

**'Hat
Factory
Loft
Condos'**

Lebanon, IL
Real Estate Auction
21 Condo Units
(Offered Individually or as a Whole)

**Open House /
Viewing
Sunday
August 1st
1 - 3 pm**

428 W. Dee St., Lebanon, IL
Thursday, August 5, 2010 @ 6:00 pm



"Vinyl" Building—5 Units
5 - 2 BR/2 BA Units

"Brick" Building - 16 Units

1 - 1 BR/1.5 BA Unit
9 - 2 BR/2 BA Units
6 - 3 BR/2 BA Units



- ▲ SPECTACULAR "LOFT TYPE" CONDOS - FORMER STRAW HAT FACTORY CONVERTED TO CONDOS
- ▲ Some Condos on ground level and some on upper level
- ▲ *Contemporary Open Floor Plans*
- ▲ 12-17 foot ceilings with exposed ductwork give units an open, airy feel
- ▲ Some exposed interior brick and original hardwood flooring
- ▲ Close to Scott Air Force Base and McKendree University

Over for Additional Information and Pictures 

Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751
Adam Jokisch
618-530-8751 (mobile #)

www.adamsauctions.com



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Owner: William H. Hamrick
Living Revocable Trust

Terms:
\$5,000 down day of sale
on each condo unit
Balance due in 30 days
5% Buyers Premium

Any announcement made day of sale takes precedence over any printed material.
List subject to change without notice.
LIC # 044000169

“Vinyl” Building



Pictures are “Representative” of the units available in this building; however, each unit may vary slightly.



Building	Unit No.	BR / BA	Approx. Sq Ftg.	Level	Occupied /Rent	Parcel Number	2009 R/E Taxes
Vinyl	9	2 BR/2 BA	1,200	Ground	\$550/mo m2m	05-19.0-338-009	\$1,956.42
Vinyl	10	2 BR/2 BA	1,200	Upper	\$750/mo 6/1/11	05-19.0-338-010	\$1,956.42
Vinyl	12	2 BR/2 BA	1,200	Upper	\$500/mo m2m	05-19.0-338-012	\$1,956.42
Vinyl	14	2 BR/2 BA	1,200	Upper	Vacant	05-19.0-338-014	\$1,955.94
Vinyl	16	2 BR/2 BA	1,200	Upper	Vacant	05-19.0-338-016	\$1,956.42

The Vinyl Building was converted into condo units in 2004.
Details on the 5 units available for purchase:

- 2 BR/2BA units, approximately 1,200 sq ft.
- Each unit has:
 - Open living/great room w/ vaulted ceiling and 2 Skylights
 - Kitchen with original wood flooring
 - 2 bedrooms
 - 2 baths w/ original wood flooring
- All units are all Electric (Furnace, Water Heater, Stove).
- City Water / Sewer
- Full-Size Washer/Dryer Hook-Up in each unit
- All Kitchen Appliances Included (Flat Top Stove, Built-in Microwave, Dishwasher, Refrigerator)
- Tenants pay Electric and Water; Owner pays Trash & Sewer.
- Association exists for Vinyl Building only. \$50/mo.—covers exterior building and parking lot maintenance & trash.



“Brick” Building

Pictures are
“Representative” of
the units available
in this building;
however, each unit
may vary slightly.



Building	Unit No.	BR / BA	Approx. Sq. Ftg.	Level	Occupied /Vacant Rent / Term	Parcel Number	2009 R/E Taxes
Brick	51	1 BR/1.5 BA	1,050	Ground	Vacant	05-19.0-339-001	\$2,473.74
Brick	52	3 BR/2 BA	1,400	Ground	\$1,000/mo 12/1/10	05-19.0-339-002	\$2,473.74
Brick	53	3 BR/2 BA	1,400	Ground	Vacant	05-19.0-339-003	\$2,476.38
Brick	54	3 BR/2 BA	1,400	Ground	Vacant	05-19.0-339-004	\$2,485.38
Brick	55	2 BR/2 BA	1,200	Ground	Vacant	05-19.0-339-005	\$2,179.74
Brick	56	2 BR/2 BA	1,200	Ground	Vacant	05-19.0-339-006	\$2,190.26
Brick	57	2 BR/2 BA	1,200	Ground	\$500/mo 3/15/12	05-19.0-339-007	\$2,190.26
Brick	58	2 BR/2 BA	1,200	Ground	Vacant	05-19.0-339-008	\$2,190.26
Brick	59	2 BR/2 BA	1,200	Upper	\$700/mo 2/1/11	05-19.0-339-009	\$2,473.74
Brick	60	3 BR/2 BA	1,400	Upper	Vacant	05-19.0-339-010	\$2,473.74
Brick	61	3 BR/2 BA	1,400	Upper	Vacant	05-19.0-339-011	\$2,485.38
Brick	62	3 BR/2 BA	1,400	Upper	Vacant	05-19.0-339-012	\$2,485.38
Brick	63	2 BR/2 BA	1,200	Upper	\$700/mo 1/15/11	05-19.0-339-013	\$2,190.26
Brick	64	2 BR/2 BA	1,200	Upper	Vacant	05-19.0-339-014	\$2,190.26
Brick	65	2 BR/2 BA	1,200	Upper	Vacant	05-19.0-339-015	\$2,190.26
Brick	66	2 BR/2 BA	1,200	Upper	Vacant	05-19.0-339-016	\$2,190.26



1 BR Unit Kitchen—Brick Bldg.



2 BR Unit Kitchen—Brick Bldg.



3 BR Unit Kitchen—Brick Bldg.

“Brick” Building (Cont.)



The Brick Building was converted into condo units in 2007.

Details on the 16 units available for purchase:

- 1 - 1 BR/1.5 BA unit, approximately 1,000 sq ft
- 9 - 2 BR/2 BA units, approximately 1,200 sq ft
- 6 - 3 BR/2 BA units, approximately 1,400 sq ft
- Each unit has:
 - Open living/great room w/ vaulted ceiling
 - Open Kitchen w/ pantry
 - 1, 2 or 3 bedrooms
 - 1.5 or 2 baths (2 baths = 1 full & 3/4 w/ shower)
- All units are all Electric (Furnace, Water Heater & Stove)
- City Water / Sewer
- All Kitchen Appliances Included (Flat Top Stove, Built-in Microwave, Dishwasher, Refrigerator)
- Tenants pay Electric and Water; Owner pays Trash & Sewer
- All units are the same layout, except the 3 BR units have an extra bedroom in the front.
- Some units have pergo flooring; some have carpet.

