

# PULASKI COUNTY 21 HOME ABSOLUTE REAL ESTATE AUCTION

Thursday ~ August 30, 2018 ~ 1:00 P.M.



[WilsonAuctioneers.com](http://WilsonAuctioneers.com)



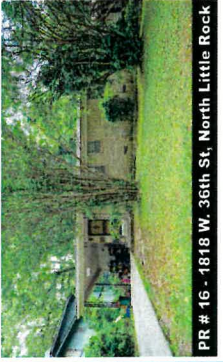
PR # 1 - 1109 Giles St, Little Rock



PR # 6 - 10606 Excalibur Dr, Little Rock



PR # 11 - 709 Water St, North Little Rock



PR # 16 - 1818 W. 36th St, North Little Rock



PR # 19 - 14 Westmont Cir, Little Rock



PR # 2 - 115 Elmwood Ave, Sherwood



PR # 7 - 1324 Fairpark Blvd, Little Rock



PR # 12 - 6012 Lyndell Dr, Little Rock



PR # 17 - 9 Duval Cir, Little Rock



PR # 20 - 8616 Winston Dr, Little Rock



PR # 3 - 1312 Reservoir Rd, Little Rock



PR # 8 - 6408 Tulip Rd, Little Rock



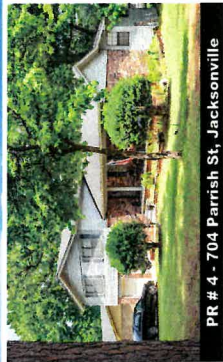
PR # 13 - 6005 Buckles Dr, North Little Rock



PR # 18 - 7525 Shady Grove Rd, Little Rock



PR # 21 - 8519 Winston Dr, Little Rock



PR # 4 - 704 Parrish St, Jacksonville



PR # 9 - 6605 Verbena Dr, Little Rock



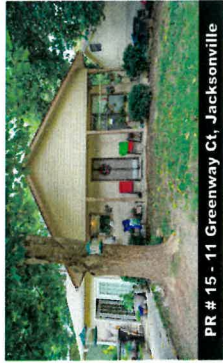
PR # 14 - 3 Luau Dr, Sherwood



PR # 5 - 309 Eubanks Rd, Jacksonville



PR # 10 - 1000 W. 55th St, North Little Rock



PR # 15 - 11 Greenway Ct, Jacksonville

**AUCTION LOCATION:**  
**(21) Properties Selling from**  
**(Pleasant Valley C.C.)**  
**1 Pleasant Valley Dr.**  
**Little Rock, Arkansas**

August 2, 2018

Dear Prospective Buyer:

These (21) prime income producing properties in excellent locations include 12 homes in Little Rock, 4 homes in North Little Rock, 3 homes in Jacksonville, and 2 homes in Sherwood. These properties all currently rented or rent ready. All tenants vetted before a 1 or 2 year lease signing, and deposits held on every leased property. The Rainey Property Management Company inspects every property quarterly, and the owner makes repairs or improvements as recommended. All properties are under current termite and pest control contracts with Arkansas Pest Control. The company Seaton Heat and Air performs a semi-annual HVAC maintenance. There is over \$150,000.00 current gross annual rental income with new rental applications coming in weekly for the vacant homes. **Remember, Every Property will be Sold Regardless of Price on Auction Day!** All information including but not limited to square footage, age, acreage, current rent or lot sizes are approximate. Rental status not guaranteed on auction day.

**Property 1 (1109 Giles Street, Little Rock)** built in 1975 with 2,897+/- square feet, brick/siding exterior, and consists of 5 bedrooms/ 3 bathrooms. Lot 190, University Park North Subdivision. This property leased thru 11/22/2019 for \$1,275.00 per month. The home had a new roof, vinyl siding, HVAC, and water heater since 2014.

**Property 2 (115 Elmwood Avenue, Sherwood)** built in 1958 with 2,800+/- square feet, rock/siding exterior, and contains 3 bedrooms/ 2 bathrooms. Lot 17, Block 1, Lake Cherrywood 1 Subdivision. This property leased thru 2/28/2020 for \$1,300.00 per month. There was an extensive remodel in 2013 to this home.

**Property 3 (1312 Reservoir Road, Little Rock)** built in 1973 with 1,612+/- square feet, brick exterior, and consists of 3 bedrooms/ 2 bathrooms. Lot 11, North Gate Subdivision. This property leased thru 3/31/2019 for \$1,050.00 per month. There was a bathroom remodel and new flooring in 2016 to this home.

