

AUCTION

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**Absentee Owner Orders Immediate Sale of Travelodge Motel & Development Land
Motel Currently Operating! Located Across from Dayton International Airport!**

FRIDAY, MARCH 28 – 11:00 AM

75-UNIT TRAVELODGE MOTEL ON 2.775 ACRES OF LAND

75 Corporate Center Drive, Vandalia, Ohio

TRACT 1: Excellent Location across from the Dayton International Airport • Free Airport Shuttle & Phone in Airport Terminal • 75 Room Unit in 5 Single Story Buildings with Exterior Corridors • Swimming Pool Conference Room Capacity of 60 People • Exercise Room Guest Laundry • 2 Bedroom Manager Apartment Passed Travelodge Inspections in January 2007 New Roof, Fire Panels, Smoke Alarm System, Telephone System, Computer Hardware • Vending Machines & Dishnet System Owned • Excellent Location for future Hilton Garden Inn, Hampton Inn, Holiday Inn Express, Courtyard by Marriott or Sheraton Brand

Suggested Opening Bid is \$500,000

TRACT 2: 1.214 ACRES OF DEVELOPMENT LAND

Suggested Opening Bid is \$50,000

The Property will be Offered in 3 Tracts:

Tract 1: 75 Unit Motel on 2.775 Acres of Land

Tract 2: 1.214 Acres of Development Land

Tract 3: The Entirety of Tracts 1 & 2.

Property will be sold whichever way brings the highest dollar.



INSPECTIONS: Friday, March 14 & Saturday, March 15 from 10 AM – 2 PM, Thursday, March 27 from 2 PM – 5 PM and Friday, March 28 from 9 AM – 11 AM

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.

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

**Financials
Available Upon
Request!**

MAAS
companies inc

Maas Companies of Ohio Inc
507.285.1444
Rochester, Minnesota 55903

www.maascompanies.com

**75 UNIT TRAVELODGE MOTEL
ON 2.775 ACRES
PLUS
1.214 ACRES OF
DEVELOPMENT LAND**

**FRIDAY, MARCH 28 – 11 AM
75 Corporate Center Drive
Vandalia, (Dayton), Ohio**



**Excellent
Opportunity
with Airport
Location!**

REAL ESTATE AUCTION

**75 UNIT TRAVELODGE MOTEL
ON 2.775 ACRES**

PLUS

**1.214 ACRES OF
DEVELOPMENT LAND**



REAL ESTATE TERMS: 7% Buyer Premium. \$70,000 Certified Funds down for Tract 1 on day of sale. \$10,000 Certified Funds down for Tract 2 on day of sale. Balance due at Closing on or before 30 days. Real Estate selling Subject to Owner Confirmation. Joe Neff, Chicago Title Insurance Co. (937) 223-8378 is coordinating the closing. Real Estate and Equipment is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. 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. Hotel van is not included in sale.