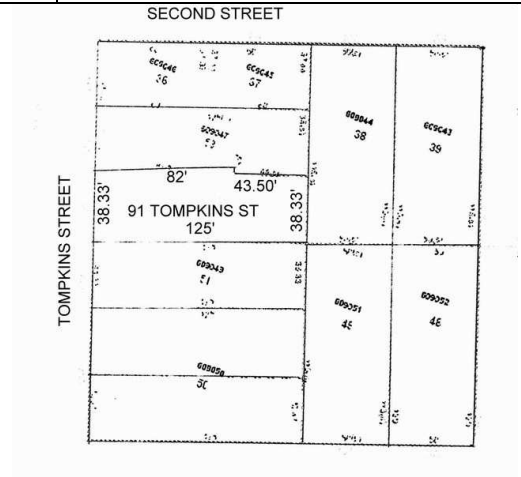


LOOK WHAT \$10,000 WILL BUY

AUCTION TUESDAY, JUNE 23, 2009 – 7 PM; 91 TOMPKINS STREET, BINGHAMTON, NY 13903

******* HANDYMAN'S SPECIAL OR INVESTMENT PROPERTY - 3 BEDROOM 2-STORY *******

Address: 91 Tompkins Street	City of Binghamton, NY	County: Broome	Zoned: 1-Family Residential
Directions: Two blocks off Conklin Avenue (NY Rt. 7) – Look for auction sign. Total Assessment: \$45,000 Full Value: \$53,828 Land Assessment: \$10,600 Full Value: \$12,679	Built 1904, Tax Map #160.60-2-52 38.33' front & rear x 125' deep; 0.11 Acres Square Footage: 1,314 City \$ 868 County: \$ 351 School Taxes: \$ 1,088	Kitchen 12-6 x 11 Living Room 20-2 x 10-2 Bedroom 12-6 x 10-4 Bath 13-6 x 7-10 2 nd Floor Bedroom 12-8 x 12-3 2 nd Floor Bedroom 13-6 x 7-10	Enclosed Front Porch 19-6 x 6 Gas Converted Gravity Feed Furnace All City Services, 110-220 Exterior: Aluminum Siding Foundation: Laid Stone Long Driveway



NOTE: OWNERS LIVE OUT OF TOWN AND MUST SELL; WITH A LITTLE BIT OF EFFORT THIS WOULD BE GOOD INCOME PROPERTY

TERMS: 10% BUYER'S PREMIUM. The opening bid is \$10,000. Downpayment of 10% is due at the conclusion of bidding. The downpayment is non-refundable if buyer is unable to close. The downpayment will be returned if the seller is unable to close. The buyer has 30 calendar days to provide written assurance of financing, thereafter the sales contract is void and deposit is forfeited. Possession upon closing; to be within 60 days after signing contract. The property is sold 'as is' with a Warranty deed. We guarantee clear and marketable title with no financial encumbrances. We can not be responsible for anything we are not aware of or have not specifically stated. Other conditions may be announced prior to sale of property, which will take precedence over printed material. This auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

AUCTION DATE: TUESDAY, JUNE 23, 2009 – 7:00 PM
OPEN HOUSE: TUESDAY, JUNE 16th, 2009 5:00 – 7:00 PM OR CALL OUR OFFICE FOR AN APPOINTMENT
OPENING BID: \$ 10,000 – MINIMUM SELLING PRICE



♣♣♣ CONNELLY REALTY ♣♣♣
 205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593
 ♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣
 FOR MORE INFORMATION: www.bobconnelly.com