**Property 4 (704 Parrish Street, Jacksonville)** built in 1969 with 2,134+/- square feet, brick/vinyl exterior, and contains 4 bedrooms/ 2.5 bathrooms. Lot 23, Heraldry Manor Subdivision. This property leased thru 6/1/2019 for \$1,050.00 per month. There was an extensive remodel in 2013 to this house.

**Property 5 (309 Eubanks Road, Jacksonville)** built in 1976 with 1,781+/- square feet, brick/vinyl exterior, and consists of 4 bedrooms/ 2 bathrooms, on a 0.3+/- acre lot. This property leased thru 12/22/2018 for \$960.00 per month. There was a new HVAC installed in 2014 to this home.

**Property 6 (10606 Excalibur Drive, Little Rock)** built in 1975 with 2,210+/- square feet, brick/siding exterior, and contains 3 bedrooms/ 2.5 bathrooms. Lot 60, Yorkwood Subdivision. This property is rent ready condition and leased thru 8/8/2020 for \$1,045.00 per month. This house remodeled in 2012, and a new HVAC in 2017.

**Property 7 (1324 Fairpark Boulevard, Little Rock)** built in 1951 with 2,378+/- square feet, brick exterior, and consists of 3 bedrooms/ 2 bathrooms. Lot 5, Block 6, Oak Forest Subdivision. This property leased thru 6/1/2020 for \$995.00 per month. The home had an extensive remodel and new roof in 2014.

**Property 8 (6408 Tulip Road, Little Rock)** built in 1960 with 1,932+/- square feet, brick exterior, and contains 3 bedrooms/ 2 bathrooms. Lot 216, Cloverdale Subdivision. This property leased thru 3/1/2019 for \$995.00 per month. This house had an extensive remodel in 2012.

**Property 9 (6605 Verbena Drive, Little Rock)** built in 1960 with 1,314+/- square feet, brick/siding exterior, and consists of 3 bedrooms/ 1.5 bathrooms. Lot 393, Cloverdale Subdivision. This property leased thru 6/22/2019 for \$750.00 per month. This home remodeled and new tile floors in 2013, and a new furnace in 2017.

**Property 10 (1000 W. 55th Street, North Little Rock)** built in 1956 with 1,825+/- square feet, brick exterior, and contains 4 bedrooms/ 2 bathrooms. Lot 14, 55th Street Addition Subdivision. This property is rent ready condition and leased thru 8/14/2019 for \$925.00 per month. The house had new wiring in 2013 and new carpet in 2017.

**Property 11 (709 Water Street, North Little Rock)** built in 1950 with 2,150+/- square feet, vinyl exterior, and consists of 4 bedrooms/ 2 bathrooms. Lot 186, Rich Acres Subdivision. This property leased thru 3/28/2020 for \$925.00 per month. This house had a new 4-ton HVAC and new roof installation in 2013.

**Property 12 (6012 Lyndell Drive, Little Rock)** built in 1965 with 1,700+/- square feet, siding exterior, and contains 4 bedrooms/ 2 bathrooms. Lot 35, Lyn Dell Acres Subdivision. This property is rent ready condition, and formerly leased for \$850.00 per month. The home remodeled and new roof installation in 2013, and the foundation repaired in 2016.

**Property 13 (6005 Buckles Drive, North Little Rock)** built in 1969 with 1,854+/- square feet, brick/vinyl exterior, and consists of 3 bedrooms/ 2 bathrooms. Lot 6, Block 30, Sky Way Subdivision. This property leased thru 2/12/2019 for \$900.00 per month. The house had a new roof installed in 2013, and new HVAC in 2016.

**Property 14 (3 Luau Drive, Sherwood)** built in 1972 with 1,432+/- square feet, brick exterior, and contains 4 bedrooms/ 2 bathrooms. Lot 61, Bamboo Village Subdivision. This property is rent ready condition, and formerly leased for \$880.00 per month. There was an extensive remodel in 2012, and new roof installed in 2016.

**Property 15 (11 Greenway Court, Jacksonville)** built in 1984 with 1,314+/- square feet, siding exterior, consists of 3 bedrooms/ 1.5 bathrooms. Lot 102, Woodbriar Subdivision. This property leased thru 5/26/2020 for \$745.00 per month. A new roof, new tile flooring and a new fridge installed in 2013.

**Property 16 (1818 W. 36th Street, North Little Rock)** built in 1960 with 1,335+/- square feet, brick exterior, and contains 3 bedrooms/ 1 bathroom. Lot 13, Shady Ridge Addition Subdivision. This property leased thru 11/1/2018 for \$675.00 per month. A new HVAC installed in 2016 to home.

