Auction Date: Thursday, October 27, 2016

Auction Time: 1:00 pm

Registration Time: 12:30 pm

Auction Location:
San Antonio Marriott River Center
101 Bowie Street, San Antonio, TX

Inspection Dates & Times:
Sunday, October 16 and 23
1:00 - 4:00 pm

Deposit:
$250,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Centurion Storage facility for Auction! This 3 story facility features 150,635 ± gross building area, 113,400 ± sf of rentable space, 95.2% of which is climate controlled. There are 968 storage units, 26 mini offices, a manager’s apartment, 2 large elevators, security system, electronic security gates, perimeter fencing, and much more!

Note: Financial information on the operating business available online.

Property Details:

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<th>Improved Area: 113,400 ± sq. ft.</th>
<th>Parcel No: 1067745</th>
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<td>Site Area: 3.76 ± acres</td>
<td>2015 Taxes: $437,380.70 ±</td>
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<td>Year Built: 2007</td>
<td>County: Bexar</td>
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<td>Zoning: C-2/Commercial District and ERZD/Edwards Recharge Zone District</td>
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ALSO AUCTIONING OCTOBER 27

| 3911 Luz Del Faro, San Antonio: 4 bedroom, 4.5 bath home with 3-car garage |
| 3915 Luz Del Faro, San Antonio: 0.33 acre residential lot |
| 20203 Stone Oak Pkwy, San Antonio: Commercial building with lease in place |
GENERAL INFORMATION:
TLC: you are responsible for making a good faith offer at a U.S. Department of the Treasury auction to the best of your ability and the Government. The auctioneer’s announcement of the high bid amount and the bidder’s number establishes the contract, which is subject to final acceptance by the Government. This contract is bound by these Terms and Conditions, any Special Terms and Conditions published by the Contractor for the specific auction, 19 CFR Customs Duties Part 162, and all other Federal regulations governing contracts for the purchase of Government real property, which may be found at www.acquisition.gov/lots. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDDERS:
The Bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold hereunder; (c) an agent or immediate member of the household of the employee in (b); (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury auctions that is not generally available to the public; (e) presently debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 60-2.4; or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as agent for a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION OF BIDDERS:
Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card during the registration process for each sale.

In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. Power of Attorney must include the buyer party’s social security number.

An individual’s signature on the bidder registration card is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound there by. Therefore, bidders are cautioned to carefully read all applicable Terms and Conditions contained in this document and the sales flyer/brochure before signing the bidder registration card. Bidders must present a photo ID and evidence of earnest money deposit in the amount of $250,000 in the form of a cashier’s/certified check payable to CWS Marketing Group, Inc as a prerequisite of registration. Personal or business checks, money orders, cash, bank letters, or letters of credit WILL NOT be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

Each registered bidder will be issued a bidder number upon completion of the registration process. Each bidder is solely responsible for the use of his/her bidder number and any use by another person is presumed to be with the consent of and contractually bound to the registered bidder.

The registrant agrees that, should the registrant be the successful bidder of a property lot, the following information regarding the transaction shall be published on the U.S. Department of the Treasury auction website: (1) the registered bidder’s name; (2) the property’s address; (3) the purchase price of the property; Electronic Freedom of Information Act Amendments of 1996 (§ U.S.C. 552 (2000)).

EARNED MONEY DEPOSIT:
Immediately after the bidding is completed the high bidder and second high bidder (Back-Up Bidder) will be required to make a $250,000 earnest money deposit in the form of a cashier’s/certi-