

ONLINE Auction

Nationwide

20 Home Depot Out Parcels & 1 Building

Bidding begins Wednesday, December 13th @ 8:00 a.m.
and ends Thursday, December 14th @ 3:00 p.m. (Local Time)



2% Broker
Co-Op
Available

(1) California
(3) Florida

(1) Georgia
(1) Illinois

(1) Mississippi
(5) Nevada

(3) Tennessee
(1) Texas

(3) Washington
(2) Wisconsin



800-841-9400

www.HudsonMarshall.com



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by The Home Depot to offer you these exceptional properties throughout the United States. We encourage you to do your due diligence prior to the sale and place your bids on these excellent properties.

Best of luck in your bidding!



The following properties will be offered for ONLINE BIDDING ONLY.

Bidding will begin Wednesday, December 13th @ 8:00 a.m. and ends Thursday, December 14th @ 3:00 p.m (Local time).

Please visit www.HudsonMarshall.com for details on bidding on these properties.

PROPERTY 101

4704 Robinson Rd, Clinton, MS 39204

102,000± SF Building & Garden Center situated on 14.55 Acres

Former Home Depot Building in Jackson, MS market. Located on Robinson Road off Highway 18. Easy access to I-20.

Agent Contact: Beau Box
Beau Box Commercial Real Estate
225-237-3343



PROPERTY 102

101 E. 152nd St, Parcel C, Tacoma, WA 98445

0.84 Acre Lot

Adjacent to The Home Depot. Located on E 152nd Street (Military Drive)

Agent Contact: Charlie Footh
Northwest Retail Partners
206-343-9204



PROPERTY 103

101 E. 152nd St, Parcel D, Tacoma, WA 98445

1.20 Acres

Adjacent to The Home Depot. Located on E 152nd Street (Military Drive).

Agent Contact: Charlie Footh
Northwest Retail Partners
206-343-9204



PROPERTY 104

101 E. 152nd St, Parcel E, Tacoma, WA 98445

1.40 Acres

Adjacent to The Home Depot. Located on E 152nd Street (Military Drive).

Agent Contact: Charlie Footh
Northwest Retail Partners
206-343-9204



PROPERTY 105
 2650 Main St, Parcel 2
 Red Bluff, CA 96080

1.11 Acres

Adjacent to The Home Depot.
 Located on Main Street just north of Adobe Road.

Agent Contact: Chris Campbell
 CBRE
 916-446-8760



PROPERTY 106
 5309 N Davis Hwy, Parcel 3B
 Pensacola, FL 32503

1.61 Acres

Adjacent to The Home Depot.
 Located on N Davis Highway off Brent Lane.

Agent Contact: Duke Sullivan
 Corporate Property Dispositions
 678-718-1880



PROPERTY 107
 5309 N Davis Hwy, Parcel C
 Pensacola, FL 32503

1.29 Acres

Adjacent to The Home Depot.
 Located on N Davis Highway off Brent Lane.

Agent Contact: Duke Sullivan
 Corporate Property Dispositions
 678-718-1880



PROPERTY 108
 5309 N Davis Hwy, Parcel 5B
 Pensacola, FL 32503

1.02 Acres

Adjacent to The Home Depot.
 Located on N Brent Lane.

Agent Contact: Duke Sullivan
 Corporate Property Dispositions
 678-718-1880



PROPERTY 109
5411 Columbia Pike, Parcel 3
Spring Hill, TN 37174

1.96 Acres

Adjacent to The Home Depot. Located on Kedron Parkway off Columbia Pike. This parcel shares a drive with Parcel 4.

Agent Contact: Sheldon Griffin
Baker Storey McDonald Properties
615-373-9511



PROPERTY 110
5411 Columbia Pike, Parcel 4
Spring Hill, TN 37174

1.41 Acres

Adjacent to The Home Depot. Located on Kedron Parkway off Columbia Pike. This parcel shares a drive with Parcel 3.

Agent Contact: Sheldon Griffin
Baker Storey McDonald Properties
615-373-9511



PROPERTY 111
5411 Columbia Pike, Parcel 5
Spring Hill, TN 37174

1.51 Acres

Adjacent to The Home Depot. Located on Stephen P Yokich Parkway off Columbia Pike.

