



Bloomington, Indiana



Indianapolis, Indiana



Noblesville, Indiana

MARSH
SUPERMARKETS

SURPLUS PROPERTIES

AUCTION



Syracuse, Indiana

11:00 AM • THURSDAY, NOVEMBER 15

27 Surplus Properties in 19 Indiana and Ohio Locations...

7 Properties offered ABSOLUTE

- Supermarket Buildings • Income Properties •
- Outparcels and Development Tracts • B-Shops •

Surplus Properties



an alliance partner of **NAI Global**

800.257.4161

WWW.HIGGENBOTHAM.COM
AUCTION@HIGGENBOTHAM.COM



RCS
Real Estate
Advisors

Innovative Solutions for the Retail Industry

AUCTION LOCATION AND MAPS

... PRIME LOCATIONS IN INDIANA AND OHIO... 7 PROPERTIES OFFERED ABSOLUTE!

ALL PROPERTIES WILL BE SOLD AT:

11:00 AM · THURSDAY, NOVEMBER 15TH

THE AUCTION FOR ALL PROPERTIES WILL BE HELD AT:

HOLIDAY INN SELECT

Indianapolis Airport, 2501 S. High School Rd., Indianapolis, IN 46241

Directions: Take I-465 to Exit 11 B towards the airport. Merge onto Airport Expy. Turn south onto S. High School Rd. for 0.2 mile to sale site.

SEE MAP BELOW FOR ALL 16 CITIES:



FOR INTERNET BIDDING, PRE-REGISTRATION REQUIRED.
CALL FOR DETAILS.



For further information or for a complete due diligence package on any of these properties, please contact our office:

800-257-4161

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IN COOPERATION WITH:
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IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 071115 Produced by Brenmar Advertising, Inc. (863)644-6687

1 NOBLESVILLE, INDIANA

14575 AND 14450 MUNDY DRIVE, NOBLESVILLE, INDIANA · HAMILTON COUNTY



**FREESTANDING RESTAURANT BUILDING
MULTI-TENANT POSSIBLE!**

PARCEL 1: 14575 Mundy Drive

- 8,586± s.f. modern building on 1.54± acres
- 224± ft. frontage on SR 37, 270± ft. frontage on Mundy Dr., and 215± ft. frontage on 146th St.
- There is a tremendous amount of new retail activity at this location
- Multi-tenant possible or expand for additional restaurant seating

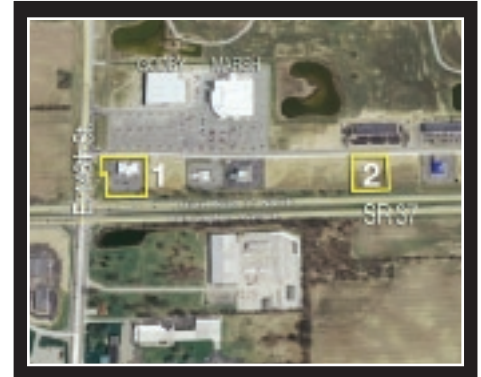


Located at an entrance to the Noblesville Corporate Campus, a 3,600 acre planned community!

PARCEL 2: 14450 Mundy Drive

- 1.32± acre outparcel
- Frontage on SR 37 and Mundy Dr.
- Access via Mundy Dr.
- SR-37 at 146th Street

*Directions: Take I-69 exit #5 and head North on SR 37 for 3.6 miles.
Turn right on E. 146th St. to site.*



Preview: 8:00 AM - 12:00 PM, Thursday, November 1

In cooperation with
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Commercial Real Estate Services, Inc.

2 BLOOMINGTON, INDIANA

2424 S. WALNUT STREET, BLOOMINGTON, IN · MONROE COUNTY (PERRY TOWNSHIP)



46,212± S.F. BUILDING ON 4.62± ACRES

- Located at the NWC of S. Walnut St. and W. Country Club Dr. on the south side of Bloomington, less than 2 miles from Indiana University!
- Former Marsh Supermarket anchor store located in the well-established Walnut Park Shopping Center
- 550± ft. frontage on S. Walnut St.
- Zoned: Planned Unit Development



Directions: From SR 37/45 in Bloomington, head East on W. Country Club Dr. for 2.3 miles. Turn left (North) on S. Walnut St. for .1 mile to site.

Preview: Preview: 8:00 AM - 12:00 PM, Monday, October 29

In cooperation with
NAI Olympia Partners
Commercial Real Estate Services, Inc.

