

**Attention:
Investors &
Rehabbers!**

Real Estate Auction

Sun., August 8, 2010

@ 1:00 pm

Duplex for Auction - Fully Leased

511 & 513 Country Meadow Dr., Belleville, IL 62221



Open House: Sun., August 1 12 - 2 pm

2-Story Duplex for Auction. Both Sides are Leased. 511 has a long time tenant paying \$610/mo., and 513 has a tenant paying \$750 through March 1, 2011. The property has Central Air, 1 Car Attached Garage on Both Sides, Whiteside School District. 2009 Real Estate Taxes were \$3,371.10. Good investment opportunity! Don't Miss Out!

Owner: William H. Hamrick

Professional Real Estate Auctions by:



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

www.adamsauctions.com



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller and/or auction company make no representation as to the environmental condition of the property and recommended that the purchaser/tenant obtain an independent investigation.

Terms:

\$10,000 down day of sale
on Real Estate
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