Agent Contact: Sheldon Griffin
Baker Storey McDonald Properties
615-373-9511

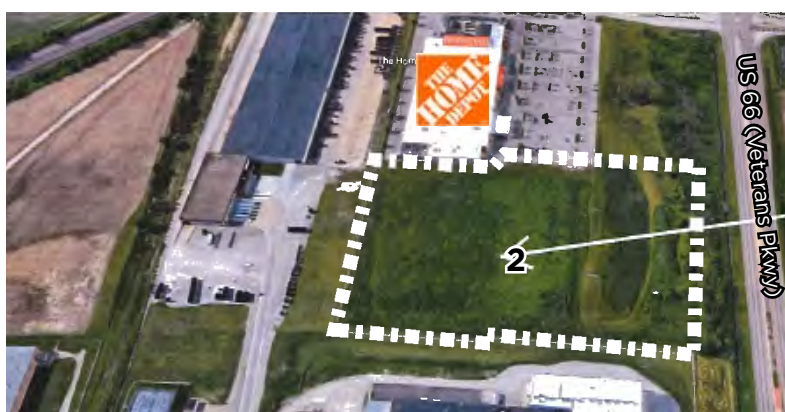


PROPERTY 112
795 Veterans Pkwy, Parcel 2
Normal, IL 61761

11.49 Acres

Adjacent to The Home Depot. Located on Veterans Pkwy just South of Shepard Road. Convenient access just off the Interchange to I-55.

Agent Contact: Barb Kading
Mid America Real Estate Group
630-954-7233



PROPERTY 113

151 Windsor Ave, Parcel 2
Terrell, TX 75160

3.74 Acres

Adjacent to The Home Depot. Located on Windsor Ave off State Highway 34. Visibility from Interstate 20.

Agent Contact: Mike Stevens
Steveco Commercial Real Estate Group
972-233-7979

**PROPERTY 114**

2011 Central Ave Extension, Parcel 4
Cordele, GA 31015

4.04 Acres

Located on Central Avenue off 16th Avenue E. adjacent to The Home Depot.

Agent Contact: George Eichler
Ramsbottom Company
478-719-4181

**PROPERTY 115**

E Riverview Expressway & 24th St, Parcel 3
Wisconsin Rapids, WI 54494

1.27 Acres

Adjacent to The Home Depot. Located on 24th Street off East Riverview Expressway

Agent Contact: Don Cohen
Mid America Real Estate Group
414-617-9444

**PROPERTY 116**

E Riverview Expressway & 24th St, Parcel 4
Wisconsin Rapids, WI 54494

0.90 Acre Lot

Adjacent to The Home Depot. Located on 24th Street off East Riverview Expressway.

Agent Contact: Dan Cohen
Mid America Real Estate Group
414-617-9444



PROPERTY 117

**NEC Highway 160 & Basin, Parcel A
Pahrump, NV 89048**

0.91 Acre Lot

Adjacent to The Home Depot. Located on NEC Highway 160 off Basin E.

Agent Contact: Kit Graski
ROI Commercial Real Estate
702-570-5377

**PROPERTY 118**

**NEC Highway 160 & Basin, Parcel B
Pahrump, NV 89048**

0.83 Acre Lot

Adjacent to The Home Depot. Located on NEC Highway 160 off Basin E.

Agent Contact: Kit Graski
ROI Commercial Real Estate
702-570-5377

**PROPERTY 119**

**NEC Highway 160 & Basin, Parcel C
Pahrump, NV 89048**

0.84 Acre Lot

Adjacent to The Home Depot. Located on NEC Highway 160 off Basin E.

Agent Contact: Kit Graski
ROI Commercial Real Estate
702-570-5377

**PROPERTY 120**

**NEC Highway 160 & Basin, Parcel D
Pahrump, NV 89048**

0.96 Acre Lot

Adjacent to The Home Depot. Located on NEC Highway 160 off Basin E.

Agent Contact: Kit Graski
ROI Commercial Real Estate
702-570-5377

**PROPERTY 121**

**NEC Highway 160 & Basin, Parcel E
Pahrump, NV 89048**

3.85 Acres

Adjacent to The Home Depot. Located on NEC Highway 160 off Basin E.

