

**BIDDING KIT FOR:
Lot 1 Chatsworth Estates**



Exceptional opportunity to own a large tract in a "Hot Market Area"! Chatsworth Estates is fully protected by Subdivision Restrictions, immediately ready to break ground, or, ready to buy & hold as a future build/investment. LAST AVAILABLE IN THE ESTATE!

Contents:

1. Opinion of Value
2. Sample of contract
3. Loan Information



Exclusively Represented by: Gail S. Coughlin

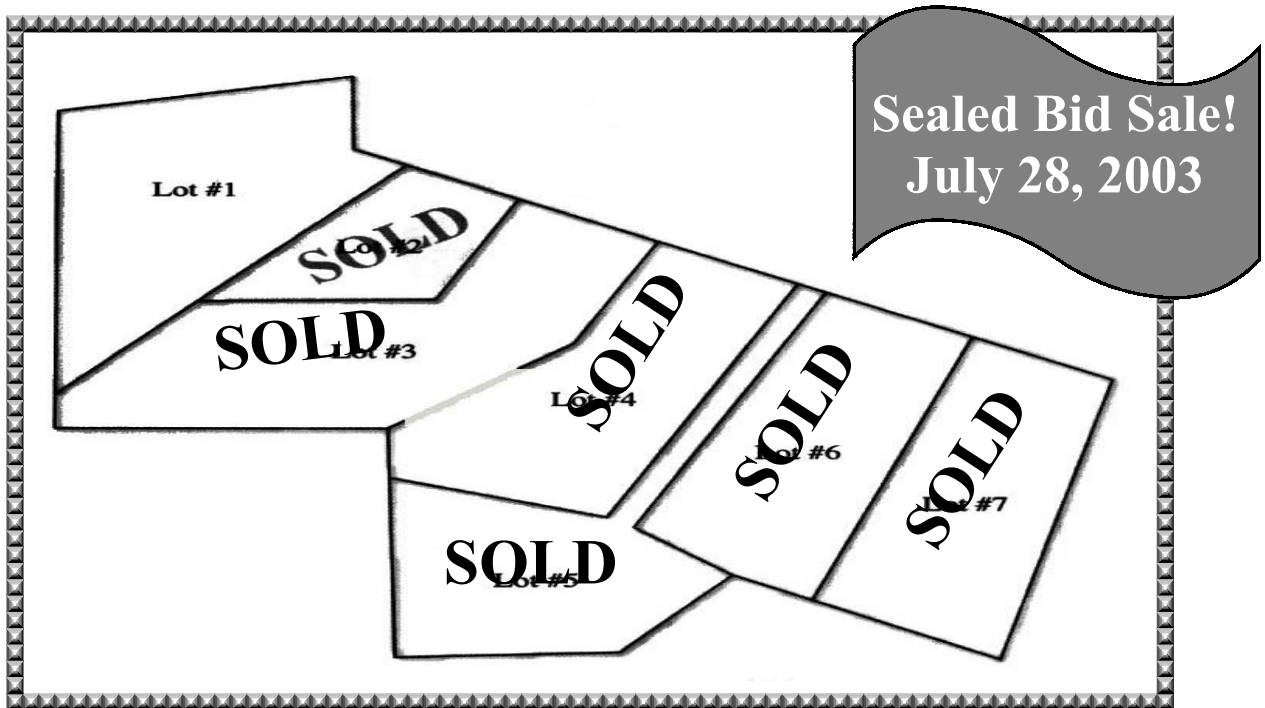
Voice Mail: 513-483-4569 Home: 513-871-6885 Mobile: 604-1731

Photos available at www.gcoughlin.com



The Seller reserves the right to presell the property.

Chatsworth Estates
LAST OF AN ERA!



Exclusive Estates Secluded Yet Conveniently Located

Open House Dates
Wed July 23 5-7pm
Sat July 26 1-3pm • Sun July 27 3-5pm

Where the “*Action*” is...Homeshow ‘03...Riversbend...Kroger’s Retail and more! Only 2 miles from Historic Loveland and the Miami Bike Trails...5.8 miles from I275! Incredible mini-farm estates offering the ultimate “last chance” for affordable acreage! This is the last remaining lot of an Era! Plans available for your Builder or ours! Call 513-483-4569 for a Bidding Kit today!



Exclusively Represented By: Gail S. Coughlin
Voice Mail: 483-4569 Home: 871-6885 Mobile: 604-1731
Website: www.gcoughlin.com

Owner reserves the right to pre-sell the property prior to August 9, 2002

Chatsworth Estates

Last Remaining!

SEALED BID GUIDELINES

The process offers the Buyer an opportunity to make an excellent immediate buy. All Buyers wishing to bid should register by calling 513-483-4569 entitling them to receive an appraisal opinion of value and the statistics of the property. The bids will be opened at one time and the Seller will inform the Buyer selected immediately. Good luck in your bidding!

OPEN HOUSES ARE SCHEDULED FOR:

***DATE: Wednesday, July 23, 5 - 7pm
Saturday, July 26, 1 - 3pm
Sunday, July 27, 3 - 5pm***

***WHERE: Montgomery Village Square
9600 Montgomery Road
Coldwell Banker West Shell Office***

1. All bids must be submitted prior to 5:00 PM on , **Monday, July 28, 2003**, in either of the following convenient ways:
 - * BY CONFIDENTIAL FAX: 513-984-9190
 - * BY CERTIFIED DELIVERY TO:
Gail S. Coughlin
Coldwell Banker West Shell
9600 Montgomery Road
Cincinnati, OH 45242
2. All offers will be opened simultaneously at 9600 Montgomery Road on the following Tuesday, July 29, 2003 at 1:00 PM exactly.
3. The Seller will be available to confirm the Buyer offer selection.
4. The Seller reserves the right to reject any bid.
5. The Seller reserves the right to presell the property.