**Property 17 (9 Duval Cir., Little Rock)** built in 1965 with 1,066+/- square feet, brick exterior, and consists of 3 bedrooms/ 1 bathroom. Lot 38, Chicot Terrace Subdivision. This property leased thru 8/19/2019 for \$650.00 per month. This house had a new roof installed and remodeled in 2013.

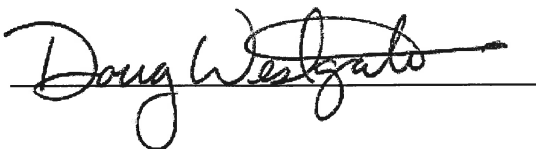
**Property 18 (7525 Shady Grove Road, Little Rock)** built in 1967 with 1,053+/- square feet, brick exterior, and contains 3 bedrooms/ 1 bathroom. Lot 1, Woodbriar Subdivision. The property is rent ready condition, and formerly leased for \$710.00 per month. There was an extensive remodel in 2012, and a new HVAC in 2013.

**Property 19 (14 Westmont Circle, Little Rock)** built in 1957 with 1,008+/- square feet, vinyl exterior, and consists of 3 bedrooms/ 1.5 bathrooms. Lot 266, Meadowcliff Subdivision. This property is rent ready condition, and formerly leased for \$775.00 per month. The home had an extensive remodel including all new vinyl siding, windows, doors, HVAC, flooring, wiring, and a fridge in 2013.

**Property 20 (8616 Winston Drive, Little Rock)** built in 1962 with 1,230+/- square feet, siding exterior, and contains 3 bedrooms/ 1 bathroom. Lot 37, Winston Sub Subdivision. The property is rent ready condition and leased thru 8/3/2020 for \$675.00 per month. There was a new roof installed in 2014, new HVAC, and a fridge in 2016.

**Property 21 (8519 Winston Drive, Little Rock)** built in 1962 with 1,248+/- square feet, siding exterior, and consists of 3 bedrooms/ 1 bathroom. Lot 24, Winston Sub Subdivision. This property leased thru 7/25/2020 for \$700.00 per month. There was a partial remodel in 2013 to this house.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Doug Westgate**, at (501) 815-4004. We look forward to working with you on auction day at **1 Pleasant Valley Drive (Pleasant Valley Country Club) in Little Rock, Arkansas at 1:00 p.m. on August 30th.**

A handwritten signature in black ink that reads "Doug Westgate". The signature is written in a cursive style and is positioned above a horizontal line.

Doug Westgate, Agent  
Wilson Real Estate Auctioneers, Inc.

## GENERAL INFORMATION

**LEGAL DESCRIPTIONS:** See Attachments

**TERMS AND CONDITIONS:** \$10,000.00 (PER PROPERTY) Cashier's Check or Cash (NO EXCEPTIONS) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day to Purchase Individual Homes or the Entire Portfolio are Welcome.**

**CLOSING COMPANY:** American Abstract & Title Company ~ Closing Agent: Andrew Adkins ~ 12814 Cantrell Road, Little Rock, Arkansas 72223 ~ (501) 228-4500 ~ Fax/ 227-9160.

**GENERAL INFORMATION:** (21) Prime Income Producing Properties in Excellent Locations Including 12 Homes in Little Rock, 4 Homes in North Little Rock, 3 Homes in Jacksonville & 2 Homes in Sherwood ~ All Currently Rented or Rent Ready ~ All Tenants are Vetted Prior to 1 or 2 Year Lease Signing ~ Deposits Held on Every Leased Property ~ Rainey Property Management Company Inspects Every Property Quarterly & Owner Makes Repairs or Improvements as Recommended ~ All Properties are Under Current Termite & Pest Control Contracts w/Arkansas Pest Control ~ Seaton Heat & Air Performs Semi-Annual HVAC Maintenance ~ Over \$150,000 Current Gross Annual Rental Income w/New Rental Applications Coming in Weekly for the Vacant Homes.

**Property 1: (1109 Giles St., Little Rock)** Built in 1975, 2,897+/- SF, Brick/Siding Exterior, 5BR/ 3BA, Lot 190, University Park North Subdivision, Leased thru 11/22/2019 for \$1,275/mo. ~ New Roof, Vinyl Siding, HVAC & Water Heater Since 2014.

**Property 2: (115 Elmwood Ave., Sherwood)** Built in 1958, 2,800+/- SF, Rock/Siding Exterior, 3BR/ 2BA, Lot 17, Block 1, Lake Cherrywood 1 Subdivision, Leased thru 2/28/2020 for \$1,300/mo. ~ Extensive Remodel in 2013.

