



UNRESERVED BANKRUPTCY

AUCTION

Tuesday, April 12th, 10:00 A.M.

6111 Maple Street, Omaha, Nebraska



AUCTIONEER NOTE: The Trustee has ordered that the real estate, fixtures and equipment of the former Mia's Bongo Room at 6111-6113 Maple Street, Omaha, NE be sold at public auction. This is a prime location in Benson and includes a full line of restaurant equipment and fixtures.



FORMER RESTAURANT & OFFICE SPACE

SITE FEATURES

The property is situated on 2 lots comprising 5760 SF at 6111 and 6113 Maple Street located in the heart of the Benson Business District. The property is zoned NBD (Neighborhood Business District). 2010 consolidated real estate taxes are \$2,412.06 for 6111 Maple and \$1,263.76 for 6113 Maple.

IMPROVEMENTS

A 60' by 23' 2 story with basement building at 6111 Maple Street adjoins a 23' X 70' 1 story with basement building yielding 4,215 SF above ground and 2,990 SF basement space.

TRADE FIXTURES AND EQUIPMENT

The property will be sold with an extensive line of kitchen and restaurant equipment including booths, tables, chairs, range/ovens with grills, freezers, coolers, sinks, mixer, prep tables, racks, utensils and more.

INSPECTIONS

You are welcome to attend the open house on Thursday, March 24th, from 11 am to 1 pm. or make an appointment with the auction company for a personal inspection. Contact the auction company for further information.

All measurements and descriptions are approximate.



TERMS AND CONDITIONS

- Successful bidder(s) will enter into an auction purchase agreement immediately following the sale. Closing will take place in approximately 30 days from sale day when marketable title, full possession & trustee's deed will be given.
- A 10% earnest deposit is due on sale day. There will be a 7% buyer's premium added to the final bid price with the balance of the combined total due in full at closing. Title insurance and closing fees to be split equally between buyer and seller. Taxes will be prorated to the date of closing.
- Property will be sold: 1.) Subject to zoning, easements, covenants, right of way, reservations, and restrictions of record, 2.) As is with no warranties implied or intended, 3.) Without reserve.
- Buyers are responsible to inspect the property and verify all pertinent information. Participating brokers are encouraged and must be registered at least 48 hours prior to the auction. Announcements made sale day take precedence over printed material.

P.J. MORGAN

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