3 WINCHESTER, INDIANA

936 EAST WASHINGTON STREET, WINCHESTER, INDIANA · RANDOLPH COUNTY



28,671± S.F. RETAIL BUILDING ON 7.21± AC

- Former Marsh Supermarket
- Located just off of US Hwy. 27 & SR 32, a major intersection
- 180±ft. frontage on E. Washington St. (SR 32)
- Zoned: C-2; Community Business
- Adjacent businesses include: Dollar General, McDonalds, Arby's, CVS, Auto Zone, P & N Warehouse



Directions: Take US 27 towards Winchester. Turn East on SR 32 (E. Washington St) and go .2 mile to site.

Preview: 1:00 PM - 5:00 PM, Friday, November 2

In cooperation with
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Commercial Real Estate Services, Inc.

4 MUNCIE, INDIANA

4005 WHEELING AVENUE, MUNCIE, INDIANA · DELAWARE COUNTY



35,769± S.F. FREESTANDING BUILDING ON 4.2± ACRES

4,000± S.F. FREESTANDING BUILDING ON 0.59± ACRES

- Located on the major north-south route to downtown Muncie
- Excellent visibility and easy access
- Muncie is the home of Ball State University
- 279±ft. total frontage on Purdue Ave. and 269± ft. frontage on Wheeling Ave.
- Zoned: BL; Business Light



Directions: Take SR 32 (E. Jackson St) to N. Wheeling Ave and head North for 2.1 miles to site.

Preview: 8:00 AM - 12:00 PM, Friday, November 2

In cooperation with
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Commercial Real Estate Services, Inc.

5 INDIANAPOLIS, INDIANA

3919 MADISON AVENUE, INDIANAPOLIS, INDIANA · MARION COUNTY



39,451± S.F. FREESTANDING BUILDING ON 7.8± ACRES

- Former LoBill Supermarket
- Located just off I-465 one block from the University of Indianapolis
- 461±ft. frontage on Madison Ave.
- Over 600±ft frontage on Hanna Ave.
- Zoned: C-7; Heavy Commercial District



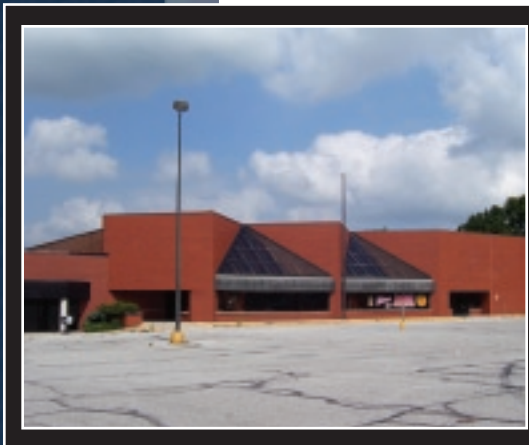
Directions: Take I-74/465 to Exit #2 and head North on S. East St (US 31) for .7 mile. Turn right (East) on E. Hanna Ave. and go .3 mile. Turn left (North) on S. Madison Ave. for .1 mile to site.

Preview: 1:00 PM - 5:00 PM, Tuesday, October 30

In cooperation with
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Commercial Real Estate Services, Inc.

6 GREENCASTLE, INDIANA

1021 & 1033 INDIANAPOLIS ROAD, GREENCASTLE, INDIANA · PUTNAM COUNTY



32,176± S.F. BUILDING ON 2.1± ACRES & AN ATTACHED 20,000± S.F. B-SHOPS ON 2.15± AC

- Former LoBill Grocery Store
- Greencastle is home to Depauw University
- 240±ft. total frontage on Indianapolis Ave.
- 375±ft. frontage on Judson Ave.
- Zoned: GB-1; General Business District
- Adjacent businesses include Arby's, Taco Bell, Pizza Hut, Wendy's, Long John Silvers, and McDonalds

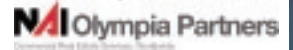


Attached B-Shops

Directions: Take I-70 to exit #41 and head North on US 231 (SR 43) for 8.3 miles toward Greencastle. Turn right (East) on E. Washington St. Go 1.1 miles to site.