**Property 3: (1312 Reservoir Rd., Little Rock)** Built in 1973, 1,612+/- SF, Brick Exterior, 3BR/ 2BA, Lot 11, North Gate Subdivision, Leased thru 3/31/2019 for \$1,050/mo. ~ Bathroom Remodel & New Flooring in 2016.

**Property 4: (704 Parrish St., Jacksonville)** Built in 1969, 2,134+/- SF, Brick/Vinyl Exterior, 4BR/ 2.5BA, Lot 23, Heraldry Manor Subdivision, Leased thru 6/1/2019 for \$1,050/mo. ~ Extensive Remodel in 2013.

**Property 5: (309 Eubanks Rd., Jacksonville)** Built in 1976, 1,781+/- SF, Brick/Vinyl Exterior, 4BR/ 2BA, 0.3+/- Acre Lot, Leased thru 12/22/2018 for \$960/mo. ~ New HVAC in 2014.

**Property 6: (10606 Excalibur Dr., Little Rock)** Built in 1975, 2,210+/- SF, Brick/Siding Exterior, 3BR/ 2.5BA, Lot 60, Yorkwood Subdivision, Rent Ready Condition, Leased thru 8/8/2020 for \$1,045/mo. ~ Remodel in 2012, New HVAC in 2017.

**Property 7: (1324 Fairpark Blvd., Little Rock)** Built in 1951, 2,378+/- SF, Brick Exterior, 3BR/ 2BA, Lot 5, Block 6, Oak Forest Subdivision, Leased thru 6/1/2020 for \$995/mo. ~ Extensive Remodel & New Roof in 2014.

**Property 8: (6408 Tulip Rd., Little Rock)** Built in 1960, 1,932+/- SF, Brick Exterior, 3BR/ 2BA, Lot 216, Cloverdale Subdivision, Leased thru 3/1/2019 for \$995/mo. ~ Extensive Remodel in 2012.

**Property 9: (6605 Verbena Dr., Little Rock)** Built in 1960, 1,314+/- SF, Brick/Siding Exterior, 3BR/ 1.5BA, Lot 393, Cloverdale Subdivision, Leased thru 6/22/2019 for \$750/mo. ~ Remodel & New Tile Floors in 2013, New Furnace in 2017.

**Property 10: (1000 W. 55th St., North Little Rock)** Built in 1956, 1,825+/- SF, Brick Exterior, 4BR/ 2BA, Lot 14, 55th Street Addn. Subdivision, Rent Ready Condition, Leased thru 8/14/2019 for \$925/mo. ~ New Wiring in 2013, New Carpet in 2017.

**Property 11: (709 Water St., North Little Rock)** Built in 1950, 2,150+/- SF, Vinyl Exterior, 4BR/ 2BA, Lot 186, Rich Acres Subdivision, Leased thru 3/28/2020 for \$925/mo. ~ New 4-Ton HVAC & New Roof in 2013.

**Property 12: (6012 Lyndell Dr., Little Rock)** Built in 1965, 1,700+/- SF, Siding Exterior, 4BR/ 2BA, Lot 35, Lyn Dell Acres Subdivision, Rent Ready Condition, Formerly Leased for \$850/mo. ~ Remodel & New Roof in 2013, Foundation Repaired in 2016.

**Property 13: (6005 Buckles Dr., North Little Rock)** Built in 1969, 1,854+/- SF, Brick/Vinyl Exterior, 3BR/ 2BA, Lot 6, Block 30, Sky Way Subdivision, Leased thru 2/12/2019 for \$900/mo. ~ New Roof in 2013, New HVAC in 2016.

**Property 14: (3 Luau Dr., Sherwood)** Built in 1972, 1,432+/- SF, Brick Exterior, 4BR/ 2BA, Lot 61, Bamboo Village Subdivision, Rent Ready Condition, Formerly Leased for \$880/mo. ~ Extensive Remodel in 2012, New Roof in 2016.

**Property 15: (11 Greenway Ct., Jacksonville)** Built in 1984, 1,314+/- SF, Siding Exterior, 3BR/ 1.5BA, Lot 102, Woodbriar Subdivision, Leased thru 5/26/2020 for \$745/mo. ~ New Roof, New Tile Flooring & New Fridge in 2013.

**Property 16: (1818 W. 36th St., North Little Rock)** Built in 1960, 1,335+/- SF, Brick Exterior, 3BR/ 1BA, Lot 13, Shady Ridge Addn. Subdivision, Leased thru 11/1/2018 for \$675/mo. ~ New HVAC in 2016.

