing on or before 30 days. The deposit money shall become Earnest Money and is non-refundable. Esposito Law Group, P.A. is overseeing the closing and acting as escrow agent. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Selling Subject to Owner Confirmation. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event.

**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 2% Commission will be paid to the licensed 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 behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

# LENDER ORDERED AUCTION

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THURSDAY, SEPTEMBER 24 – 11 AM

**Multiple Properties Selling from  
One Location • Commercial Building  
Rental 6-Plex and House  
8 Single-Family Home Units  
Located in Leesburg & Fruitland Park, Florida**  
**Auction will be held off-site at:  
Hampton Inn Leesburg/Tavares  
9630 US Hwy 441, Leesburg, FL**



**3,544 Sq. Ft. Office Building on 1.40 Acres**  
**2620 INDUSTRIAL STREET, LEESBURG, LAKE COUNTY, FLORIDA**  
City Utilities • Zoned M-1: Industrial • Dedicated Asphalt Parking for 11 Cars • Single Story • 2 Bathrooms • Storage Shed • Good Street Frontage on Industrial with Easy Access for Clients & Customers • Lake County

**3,648 Sq. Ft. 6-Unit Multi-Family Complex with  
1,248 Sq. Ft. Single Family Residence on 0.52 Acres**  
**2003 SOUTH STREET, LEESBURG, LAKE COUNTY, FLORIDA**  
One Story • Off Street Parking • City Utilities • Zoned M-2: Medium Density Residential • Two Three-Plex Units plus a Single-Family Unit • Currently Rented • Located next to Oak Park Middle School • Corner Location with South Street, US 44 & Lucas Streets • Lake County

**8 Single-Family Homes – Selling Independently or as Group Lots**  
**1107 W. MILLER STREET, APT A1, A2, A3 & B1, FRUITLAND PARK, FLORIDA**  
Four 936 Sq. Ft. One Story Townhome Style Property Units • 2 Bedroom, 1.5 Bath • Built in 1982 • Zero Lot Lines • Concrete Slab • Central Air • FWA Heating • Fireplace • Off Street Parking • Common Area Pool • HOA Association, Valley View Villas Homeowners • Minimal Maintenance • Lake County

**1111 W. MILLER STREET, APT B1, B2, B3 & A3, FRUITLAND PARK, FLORIDA**  
Four 936 Sq. Ft. One Story Townhome Style Property Units • 2 Bedroom, 1.5 Bath • Built in 1982 • Zero Lot Lines • Concrete Slab • Central Air • FWA Heating • Fireplace • Off Street Parking • Common Area Pool • HOA Association, Valley View Villas Homeowners • Minimal Maintenance • Lake County

## LOCATION:

*Fruitland Park is targeted to be one of the fastest growing communities this year with the addition of 2,000+ homes, three community centers and 18 miles of new road, not to mention all the supporting community infrastructure and employment opportunities.*

**INSPECTIONS: Monday, September 14 10 AM – 2 PM**

**Wednesday, September 23 10 AM – 2 PM**

Buyers are able to view the properties at their convenience. Maas personnel will be on-location during inspection times.

**BROKERS  
WELCOME!  
2% Broker  
Participation**

TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
REQUEST BIDDER KIT FOR  
COMPLETE TERMS AND DETAILS!

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**AUCTION DIVISION**  
**507.285.1444**  
Rochester, Minnesota