Preview: 1:00 PM - 5:00 PM, Monday, October 29

In cooperation with



7 SYRACUSE, INDIANA

107 W. PICKWICK DRIVE, SYRACUSE, INDIANA · KOSCIUSKO COUNTY



21,137± S.F. FREESTANDING BUILDING ON 2.3± ACRES

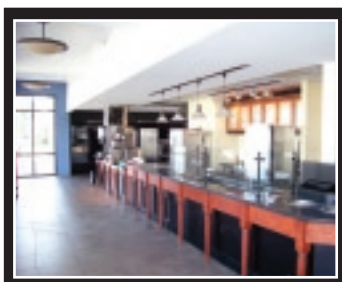
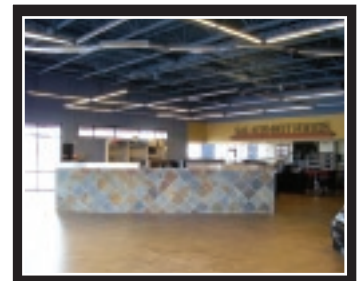
- Former Arthur's Fresh Market, Built in 2004
- Former Grocery and Restaurant Location in the lake community of Syracuse, home to the largest natural lake in Indiana
- Excellent state-of-the-art retail facility
- 300± ft. frontage on Sycamore St.
- 340± ft. frontage on Pickwick Dr.
- 300± ft. frontage on Huntington St. (SR 13 Frontage Rd)
- Zoned: C; Commercial

Situated along SR-13, the main thoroughfare through Syracuse.

Located at a well-traveled, highly visible intersection with traffic signal, assuring easy access.

13,000 cars pass by this site every day!

Directions: From US 30 & SR 13, head North on SR 13 for approx. 16 miles. Turn left on Pickwick Dr. to site.



Preview: 11:00 AM - 3:00 PM, Thursday, November 8



8 GREENVILLE, OHIO

395 MARTIN STREET, GREENVILLE, OHIO · DARKE COUNTY



36,810± S.F. ANCHOR BUILDING ON 4.48± ACRES AND 10,320± S.F. ATTACHED B-SHOPS ON 1.93± ACRES

- Former LoBill Supermarket
- Remodeled in 2004
- Located in Martin Plaza, in the heart of the city.
- Zoned: GB; General Business
- 1,200± s.f. is currently leased and income-producing



Directions: From Hwy. 127 & US 36, head West on US 36 (Martin St.) for approx. 1 mile to site.

Preview: 11:00 AM - 3:00 PM, Thursday, November 8

In cooperation with
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Blank Zavakos
COMMERCIAL REAL ESTATE SERVICES

9 TIPTON, INDIANA

900 E. JEFFERSON STREET, TIPTON, INDIANA · TIPTON COUNTY



2,100± S.F. BUILDING ON 4.91± ACRES

- Building is currently leased and income-producing
- Located across from an operating Marsh Supermarket
- 275± ft. frontage on E. Jefferson St.
- Zoned: B-2; General Business
- Located in an active retail/commercial area!



Directions: Take US 31 North out of Indianapolis. Turn Right onto SR 28 toward Tipton. Go 5.4 miles to site.

Preview: 1PM-5PM, Thursday, November 1 (This is a leased building. Please do not disturb tenant.)

In cooperation with
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COMMERCIAL REAL ESTATE SERVICES

10 LAWRENCE, INDIANA

5136 N. FRANKLIN AVENUE, LAWRENCE, INDIANA · MARION COUNTY



6 B SHOPS ADJOINING AN OPERATING MARSH SUPERMARKET

- 11,920± sf building on 2.76± acres
- 4 shops (8,160± sf) currently leased
- 162± ft. frontage on N. Franklin Rd.
- 251± ft. frontage on 52nd St.
- Zoned: C-3; Neighborhood Community District
- Income-producing! \$55,000 rental income per year
- Tenants include: Super China Buffet, Creative Styles, Lost Dutchman Coins, Ted's Barber Shop



Directions: Take I-465 to exit #10 and head East on E. 56th St. for 1.2 miles. Turn right (South) on N. Franklin Rd. for .6 mile to site.

Preview: 8AM - 12PM, Wednesday, October 31 (Please do not disturb tenants.)

In cooperation with
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COMMERCIAL REAL ESTATE SERVICES

11 GREENFIELD, INDIANA

1240 N. STATE STREET, GREENFIELD, INDIANA · HANCOCK COUNTY



3 VACANT B-SHOPS NEXT TO AN OPERATING MARSH SUPERMARKET

- 14,800±sf building on 1.45± acres
- State Street Centre is approx. 1 mile south of Interstate 70 on the major North/South artery in Greenfield!
- Neighboring retailers include Marsh, CVS & Walgreen's
- 120±ft. exposure on N. State St.
- Zoned: PB; Planned Business



Directions: Take I-70 to exit #104 and head South on SR 9 (N. State St.) for 1.6 miles to site.