**Property 17: (9 Duval Cir., Little Rock)** Built in 1965, 1,066+/- SF, Brick Exterior, 3BR/ 1BA, Lot 38, Chicot Terrace Subdivision, Leased thru 8/19/2019 for \$650/mo. ~ New Roof & Remodel in 2013.

**Property 18: (7525 Shady Grove Rd., Little Rock)** Built in 1967, 1,053+/- SF, Brick Exterior, 3BR/ 1BA, Lot 1, Woodbriar Subdivision, Rent Ready Condition, Formerly Leased for \$710/mo. ~ Extensive Remodel in 2012, New HVAC in 2013.

**Property 19: (14 Westmont Cir., Little Rock)** Built in 1957, 1,008+/- SF, Vinyl Exterior, 3BR/ 1.5BA, Lot 266, Meadowcliff Subdivision, Rent Ready Condition, Formerly Leased for \$775/mo. ~ Extensive Remodel Including All New Vinyl Siding, Windows, Doors, HVAC, Flooring, Wiring & Fridge in 2013.

**Property 20: (8616 Winston Dr., Little Rock)** Built in 1962, 1,230+/- SF, Siding Exterior, 3BR/ 1BA, Lot 37, Winston Sub Subdivision, Rent Ready Condition, Leased thru 8/3/2020 for \$675/mo. ~ New Roof in 2014, New HVAC & Fridge in 2016.

**Property 21: (8519 Winston Dr., Little Rock)** Built in 1962, 1,248+/- SF, Siding Exterior, 3BR/ 1BA, Lot 24, Winston Sub Subdivision, Leased thru 7/25/2020 for \$700/mo. ~ Partial Remodel in 2013.

***Remember, Every Property will be Sold Regardless of Price on Auction Day! ~ All Information Including but not limited to Square Footage, Age, Acreage, Current Rent or Lot Sizes are Approximate ~ Rental Status is Not Guaranteed on Auction Day.***

**REAL ESTATE TAXES FOR YEAR 2017:** See Attachment

**SCHOOL DISTRICTS:** Little Rock, North Little Rock, Jacksonville & Sherwood

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

<b>Property #</b>	<b>Address</b>	<b>Legal Description</b>	<b>2017 Taxes</b>
1	1109 Giles St	Lot 190, University Park North, Plat 4 to the City of Little Rock, Pulaski County, Arkansas.	\$1,414.00
2	115 Elmwood Ave	Lots 17 and 18, Block 1 Lake Cherrywood Addition Number 1, in Pulaski County, Arkansas.	\$1,438.65
3	1312 Reservoir Rd	The North 70.7 feet of Lot 11, Replat of Section "A" of Lots 1 through 13, North Gate Subdivision in the City of Little Rock, Pulaski County, Arkansas.	\$1,509.91
4	704 Parrish St	Lot 23 Heraldry Manor in the City of Jacksonville, Pulaski County, Arkansas.	\$895.21
5	309 Eubanks Rd	See Exhibit	\$1,234.12
6	10606 Excalibur Dr	Lot 60, Yorkwood Subdivision in the City of Little Rock, Pulaski County, Arkansas.	\$980.69
7	1324 Fairpark Blvd	Lots 5 and 6, Block 6, Oak Forest Addition to the City of Little Rock, Pulaski County, Arkansas.	\$1,108.09
8	6408 Tulip Rd	Lot 216, Colverdale Subdivision to the City of Little Rock, Pulaski County, Arkansas.	\$574.00
9	6605 Verbena	Lot 393, Cloverdale, a Subdivision, Now in the City Little Rock, Pulaski County, Arkansas	\$749.70
10	1000 W 55th St	Lot 14, 55th (Fifty Fifth) Street Subdivision to the City of North Little Rock, Pulaski County, Arkansas.	\$970.61
11	709 Water St	The East Half of Block 186 (Being all that portion of Block 186 lying within 120 feet of Waters Street) Rich Acres Subdivision of Lot 5, Mrs. M.A. Miller's Plantation, now in the City of North Little Rock, Pulaski County, Arkansas.	\$728.13
12	6012 Lyndell Dr	Lot 35, Lyn-Dell Acres Subdivision, in the City of Little Rock, Pulaski County, Arkansas.	\$397.60
13	6005 Buckles Dr	Lot 6, Wilson's Replat of Lots 30 and 31 and Part of Lots 32 and 33, Skyway Subdivision in the City of North Little Rock, Pulaski County, Arkansas.	\$926.51
14	3 Luau Dr	Lot 61, Bamboo Village, Phase III, now in the City of Sherwood, Pulaski County, Arkansas.	\$720.19
15	11 Greenway Ct	Lot 102, Woodbriar, an Addition to Jacksonville, Pulaski County, Arkansas.	\$677.85
16	1818 W 36th St	Lot 13, Shady Ridge Addition to the City of North Little Rock, Pulaski County, Arkansas.	\$816.30
17	9 Duval Circle	Lot 38, Chicot Terrance Subdivision, now in the City of Little Rock, Pulaski Country, Arkansas.	\$418.59
18	7525 Shady Grove Rd	Lot 1, Shady Grove Subdivision, now in the City of Little Rock, Pulaski County, Arkansas.	\$712.59
19	14 Westmont Cir	Lot 266, Meadowcliff Addition to the City of Little Rock, Pulaski County, Arkansas.	\$646.09
20	8616 Winston Dr	Lot 37, Section "B" Winston Subdivision, now in the City of Little Rock, Pulaski County, Arkansas.	\$729.41
21	8519 Winston Dr	Lot 24, Section "B" of Winston Subdivision to the City of Little Rock, Pulaski County, Arkansas.	\$737.10