Agent Contact: Kit Graski
ROI Commercial Real Estate
702-570-5377



TERMS AND CONDITIONS: All Properties Sell Via ONLINE BIDDING ONLY

ONLINE BIDDING INSTRUCTIONS: To begin the bidding process visit www.hudsonmarshall.com. The H&M Online Auction begins Wednesday, December 13, 2017 at 8:00 a.m. and properties start closing on Thursday, December 14, 2017 @ 3:00 p.m. (Local Time). This window will extend on individual properties for two (2) minutes as long as there is active bidding. Bidders who cannot be available at that time can set a maximum bid on their property of interest. The system will bid on your behalf as much as necessary to maintain your position as high bidder, up to your maximum bid amount.

- A 5% Purchaser's Premium will be added to the High Bid amount and shall be separately paid to Hudson and Marshall by Purchaser at closing.
- Purchaser must execute a cash contract in the form of Purchase and Sale Agreement provided by the Seller.
- Purchaser must provide Articles of Incorporation or signing authority if purchasing in a company name (LLC, etc.), as determined by the closing agent.
- If paying cash at closing you will need your most recent bank statement.
- If financing, you will need your loan commitment documents on bank or lender letterhead.
- Properties are purchased AS-IS, WHERE IS with NO INSPECTION PERIOD.
- Properties are sold with NO LIENS and NO BACK TAXES.
- Purchaser pays for Title Insurance and all closing costs other than commissions payable to the Seller's brokers or agents and subdivision costs for those properties which must be subdivided, which shall be paid by the Seller.
- All contracts must close on or before January 12, 2018, except contracts for Properties which must be subdivided, which will close within 10 business days after the Seller finalizes the subdivision process.
- Please pay close attention to the Property Details page for each of your Properties of interest as local and state rules may apply.

RESTRICTIONS FOR PROPERTIES (No Exceptions)

Properties will be sold subject to the restrictions set forth in the deed or other documents attached to the Purchase and Sale Agreement and/or such other restrictions as are of record. Purchase and Sale Agreements for each Property are available at HudsonMarshall.com.

Call Steve Slocumb at 478-957-4283 for additional information.

EARNEST MONEY: Purchaser will be required to pay 20% of the total purchase price down as the earnest money binder.

TERMS OF SALE: Bidders will be notified no later than 5:00 (Local Time), Tuesday, December 19, 2017 of acceptance of their offer. Upon notification, the Purchase and Sale Agreement will be emailed for execution. Purchase and Sale Agreements must be signed and returned to Hudson and Marshall no later than Thursday, December 21, 2017 by 5:00 (Local Time) and accompanied with the 20% earnest money binder. The earnest money can be in the form of a Certified Check or wire transfer. If paid by Certified Check, the check must be payable to First American Title Insurance Company. Hudson and Marshall will provide wiring instruction upon notification.

PURCHASER'S PREMIUM: All real estate sold at this auction will be sold with a 5% Purchaser's premium fee, which is to be paid by the Purchaser at closing.

TITLE: Purchaser agrees to pay all costs in connection with the examination, opinion and insurance of title. A title insurance commitment or report or other title information provided by Seller will be uploaded to the auction website prior to the auction date. Seller makes no representation as to the correctness of such material. If Purchaser's examination of title reveals exceptions or conditions which render title unmarketable, Purchaser must give Seller written notice of such objections within 14 days from the date of the last execution of the Purchase and Sale Agreement, whereupon, either party may terminate the Purchase and Sale Agreement and upon such termination the earnest money shall be returned to Purchaser.

CLOSING COSTS: Properties shall be conveyed by Seller via a special warranty deed or its equivalent. All current real estate taxes and assessments are to be pro-rated to the date of closing. Seller shall pay the commission to the Seller's brokers or agents (other than the 5% Purchaser's Premium which shall be paid to Hudson and Marshall by Purchaser) and any Co-Op Broker (as provided below) and, if applicable, the cost of subdividing a Property into a separate legal lot. Purchaser shall pay all other costs, including, without limitation, all transfer taxes, recording taxes, documentary stamp taxes and similar taxes; all recording fees on recordable documents; all escrow fees, investment fees and other fees related to the closing; and all title insurance fees and premiums for any owner's title insurance policy Purchaser may elect to obtain at Closing, including, any endorsements thereto, and all search and examination fees related thereto. In addition, the Purchasers of certain Properties will be required to pay a one-time fee in an amount equal to ten percent (10%) of the Purchase Price as a contribution to the cost of maintaining certain common improvements on the Seller's adjacent property.

