

Real Estate Auction

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34 Luxury Residences

Durham, North Carolina

**10 TO BE SOLD ABSOLUTE,
REGARDLESS OF PRICE**

THE
LANDING
at SOUTHPOINT

America's Real Estate Auctioneer™

SHELDON GOD & COMPANY

A RACEBROOK PORTFOLIO COMPANY

The Landing at SOUTHPOINT

7250 NC 751 Highway
Durham, North Carolina



34 Luxury Residences
10 TO BE SOLD ABSOLUTE,
REGARDLESS OF PRICE

Lifestyle Appreciated

The Landing at Southpoint community offers the finest in luxury condominium living with picturesque surroundings conveniently located in one of the Triangle's fast growing and most desirable areas. Situated less than two miles north of The Streets at Southpoint Mall and Renaissance Village, there are countless retail, dining and entertainment options within an easy drive. This unique setting is just minutes from the cultural and civic centers of downtown Durham and Chapel Hill and within a two mile commute to Research Triangle Park. Reside in close proximity to everything your lifestyle demands while enjoying the beauty of your new home adjacent to federally protected waterfowl and wetland area.



Retreat from the Day

Enjoy the upscale clubhouse and pool amenity area. The clubhouse is perfect for entertaining indoors, with a spacious design featuring a European-style catering kitchen, pull-up bar counter and ample seating around a large fireplace and flat screen television. Move outside to the pool deck and relax under the covered porch. Refresh yourself in the resort-style swimming pool or in the poolside spa.

Prepare for Tomorrow

Located in the clubhouse is a fully outfitted state-of-the-art fitness facility with men's and women's steam rooms, locker rooms, and an array of exercise equipment ranging from treadmills to elliptical machines and free weights. A conference room provides extra space to host a community meeting, potluck dinner, or private party.



Residence Features

- 9' ceilings—crown molding
- Pendant and recessed lighting
- Hardwood floors, carpet in bedrooms, ceramic tile in laundry (some residences with hardwood floors throughout)
- GE Profile Stainless Steel Energy Star Appliances
- Fireplace in living room
- Kitchen with granite countertops
- Custom solid wood cabinetry
- Master bedroom with walk-in closet
- Ceramic tiled master bath has garden tub, large shower, and double vanity
- Private covered decks/patios
- Limited number of single-car garages available

Clubhouse & Pool Features

- Kitchen and pull-up bar counter
- Ample seating with large flat-screen television and fireplace
- Conference room
- Resort-style pool with covered porch
- Poolside spa
- Outdoor fireplace
- Fully outfitted gym
- Steam room and locker room

Lifestyle Appreciated





Appreciate the Environment

Through careful planning and innovative design, The Landing delivers. It holds the distinction of being the first multifamily community in North Carolina to be awarded certification by the United States Green Building Council under the “LEED for Homes” program and attaining LEED Silver status. The Landing at Southpoint was designed with a holistic approach to environmentally responsible design and innovative construction techniques properly insulate the homes for maximum efficiency and minimal operating costs.



Lifestyle Appreciated

Available Units

BUILDING 1000

Unit	Floorplan	Beds/ Baths	Sq. Ft.	Monthly HOA*	Certified Check Required to Bid	Previous Price	Suggested Opening Bid	Slash in Price
1101	Norman	3/2.5	1,707	\$254	\$9,000	\$291,500	\$90,000	69%
1102	Gaston/ Study	2/2	1,514	\$224	\$6,000	\$260,000	\$75,000	71%
1103	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
1104	Jordan	1/1	1,014	\$195	\$3,000	\$185,000	\$60,000	68%
1105	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	66%
1106	Falls	2/2	1,302	\$224	\$6,000	\$235,000	\$75,000	68%
1107	Jordan	1/1	1014	\$195	\$3,000	\$177,000	\$60,000	66%
1108	Gaston/Study	2/2	1,514	\$224	\$6,000	\$260,000	\$75,000	71%
1109	Gaston/Study	2/2	1,514	\$224	\$6,000	\$265,000	\$75,000	72%
1201	Norman	3/2.5	1,707	\$254	\$9,000	\$293,500	\$90,000	69%
1202	Gaston/Study	2/2	1,514	\$224	\$6,000	\$265,000	\$75,000	72%
1203	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
1205	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
1207	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
1208	Gaston/Study	2/2	1,514	\$224	\$6,000	\$265,000	\$75,000	72%
1209	Gaston/Study	2/2	1,514	\$224	\$6,000	\$265,000	\$75,000	72%
1301	Norman	3/2.5	1,707	\$254	\$9,000	\$296,000	\$90,000	70%
1303	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
1304	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	65%
1305	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%