Preview: 1:00 PM - 5:00 PM, Wednesday, October 31

In cooperation with
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Commercial Real Estate Services, Inc.

12 INDIANAPOLIS, INDIANA

17 N. LYNHURST DRIVE, INDIANAPOLIS, IN · MARION COUNTY (WAYNE TOWNSHIP)



8,800± S.F. BUILDING ON 0.24± ACRES

- Adjoins an operating Marsh Supermarket
- Neighboring businesses include CVS, Marsh, fuel station and barber shop
- Zoned: C-3; Neighborhood Commercial District
- Located less than one mile from I-74/465



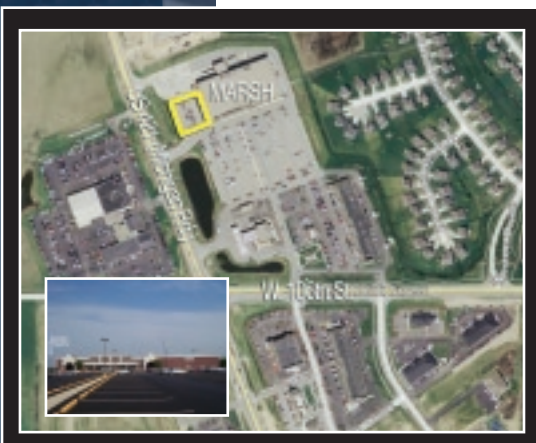
Directions: Take I-74/465 to exit #13 and head East on US 36 (Rockville Rd.) for .9 mile. Turn left (North) on N. Lynhurst to site.

Preview: 8:00 AM - 12:00 PM, Tuesday, October 30

In cooperation with
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Commercial Real Estate Services, Inc.

13 ZIONSVILLE, INDIANA

10679 NORTH MICHIGAN ROAD, ZIONSVILLE, INDIANA · HAMILTON COUNTY



0.5± ACRE PARCEL ADJOINING AN OPERATING MARSH SUPERMARKET

- Located on the NEC of N. Michigan Rd. (Hwy. 421) and W. 106th St.
- Neighboring retailers include Marsh, Village Pantry, Wal-Greens, Donato's Pizza, B-Shops, Pearson Ford
- Zoned: B-2; General Business
- Located in an affluent area with strong demographics and traffic counts



Directions: Take I-465 to exit #27 and head North on N. Michigan Rd. for 1.3 miles to site.

Preview: Drive by at your leisure to preview.

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14 FORT WAYNE, INDIANA

7201 & 7399 MAPLECREST ROAD, FORT WAYNE, INDIANA · KOSCIUSKO COUNTY



4 SHOPPING CENTER OUTLOTS

- Located on the SWC of Maplecrest Rd. & Rothman Rd.
- 1) 1± acre development tract with 200± ft. frontage on Maplecrest Rd.
- 2) 1± acre development tract with 200± ft. frontage on Maplecrest Rd.
- 3) .99± acre corner development tract with 189± ft. frontage on Maplecrest Rd. & 165± ft. frontage on Rothman Rd.
- 4) .5± acre lot with 175± ft. frontage on Maplecrest Rd. - **ABSOLUTE!!**
- Zoned: SC-3; Shopping Center

Parcel 4 to be offered ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

Directions: Take I-469 to exit #29 and head South on Maplecrest Rd for 1 mile to site.

Preview: Drive by at your leisure to preview.

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NAI Harding Dahm
Commercial Real Estate Services, Inc.

15 MUNCIE, INDIANA

4900 EAST JACKSON STREET, MUNCIE, INDIANA · DELAWARE COUNTY



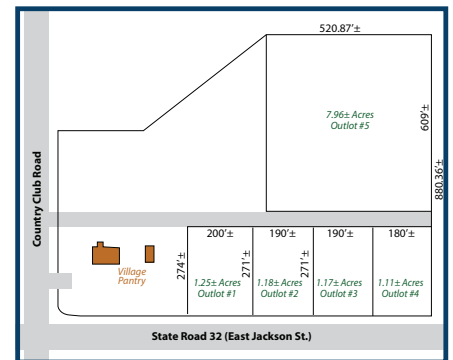
12.67± ACRES OFFERED IN 5 TRACTS

- Located adjacent to Village Pantry
- Zoned BV; Business Variety
- No supermarket or convenience stores

Tracts 1, 2, 3 and 4 to be offered ABSOLUTE to the last & highest bidder, regardless of price! No Minimums! No Reserves!