Legal Description for Property #5: 309 Eubanks Road, Jacksonville, AR 72076

**EXHIBIT "A"**

**Part of the NW1/4 of the NE1/4 of Section 28, Township 3 North, Range 11 West, now in the City of Sherwood, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NW1/4 of the NE1/4; thence North 89 degrees 23 minutes West for 330 feet; thence North for 188 feet to the point of beginning; thence North 94 feet; thence South 89 degrees 23 minutes East for 138 feet; thence South 94 feet; thence North 89 degrees 23 minutes West for 138 feet to the point of beginning.**



## **Multi-Par Auction Method**

The Multi-Parcel (multi-par) auction method allows the buyer to maintain control of any tracts or parcel throughout the auction, regardless of the combination of the tracts.

With the multi-par you select the lots you wish to purchase and bid on them, first by the acre and then in whole dollars.

After a per acre price has been established by individual tracts, for the entire acreage, any bidder may add to the total amount bid on any tracts in the preset dollar amount established at the beginning of the auction or as new bids are posted.

If no advance of bid is made within a specified time frame, then the lots will be announced closed.

### **Advantage of the Multi-Par Method**

- No one is knocked out of bidding at any time. In phase II, you may bid on any tract or combination of tracts.
- You may combine any or all tracts in any grouping throughout phase II of the auction as well post new bids on any single tract bid or combination bids already posted.
- At any time you can look at the lots displayed on large boards and see the high bid and whether you have control of that tract. The High Bidders will have a star (\*) beside their winning bid or combination.
- Since everyone who is participating in the auction event can choose which property they want to buy and the price is set by the bidder, everyone has the same opportunity to buy regardless of the other bidder's possible wealth or bidding strength.

### **Helpful bidding tips**

- Bid on only the tracts or items that you want to own. If you only want a single tract then bid when it is available. If you want multiple tracts or none at all then bid when combination of tracts are permitted. Remember, any bid posted is considered active and could be back in winning position at any time during the auction.
- Don't wait to bid at the end... prices don't go down. Waiting only invites more people to jump in at the last moment. Remember, it is better to defend your position than to take it from someone else.
- Prior to the auction determine your buying strategy. Determine what you want to buy and how much you can spend. Use the auction floor staff to help you with the math during the auction event.

# WILSON REAL ESTATE AUCTIONEERS, INC.

## TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at [www.wilsonauctioneers.com](http://www.wilsonauctioneers.com), and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "**AS IS, WHERE IS**" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

# **ATTENTION: LANDLORDS & REAL ESTATE INVESTORS!**

**(21) Meticulously Well Maintained, Single Family Homes in the Greater Little Rock Area ~  
All Currently Leased or Rent Ready ~ \$225,000 Annual Gross Income Potential ~  
EVERY PROPERTY SELLING REGARDLESS OF PRICE TO THE HIGHEST BIDDER ON AUCTION DAY!**

## **PULASKI COUNTY 21 HOME ABSOLUTE REAL ESTATE AUCTION**

**THURSDAY ~ AUGUST 30, 2018 ~ 1:00 P.M.**

**AUCTION LOCATION: (21) PROPERTIES SELLING FROM  
(PLEASANT VALLEY C.C.) 1 PLEASANT VALLEY DR. ~ LITTLE ROCK, AR**

**DIRECTIONS TO AUCTION LOCATION: From I-430, Take (Exit 8) & Travel West Following Rodney Parham Rd. for 1 Mile,  
Turn Left onto Pleasant Valley Dr. & Watch for Pleasant Valley Country Club.**

