

# Two Auctions

**New World Inn & Days Inn**  
**Columbus, Nebraska • April 29th @ 3:00p.m. CST**

## Days Inn

44 Room "Limited Service" 

Two-story central corridor interior entry motel facility. Built in 1992. Unit mix provides for 2 meeting rooms, 2 handicap rooms, 2 queens, and 38 double rooms.



**Seller  
Financing  
on Both  
Facilities**

*Broker Participation Welcomed!*

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## New World Inn

155 Room "Full Service"

Two-story central corridor interior entry motel facility with, full service restaurant, new sports lounge (Legends Sports Grille), 4 conference rooms, which can be opened for one large event, large indoor courtyard and swimming pool. Built in 1970 with an addition completed in 1975. Unit mix provides for 4 suites, 74 single rooms and 77 double rooms.



**Opened  
1998**



## Why an Auction ?

The Sellers have elected to market both motel properties via the auction accelerated selling method, thereby eliminating additional carrying cost that are incurred with conventional marketing and passing the savings onto the new owner(s).

**Buyer's/Broker  
Auction Information  
Seminar**

## "How to Buy and Bid at Public Auction"

Wednesday, April 14th at 3:00 PM  
Followed By Attendee's Reception at 5:00 PM  
**Special Room Rates of \$27.00 per night**

**INTERNATIONAL  
RESORT & MARINE  
AUCTION SERVICES**

7 W. Cheryl Drive  
Phoenix, AZ 85021-2482  
1-(800) 530-4561

[www.marineauctionsv.com](http://www.marineauctionsv.com)

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AXP/903036

*“Unprecedented Opportunity” to Own One or Both*

# New World Inn & Days Inn

Columbus, Nebraska • April 29th @ 3:00p.m. CST

Highway 30 at 81 South Adjacent to Park, Lake & Golf.

## TERMS AND CONDITIONS OF AUCTIONS

**1. REGISTRATION:** All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves, in the amount of \$25,000.00. If buyer fails to close escrow, the registration fee will be forfeited. Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller after completion of the Auction.

**2. PROPERTY INSPECTION:** Previewing and inspection of both Hotel assets is essential. The real and personal property is being sold "AS IS - WHERE IS". A complete Due Diligence/Property Information Package is available, at a nominal cost, and all prospective buyers are urged to acquire said information and conduct any and all due diligence buyer(s) deem appropriate.

**3. SELLER'S & AUCTIONEER'S DISCLAIMER:** All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it. NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION. The Seller and their agents expressly disclaim any and all

liabilities, which may be based on such information, errors therein or omissions therefrom. ONLY such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect.

**4. BUYERS' PREMIUM:** A Buyers' Premium of 3% will be added to the successful high bid resulting in the Total Purchase Price of the asset.

**5. EARNEST MONEY:** The earnest money deposit is equal to 5% of the bid amount including the bidder's registration fee of \$25,000.00

**6. ABSENTEE BIDS:** Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.

**BROKER PARTICIPATION:** A one and a half percent (1<sup>1</sup>/<sub>2</sub>) commission will be paid to the licensed real estate broker whose client pays and closes escrow on the hotel. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed and received by Auctioneer 48 hours prior to the auction. There can be NO Exceptions to this procedure and NO Oral Registrations will be accepted.

*Suggested Opening Bid \$2,750,000 for Both*

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C.R. "Kip" Kane, CAI President

Be prepared to supply your credit card information (Visa, MasterCard information only) and your Federal Express account information, if you desire overnight delivery.

### Due Diligence Package Order Form

*Four Easy Ways to Order — By Phone • By Fax • By Mail • Or E-Mail*

Name \_\_\_\_\_ Company \_\_\_\_\_  
Address City State Zip \_\_\_\_\_  
Business Phone Fax Home Phone \_\_\_\_\_  
 Visa     MasterCard     Fed-Ex Account  
Credit Card or Fed-Ex Account Number \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Name as it appears on card \_\_\_\_\_

**\$35.00 Plus Shipping & Handling**

Includes: Financials, Appraisal, Environmental Condition, Existing Mortgage Documents, Title Review, Permits, etc.