



AUCTION NOVEMBER 17, 2011

Walgreens DIRECTS AUCTION FOR SURPLUS REAL ESTATE

Bidder Seminar

Date:

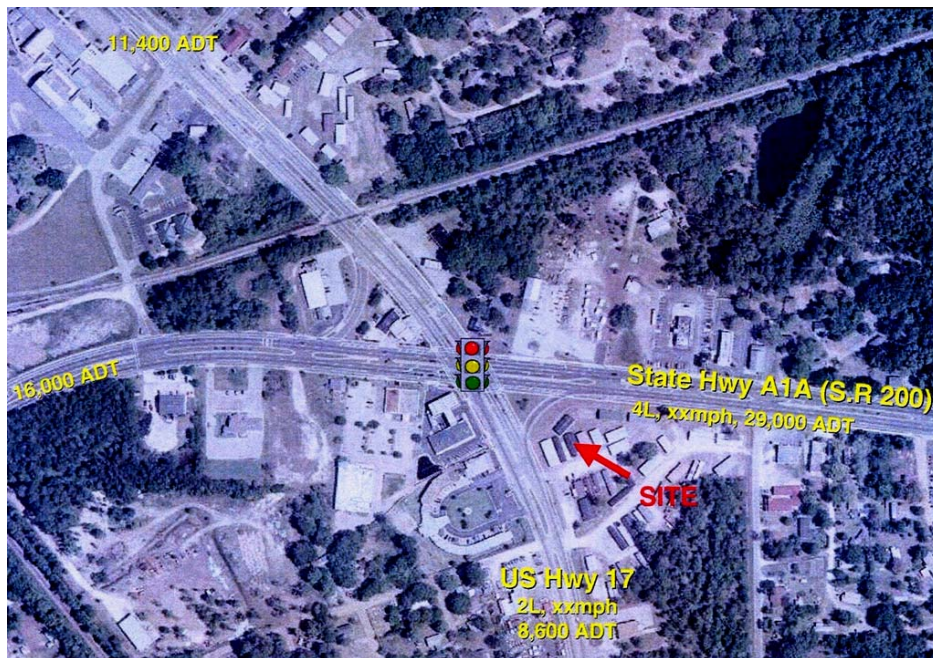
Friday, October 21st
10:00 AM – 12 Noon

Seminar to be held at:

Crowne Plaza
Jacksonville Airport
14670 Duval Rd
Jacksonville, FL 32218

Auction Day:

Thursday, November 17th
Sealed Bid Deadline:
5:00 PM, CST



SEC US Highway 17 & State Highway A1A ■ Yulee, FL

Original Price: \$1,500,000

- 1.91 acres/83,200 SF
- Located in Nassau County, Florida
- Zoned: CI (Commercial Intensive)
- Median HH Income: \$51,573
- Real Estate Taxes: \$13,582 (2010); PIN: 513N27-48400007-0020
- Traffic Counts: 10,900 VPD

Cashier's Check Required to Bid: 5% of bid amount

Broker Co-Op: 2%

Buyer's Premium 3%

*Comprehensive Bidder Information Package available,
complete & return the attached order form*

Brokers

Auctioneers

Advisors

Inland Real Estate
Brokerage & Auctions, Inc.
2901 Butterfield Rd.
Oak Brook, IL 60523
904-421-0232
Fax: 866-451-1631
www.inlandbrokerageauctions.com



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Auction Catalog



Terms of Sale

Auction Format: The offering format is Sealed Bid, with a bid submission deadline of 5:00 pm CST on Thursday, November 17, 2011. Offers must be received by this date in order to qualify for consideration.

DOCUMENTS AVAILABLE: A Bidder's Information Package ("Package") has been assembled for the property and may include the legal description, Specimen Real Estate Purchase and Sale Agreement ("Agreement"), Terms of Sale, title report, zoning information, financial information, bidding procedures and other information which is applicable to each property. The Package is available by completing the attached order form and at the Bidder Seminar. Seller and Auctioneer shall not be liable for any inaccuracy contained in any reports furnished to bidders originating from third party experts.

Attorney Review Recommended: All information contained in the brochure and Bidder Information Package should be carefully reviewed by an attorney and is subject to and may be superseded by: (i) the Purchase and Sale Agreement, as well as by; (ii) announcements prior to the submission deadline.

Requirements for Presenting a Bid: For consideration, all bids should conform to the Real Estate Purchase and Sale Agreement form provided in the Bidder Information Package. Conforming offers are given highest priority. All bids must include a certified or cashier's check in the amount of 5% of the bid amount as Initial Earnest Money, payable to Chicago Title & Trust Insurance Company as escrow agent. The Initial Earnest Money check shall be held, but not deposited, by Escrowee during the consideration period, and will either be returned to the bidder or, in the case of the Bid being accepted by Seller, be deposited in an interest bearing account with Chicago Title & Trust, Inc., in accordance with the terms of the Purchase and Sale Agreement. Upon acceptance, the successful bidder must increase the earnest money deposit to ten percent (10%) of the Total Purchase Price within five (5) business days following Seller's acceptance of the bid.

Corporate Purchasers: If Purchaser is a business entity, the bid should include the following: (i) properly completed resolutions of directors, partners or members of such entity signed by the corporate secretary or assistant secretary (if a corporate entity) or otherwise by such other appropriate party, indicating the identity of the persons authorized to Bid on behalf of such entity, as well as the authority of such persons to sign the Agreement for the entity; and (ii) a certificate of good standing by the state where the corporation is domiciled.