**REAL ESTATE DESCRIPTION:** (21) Prime Income Producing Properties in Excellent Locations Including 12 Homes in Little Rock, 4 Homes in North Little Rock, 3 Homes in Jacksonville & 2 Homes in Sherwood ~ All Currently Rented or Rent Ready ~ All Tenants are Vetted Prior to 1 or 2 Year Lease Signing ~ Deposits Held on Every Leased Property ~ Rainey Property Management Company Inspects Every Property Quarterly & Owner Makes Repairs or Improvements as Recommended ~ All Properties are Under Current Termite & Pest Control Contracts w/Arkansas Pest Control ~ Seaton Heat & Air Performs Semi-Annual HVAC Maintenance ~ Over \$150,000 Current Gross Annual Rental Income w/New Rental Applications Coming in Weekly for the Vacant Homes.

**DIRECTIONS TO PROPERTIES: For Google Map Displaying All Properties & Directions go to [WilsonAuctioneers.com](http://WilsonAuctioneers.com).**

**Property 1: (1109 Giles St., Little Rock)** Built in 1975, 2,897+/- SF, Brick/Siding Exterior, 5BR/ 3BA, Lot 190, University Park North Subdivision, Leased thru 11/22/2019 for \$1,275/mo. ~ New Roof, Vinyl Siding, HVAC & Water Heater Since 2014.

**Property 2: (115 Elmwood Ave., Sherwood)** Built in 1958, 2,800+/- SF, Rock/Siding Exterior, 3BR/ 2BA, Lot 17, Block 1, Lake Cherrywood 1 Subdivision, Leased thru 2/28/2020 for \$1,300/mo. ~ Extensive Remodel in 2013.

**Property 3: (1312 Reservoir Rd., Little Rock)** Built in 1973, 1,612+/- SF, Brick Exterior, 3BR/ 2BA, Lot 11, North Gate Subdivision, Leased thru 3/31/2019 for \$1,050/mo. ~ Bathroom Remodel & New Flooring in 2016.

**Property 4: (704 Parrish St., Jacksonville)** Built in 1969, 2,134+/- SF, Brick/Vinyl Exterior, 4BR/ 2.5BA, Lot 23, Heraldry Manor Subdivision, Leased thru 6/1/2019 for \$1,050/mo. ~ Extensive Remodel in 2013.

**Property 5: (309 Eubanks Rd., Jacksonville)** Built in 1976, 1,781+/- SF, Brick/Vinyl Exterior, 4BR/ 2BA, 0.3+/- Acre Lot, Leased thru 12/22/2018 for \$960/mo. ~ New HVAC in 2014.

**Property 6: (10606 Excalibur Dr., Little Rock)** Built in 1975, 2,210+/- SF, Brick/Siding Exterior, 3BR/ 2.5BA, Lot 60, Yorkwood Subdivision, Rent Ready Condition, Leased thru 8/8/2020 for \$1,045/mo. ~ Remodel in 2012, New HVAC in 2017.

**Property 7: (1324 Fairpark Blvd., Little Rock)** Built in 1951, 2,378+/- SF, Brick Exterior, 3BR/ 2BA, Lot 5, Block 6, Oak Forest Subdivision, Leased thru 6/1/2020 for \$995/mo. ~ Extensive Remodel & New Roof in 2014.

**Property 8: (6408 Tulip Rd., Little Rock)** Built in 1960, 1,932+/- SF, Brick Exterior, 3BR/ 2BA, Lot 216, Cloverdale Subdivision, Leased thru 3/1/2019 for \$995/mo. ~ Extensive Remodel in 2012.

**Property 9: (6605 Verbena Dr., Little Rock)** Built in 1960, 1,314+/- SF, Brick/Siding Exterior, 3BR/ 1.5BA, Lot 393, Cloverdale Subdivision, Leased thru 6/22/2019 for \$750/mo. ~ Remodel & New Tile Floors in 2013, New Furnace in 2017.

**Property 10: (1000 W. 55th St., North Little Rock)** Built in 1956, 1,825+/- SF, Brick Exterior, 4BR/ 2BA, Lot 14, 55th Street Adn. Subdivision, Rent Ready Condition, Leased thru 8/14/2019 for \$925/mo. ~ New Wiring in 2013, New Carpet in 2017.

**Property 11: (709 Water St., North Little Rock)** Built in 1950, 2,150+/- SF, Vinyl Exterior, 4BR/ 2BA, Lot 186, Rich Acres Subdivision, Leased thru 3/28/2020 for \$925/mo. ~ New 4-Ton HVAC & New Roof in 2013.