BUILDING 2000

2101	Norman	3/2.5	1,707	\$254	\$9,000	\$293,000	\$90,000	69%
2102	Gaston/Study	2/2	1,514	\$224	\$6,000	\$263,000	\$75,000	71%
2103	Jordan	1/1	1,014	\$195	\$3,000	\$180,000	\$60,000	67%
2104	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	66%
2105	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	66%
2106	Falls	2/2	1,302	\$224	\$6,000	\$235,000	\$75,000	68%
2108	Gaston/Study	2/2	1,514	\$224	\$6,000	\$260,000	\$75,000	71%
2109	Gaston/Study	2/2	1,514	\$224	\$6,000	\$290,000	\$75,000	74%
2202	Gaston/Study	2/2	1,514	\$224	\$6,000	\$265,000	\$75,000	72%
2205	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	66%
2207	Jordan	1/1	1,014	\$195	\$3,000	\$175,000	\$60,000	66%
2208	Gaston/Study	2/2	1,514	\$224	\$6,000	\$290,000	\$75,000	74%
2209	Gaston/Study	2/2	1,514	\$224	\$6,000	\$295,000	\$75,000	75%
2301	Norman	3/2.5	1,707	\$254	\$9,000	\$315,000	\$90,000	71%

Available Garages

Garages	Type	Length	Monthly HOA*	Price
1, 5, 12, 13 and 14	Regular	18'	\$15	\$18,000
7 and 9	Long	20'	\$15	\$20,000

* Monthly HOA covers: Master Insurance, Real Property Taxes on Common Area, Management Fees, Exterior Building Maintenance, Pool Maintenance

ALL SQUARE FOOTAGES, DIMENSIONS, AND MONTHLY ASSESSMENTS ON THE AVAILABILITY LIST ARE APPROXIMATE. The seller reserves the right, in its sole discretion, to select which units will be sold. The information contained on this availability list is subject to inspection and verification by all parties relying on them. All units are subject to a Buyer's Premium of 8.5%.

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TheLandingCondoAuction.com

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In association with John Haldane, NC Auctioneer #8979
Racebrook Marketing Concepts of North Carolina, LLC,
NC Real Estate License #C22363

The Landing at SOUTHPOINT

AUCTION DATE AND LOCATION:

Sunday, August 21
Embassy Suites
Raleigh-Durham/Research Triangle,
201 Harrison Oaks Boulevard, Cary, NC
Registration begins at 11 am;
the auction commences at Noon.

AUCTION LINE: 800-374-4881

FAX: 303-740-6124

BIDDER'S INFORMATION PACKET:

A detailed Bidder's Information Packet has been assembled containing pertinent information specific to the property, the auction, and the Terms of Sale. The Packet is available during all on-site inspections for \$20.00 and can also be obtained via FedEx second day delivery for an additional \$25.00 shipping fee by calling our Auction Information Center at (800) 374-4881. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

TERMS OF SALE:

This auction is being conducted subject to the Terms of Sale, as stated in the Bidder's Information Packet and the Purchase & Sale Contract.

BUYER'S PREMIUM:

A 8.5% Buyer's Premium will be added to the High Bid Price to determine the Total Purchase Price per the Terms of Sale.

FINANCING:

Up to 100% financing is available to qualified owner/occupants. 90% financing is available to qualified investors.

BROKER PARTICIPATION INVITED:

A 2% referral fee will be paid to the Realtor/Broker whose registered buyer closes on one of the properties detailed in this brochure. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, found in the brochure and in the Bidder's Information Packet.

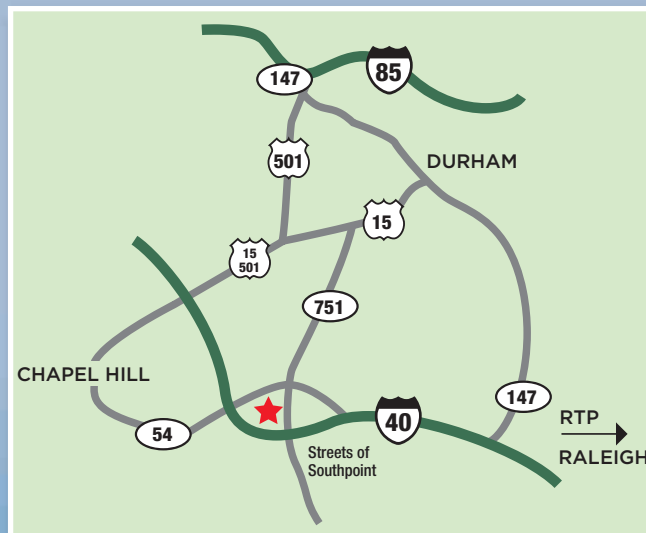
Auction Information

ON SITE INSPECTIONS:

Beginning Saturday July 30
Saturday and Sunday • Noon to 3 pm
July 30 and 31, August 6, 7, 13, 14 and 20
Thursday and Friday • 4 to 7 pm
August 11 and 12

DIRECTIONS TO THE PROPERTY:

From the intersection of I-40 and NC 751 Highway (exit 274-Jordan Lake) go north on NC 751 Highway. Proceed .7 mile to property on the left.



The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors or omissions is assumed by the Seller, the Sellers representatives or Auctioneer. All square footage and dimensions in this brochure are approximate. This offering may be withdrawn, modified or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



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