Offering Method: Bids will be given priority based on the following (i) highest purchase price; (ii) bids conforming to the terms and conditions of the Purchase and Sale Agreement will be given the greatest consideration by Seller.

BUYER'S PREMIUM: The terms of sale provide that the purchaser pay a premium equal to three percent (3%) of the high bid price as indicated in the Agreement. This amount shall be inserted in the Agreement to determine the total purchase price. Financing is based on the total purchase price.

Acceptance by Seller: The property is being offered with reserve and is subject to Seller acceptance. All Bids received by the deadline will be given consideration by the Seller. The Bid will be irrevocable during the seven (7) days following the Deadline. The selection of the winning bidder will be based upon the highest and most qualified bid received, as determined by the Seller in its sole and absolute discretion. Walgreens is well motivated to sell and we expect to sell this property to the highest bidder.

All non-winning bids will be returned to the Submitter within seven (7) days following the Bid Submittal Deadline along with the initial earnest money check deposit.

Any bids received after the Deadline shall be returned to the Submitter un-opened.

Closing Date: Closings shall on or before December 20, 2011 in accordance with the terms of the Real Estate Purchase and Sale Agreement.

Condition of Title: Purchaser shall receive insurable title, free from all encumbrances except the permitted title exceptions specified in the Purchase and Sale Agreement. Seller shall provide title insurance through Chicago Title Insurance Company. Please review the preliminary title commitment included in the Bidder Information Package.

Agency Disclosure: Certain licensees employed by or associated with the Inland Real Estate Brokerage & Auctions, Inc. represent Seller in the sale of the property. These licensees cannot represent a Purchaser in the acquisition of the property, as Inland Real Estate Brokerage & Auctions, Inc. will not offer dual agency with respect to this property without the prior written approval of Seller.

BROKER PARTICIPATION INVITED: Referral fees of amounts as specified in this catalog less any applicable administrative fees published in the MLS or the property specific Bidder Information Package, will be paid by the ownership to the real estate broker acting as a "buyer broker", whose Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by fax or by mail, on company stationery, *which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration")*, with Inland Real Estate Brokerage & Auctions, Inc., 2901 Butterfield Road, Oak Brook, Illinois 60523, **prior to Friday, November 11, 2011**, (c) ensure that the Registration is received before any inspection of the property by the Client; (d) sign in and inspect the property with the Client during a scheduled Open House or On-Site Inspection and, (e) attend the auction with the Client and bid with or for the Client. The Auctioneer will acknowledge all Registrations accepted; each participating broker must bring his acknowledged Registration to an On-Site Inspection and to the auction for registration verification purposes. A complete file of Registrations on all Clients will be maintained. No Broker will be recognized on a Client who has previously contacted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. The owner will pay no referral fees if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Sellers have provided a dual commission arrangement for the sale of certain properties in this offering. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

The information contained in this brochure is subject to inspection and verification by all parties relying on it. The Sellers, their representatives or Auctioneer assumes no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS, FINANCIAL REPORTS, CONDITION, FITNESS FOR A PARTICULAR PURPOSE, AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time and is subject to prior sale. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

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Florida Broker License # CQ 1039075

Florida Auction License AB3063



Inland Real Estate Brokerage & Auctions, Inc.

2901 Butterfield Road
Oak Brook, Illinois 60523
(904) 421-0232 Fax (866) 451-1631
www.inlandbrokerageauctions.com

- ___ Finance
- ___ Act&DB
- ___ Mailed
- ___ Box / Bk
- ___ Budget

Bidder Information Package Order Form

SEC US Hwy. 17 & State Hwy. A1A – Yulee, Florida

SHIPPING ADDRESS: (Please Print Clearly)

Mr. Ms.	
First Name	Last Name
Company	
Address	
City	State Zip
()	()
Telephone	Fax
E-Mail Address	Website

SHIPPING PREFERENCE:

<input type="checkbox"/>	US Mail	(Included in the Price of the Package)
<input type="checkbox"/>	UPS Ground	\$10.00 (Optional) - Add additional shipping charge to your total price
<input type="checkbox"/>	UPS Next Day	\$20.00
<input type="checkbox"/>	Pick-up at Inland Offices (or) at On-Site Inspection	

PROPERTY INFORMATION:

Property No.	Property	Shipping Charges	Quantity	Price (Each)	Total
10254 28332	SEC US Hwy. 17 & State Hwy. A1A ~ Yulee, FL ♦ CD	\$		\$ 10.00	\$
10254 28332	SEC US Hwy. 17 & State Hwy. A1A ~ Yulee, FL ♦ PRINT	\$		\$ 20.00	\$

TOTAL PRICE:	\$
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PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Check	<input type="checkbox"/> Debit Card
<input type="checkbox"/> Credit Card: <input type="checkbox"/> Visa	<input type="checkbox"/> Master Card	<input type="checkbox"/> American Express
	<input type="checkbox"/> Discover Card	<input type="checkbox"/> Other
Credit Card Account Number: (16-digits provided)		

Month:	Year:
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Purchase Authorization Signature

Expiration Date (MMYY):

BILLING ADDRESS (Required for Credit Card Purchases):

Address	
City	State Zip

Confidentiality Agreement

The undersigned agrees to the following: The undersigned states that they are requesting this information only for the purpose of evaluating the property for possible purchase and further states that they will not disclose the information in the Bidder's Information Package to anyone other than legal or financial advisors of the undersigned without the written consent of Seller.

Signature _____	Date _____
Signature _____	Date _____

AUCTION LINE (Phone): 1 (904) 421-0232
AUCTION (Fax): 1 (866) 451-1631