Directions: Take US 35/SR 3 to SR 32 and head East on SR 32 for .4 mile to site.

Preview: Drive by at your leisure to preview.



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16 ANDERSON, INDIANA

SWC 38TH ST. AND COLUMBUS AVENUE., ANDERSON, INDIANA · MADISON COUNTY



6.59± ACRE DEVELOPMENT TRACT

- Located adjacent to Family Video & Advance Auto.
- Preliminary platting completed for 2 parcels
- 379± ft. frontage on Columbus Ave.
- Zoned: B-2; General Business and B-3; Neighborhood Shopping Center
- Ideal for commercial/retail development

To be offered ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

Directions: Take I-69 to Exit #26 and turn north on SR-9 (S. Scatterfield Rd.) and go 1.5 miles. Turn left (west) onto E. 38th St. and go 0.8 mile to site.

Preview: Drive by at your leisure to preview.

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17 ANDERSON, INDIANA

E. 300 N. (HARTMAN RD.), ANDERSON, IN · MADISON COUNTY (LAFAYETTE TOWNSHIP)



1.34± ACRE OUTLOT NEXT TO AN OPERATING MARSH SUPERMARKET

- Neighboring businesses include K-Mart, Burger King, McDonalds, Wendy's, Arby's and Marsh Supermarket
- 258±ft frontage on Hartman Rd.
- Zoned: B-1; Local Business



To be offered ABSOLUTE to the last and highest bidder, regardless of price! No Minimums! No Reserves!

Directions: Take I-69, exit #34 and head West on SR 32 (W. Main St) for 4.3 miles. Turn right (North) on SR 9 (S. Scatterfield Rd) for 2.9 miles. Turn left (West) on Broadway St for .3 mile to property beside the Marsh Supermarket.

Preview: Drive by at your leisure to preview.

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18 BROWNSBURG, INDIANA

843 E. MAIN STREET, BROWNSBURG, INDIANA · HENDRICKS COUNTY



1.1± ACRE OUTPARCEL OF MARSH SUPERMARKET ANCHORED SHOPPING CENTER

- Next to one of Marsh's best stores!
- Adjacent retailers include McDonald's, Donatos Pizza, Village Pantry, Marsh and B-Shop Center.
- 129± ft. frontage on Hornady Rd. and 207± ft. frontage on E. Tilden Dr.
- Zoned: C-3; Commercial
- Brownsburg is a fast growing affluent suburb of Indianapolis



Directions: Take I-74 to exit #66 and head south on N. Green St. (SR 267) for 1.2 miles. Turn left (East) on US 136 (E. Main St.) for .9 mile to site.

Preview: Drive by at your leisure to preview.

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19 LEBANON, INDIANA

702 W. SOUTH STREET (SR-32), LEBANON, INDIANA · BOONE COUNTY



2.37± ACRE DEVELOPMENT TRACT

- 160± ft frontage on W. Main St. & 236± ft. frontage on W. South St.
- Zoned: NB; Neighborhood Business
- Adjacent to a new O'Reilly Auto Parts and a Village Pantry Convenience Store/Gas Station

Directions: Take I-65 to exit #10 and head East on SR 32 (W. South St.) for .9 mile to site.

Preview: Drive by at your leisure to preview.

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Commercial Real Estate Services, Inc.

FREQUENTLY ASKED QUESTIONS

WHAT IS A DUE DILIGENCE PACKAGE AND HOW DO I GET ONE?

A due diligence package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The due diligence package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

HOW DO I PREVIEW THE PROPERTIES?

There will be a scheduled preview for each building in the auction. Please plan to attend and have any inspections/appraisals, etc. done during this time. Any equipment in the properties at the preview time (not including the leased properties) will be conveyed with the real estate, unless otherwise noted. Please keep in mind that some properties are leased. We ask that you not disturb the tenants.

WHERE WILL THE AUCTION BE HELD?

The auction will be held live at the Holiday Inn, Indianapolis Airport. Auction staff will begin registering bidders by 9:30 am. The auction should be completed by 2:00 pm.

WHAT IF I CAN'T ATTEND THE AUCTION?