INSPECTION: All Properties are available for a visual inspection only at any time upon twenty-four (24) hours prior written notice to Seller, which notice may be given electronically to Kimberly_C_Koenig@homedepot.com and Debra.Thompson@KutakRock.com. Property 104 will be available for inspection by contacting the Agent Contact listed in the brochure. Please note the power may be off at the building, please bring a light source. In no event shall any potential bidder have the right to perform any tests, inspections or other investigations other than a visual inspection prior to the auction. Once a Purchase and Sale Agreement has been signed for a Property, entry onto the Property shall be governed by the terms thereof.

CLOSING: Full payment and Closing shall occur on or before January 12, 2018, except with respect to contracts for Properties which must be subdivided, which will close within 10 business days after the Seller finalizes the subdivision process.

CO-OP BROKER: A 2% Broker commission, before the inclusion of the Purchaser's Premium, will be paid to Brokers/Agents who represent a Purchaser. In order to be paid a commission the Broker/Agent must complete EACH of the following steps:

- Review the "terms and conditions of sale" with each client they are representing
- Professionally assist your client by providing relevant advice and property information
- The online auction registration has a section for the Purchaser or agent to fill in the agent information.

NOTE: PURCHASERS, AFFILIATES OF PURCHASERS, PURCHASER'S FAMILY MEMBERS, AND EMPLOYEES OF PURCHASERS WILL NOT BE CONSIDERED CO-OP BROKERS AND ARE INELIGIBLE TO RECEIVE A COMMISSION.

PURCHASER'S NOTE: Personal on-site inspection of the property is strongly recommended. THE PROPERTY WILL SELL "AS IS - WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED. Information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, this information set forth herein has not been independently verified by the Seller or Hudson and Marshall. Its accuracy is not warranted in any way. There is no obligation on the part of the Seller or Hudson and Marshall to update this information. All announcements made on www.HudsonMarshall.com takes precedence over all other advertising. There is no obligation on the part of the Seller to accept any backup bids in the event the high bidder fails to perform. All bids are subject to Seller acceptance and confirmation.

SELLER HAS ESTABLISHED A REQUIRED MINIMUM BID AMOUNT FOR EACH PROPERTY. THE PROPERTY SELLS SUBJECT TO SELLER'S CONFIRMATION AND ACCEPTANCE OF THE HIGH BID PRICE.

AERIAL PHOTOS: The aerial photos and square footage information in the brochure are for general location purposes only and are not guaranteed for complete accuracy. Purchaser to independently verify all information provided herein.

PURCHASE AND SALE AGREEMENT: Purchase and Sale Agreements for each parcel are available on our website at www.hudsonmarshall.com or contact Hudson and Marshall at 800-841-9400.

AGENCY DISCLOSURE: Hudson and Marshall, Inc. and all licensees employed by or associated with auctioneers, represent Seller in the sale of these properties.

LICENSE INFORMATION: Florida - H&M - CQ1035357, AL110; BGHudsonJr BK3006464, AL230; Mississippi - Ben G Hudson, Jr: Auctioneer 625, Real Estate 15570, Hudson & Marshall Auctioneer 703F; Georgia - BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274; Texas - Robert Stephens Slocumb Jr., AUCTIONEER 17359; Auctioneer 17359 This auctioneer is licensed and regulated by the Texas Department of Licensing & Regulation. License with the Department does not imply approval or endorsement by the State of Texas. If you have an unresolved complaint or a complaint, please direct to the Texas Dept. of Licensing & Regulation, P. O. Box 12157, Austin, TX 78711. 512.463.6599 or 800.803.9202.; Tennessee - H&M Real Estate 00257158 and Auction 0002185, BGHudsonJr Real Estate 00018707 and auction 00000579; Illinois & Wisconsin - In conjunction with Mid American Real Estate Group; California - In conjunction with CBRE; Washington - In conjunction with Northwest Retail Partners; and Nevada In conjunction with ROI Commercial Real Estate Group



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www.HudsonMarshall.com

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