**Property 12: (6012 Lyndell Dr., Little Rock)** Built in 1965, 1,700+/- SF, Siding Exterior, 4BR/ 2BA, Lot 35, Lyn Dell Acres Subdivision, Rent Ready Condition, Formerly Leased for \$850/mo. ~ Remodel & New Roof in 2013, Foundation Repaired in 2016.

**Property 13: (6005 Buckles Dr., North Little Rock)** Built in 1969, 1,854+/- SF, Brick/Vinyl Exterior, 3BR/ 2BA, Lot 6, Block 30, Sky Way Subdivision, Leased thru 2/12/2019 for \$900/mo. ~ New Roof in 2013, New HVAC in 2016.

**Property 14: (3 Luau Dr., Sherwood)** Built in 1972, 1,432+/- SF, Brick Exterior, 4BR/ 2BA, Lot 61, Bamboo Village Subdivision, Rent Ready Condition, Formerly Leased for \$880/mo. ~ Extensive Remodel in 2012, New Roof in 2016.

**Property 15: (11 Greenway Ct., Jacksonville)** Built in 1984, 1,314+/- SF, Siding Exterior, 3BR/ 1.5BA, Lot 102, Woodbriar Subdivision, Leased thru 5/26/2020 for \$745/mo. ~ New Roof, New Tile Flooring & New Fridge in 2013.

**Property 16: (1818 W. 36th St., North Little Rock)** Built in 1960, 1,335+/- SF, Brick Exterior, 3BR/ 1BA, Lot 13, Shady Ridge Adn. Subdivision, Leased thru 11/1/2018 for \$675/mo. ~ New HVAC in 2016.

**Property 17: (9 Duval Cir., Little Rock)** Built in 1965, 1,066+/- SF, Brick Exterior, 3BR/ 1BA, Lot 38, Chicot Terrace Subdivision, Leased thru 8/19/2019 for \$650/mo. ~ New Roof & Remodel in 2013.

**Property 18: (7525 Shady Grove Rd., Little Rock)** Built in 1967, 1,053+/- SF, Brick Exterior, 3BR/ 1BA, Lot 1, Woodbriar Subdivision, Rent Ready Condition, Formerly Leased for \$710/mo. ~ Extensive Remodel in 2012, New HVAC in 2013.

**Property 19: (14 Westmont Cir., Little Rock)** Built in 1957, 1,008+/- SF, Vinyl Exterior, 3BR/ 1.5BA, Lot 266, Meadowcliff Subdivision, Rent Ready Condition, Formerly Leased for \$775/mo. ~ Extensive Remodel Including All New Vinyl Siding, Windows, Doors, HVAC, Flooring, Wiring & Fridge in 2013.

**Property 20: (8616 Winston Dr., Little Rock)** Built in 1962, 1,230+/- SF, Siding Exterior, 3BR/ 1BA, Lot 37, Winston Sub Subdivision, Rent Ready Condition, Leased thru 8/3/2020 for \$675/mo. ~ New Roof in 2014, New HVAC & Fridge in 2016.

**Property 21: (8519 Winston Dr., Little Rock)** Built in 1962, 1,248+/- SF, Siding Exterior, 3BR/ 1BA, Lot 24, Winston Sub Subdivision, Leased thru 7/25/2020 for \$700/mo. ~ Partial Remodel in 2013.

**Remember, Every Property will be Sold Regardless of Price on Auction Day!** ~ All Information Including but not limited to Square Footage, Age, Acreage, Current Rent or Lot Sizes are Approximate ~ Rental Status is Not Guaranteed on Auction Day ~ For More Information, Map, Directions & Photos, Visit [WilsonAuctioneers.com](http://WilsonAuctioneers.com) or Contact our Office at 501-624-1825.

**TERMS ON REAL ESTATE: \$10,000.00 (PER PROPERTY)** Cashier's Check or Cash (NO EXCEPTIONS) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day to Purchase Individual Homes or the Entire Portfolio are Welcome.**

**INSPECTION:** Drive by to View the Leased Properties Anytime or Contact Agent, ***Doug Westgate at 501-815-4004/*** [doug@wilsonauctioneers.com](mailto:doug@wilsonauctioneers.com) to Inspect the Vacant Homes ~ **Registration begins at the Pleasant Valley Country Club Clubhouse at 12:00 p.m. on Auction Day.**

***Announcements made day of sale take precedence over printed material.***

**WILSON REAL ESTATE AUCTIONEERS, INC.**

***Leading Real Estate Auctioneers "Since 1961"***

***501-624-1825 \* PB00000481, Joe Wilson***

***WEBSITE: [WilsonAuctioneers.com](http://WilsonAuctioneers.com) - AAL #4***