If you cannot attend the auction in person, you may arrange to bid via the Internet in real-time by calling our office no later than Monday, November 12th. You MUST be pre-registered to bid via the Internet. You may also listen live to the auction at www.naalive.com

WHAT IS AN ACCEPTABLE FORM OF DEPOSIT?

Auction deposits can be made in the form of personal or business check.

WILL I GET CLEAR TITLE TO THE PROPERTY?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

WHAT ABOUT FINANCING?

The sale is not contingent on the buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction.

Having the right partner is key...

*Expedited Real Estate
Sales Specialist*



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AUCTIONEERS**
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HOW AN AUCTION WORKS

ANSWERING YOUR QUESTIONS ABOUT THE AUCTION METHOD...

This is my first auction and I'm not sure how to bid.

Step 1: Register to bid by filling out a bidder card at the registration table. By registering to bid, the buyer acknowledges that they have reviewed and understand the information in the bid packet and the Contract of Sale agreement. The bidder also acknowledges that immediately following the auction, they are prepared to execute the Contract of Sale agreement and pay the appropriate deposit at that time in a form that has previously been deemed acceptable to the Auction Company.

Step 2: Determine how much you are willing to pay for a piece of property. Since your needs and desires are unique, your evaluation of the property will be different from anyone else's.

Step 3: As the auctioneer progresses in his call for bids, simply raise your hand when you want to bid. If you're not sure if you're in or out, raise your hand again and the auctioneer will keep you in. He will not let you bid against yourself. The auction will be conducted under the total control of the auctioneer.

Step 4: If you have any questions, motion for one of Higgenbotham's Auction Team members. These ringmen are here to help you understand the process completely.

What does the term "RESERVE" mean?

Under a reserve auction the auctioneers will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid. If the property is not labeled as absolute, it will be sold on a reserve basis.

What does the term "ABSOLUTE" mean?

In an absolute auction, the property will be sold to the last and highest bidder regardless of price.

Do I need to pre-qualify?

No. We normally do not require any pre-qualification to bid; however, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Internet bidding is available to buyers who have properly registered with our company.

What is a buyer's premium?

A buyer's premium is a percentage that is added to the bid price to determine the total purchase price. In this auction there will be a 10% buyer's premium added to the successful bid amount to create the total purchase price. The Earnest Money (pursuant to the Contract of Sale), will be non-refundable (except as otherwise provided in the Contract of Sale) and due on the date of auction in the form of a personal or business check. The balance of the contract purchase price shall be due at closing on or before 45 days.

What if I am a Broker?

We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Registration forms must be completed at least 48 hours prior to the scheduled auction by calling 800-257-4161 to request a Broker Participation Form.

The most important thing to do at an auction is relax and have fun. If you have a question, ask it. We strive to insure that all of our customers are fully informed and educated. And remember,

**You're only going to pay one bid more
than someone else was willing to pay.**

AUCTION INVENTORY

PROPERTIES AVAILABLE AT THE LOCATIONS LISTED BELOW:

NOBLESVILLE, INDIANA

14450 Mundy Drive
14575 Mundy Drive

BLOOMINGTON, INDIANA

2424 S. Walnut Street

WINCHESTER, INDIANA

936 E. Washington Street

MUNCIE, INDIANA

4900 E. Jackson Street
4005 Wheeling Avenue

INDIANAPOLIS, INDIANA

17 N. Lynhurst Drive
3919 Madison Avenue

GREENCASTLE, INDIANA

1021 Indianapolis Road

SYRACUSE, INDIANA

107 W. Pickwick Drive

GREENVILLE, OHIO

395 Martin Street

TIPTON, INDIANA

900 E. Jefferson Street

LAWRENCE, INDIANA

5136 N. Franklin Avenue

GREENFIELD, INDIANA

1240 N. State Street

ZIONSVILLE, INDIANA

10679 N. Michigan Road

FT. WAYNE, INDIANA

7201 Maplecrest Road
7399 Maplecrest Road

ANDERSON, INDIANA

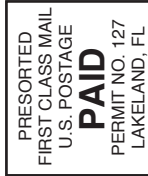
SWC 38th Street and Columbus Avenue
East 300 North (Hartman Road)

BROWNSBURG, INDIANA

843 Main Street

LEBANON, INDIANA

702 W. South Street (SR-32)



FIRST CLASS MAIL

RETURN SERVICE REQUESTED



an alliance partner of **MAI Global**

1666 Williamsburg Square, Lakeland, FL 33803
M.E. Higgenbotham, CAI, FL Lic. #AU305 AB158