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# REAL ESTATE AUCTION TERMS

## *Perfectly Located Ranch Home, Pole Barn, Pond, & Acreage!*

This property will be offered at Online Auction on Wednesday, May 22, 2024 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$10,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 28, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$3067.86. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Wednesday, May 22, 2024**


***Bidding begins closing out at 6 pm!***

**14533 Aboite Rd., Roanoke, IN 46783**

**Lafayette Township • Allen County**

***<https://bidmetzger.com/auctions/>***



|  |  |   |                             |                           |
|--|--|---|-----------------------------|---------------------------|
| <b>Property Type</b> RESIDENTIAL   | <b>Status</b> Active   | <b>CDO</b> 0                              | <b>DOM</b> 0                | <b>Auction</b> Yes        |
| <b>MLS #</b> 202414798   | <b>14533 Aboite Road</b>   | <b>Roanoke</b>                            | <b>IN 46783</b>             | <b>LP \$0</b>             |
|  | <b>Area</b> Allen County   | <b>Parcel ID</b> 02-16-20-351-001.000-048 | <b>Type</b> Site-Built Home | <b>Waterfront</b> Yes     |
|  | <b>Sub</b> None  | <b>Cross Street</b>                       | <b>Bedrms</b> 3             | <b>F Baths</b> 1          |
|  | <b>Township</b> Lafayette  | <b>Style</b> One Story                    | <b>REO</b> No               | <b>Short Sale</b> No      |
|  | <b>School District</b> SWA   | <b>Elem</b> Lafayette Meadow              | <b>JrH</b> Summit           | <b>SrH</b> Homestead      |
|  | <b>Legal Description</b> FRL N 483.3 OF FRL W 451.20 FT SW 1/4 SW 1/4 SEC 20   |   |                             |                           |
|  | <b>Directions</b> From Hwy 69, turn west on Lafayette Center Rd. South on Aboite Rd. Property is on the east side of the road. |   |                             |                           |
|  | <b>Inside City</b> N   | <b>City Zoning</b>                        | <b>County Zoning</b> A1     | <b>Zoning Description</b> |

**Remarks** Perfectly Located Ranch Home, Pole Barn, Pond & Acreage is going to Auction on Wednesday, May 22, 2024 -- Bidding begins closing out at 6 pm. Situated on a sprawling 3.73-acre lot, this property boasts a 3-Bedroom Ranch Home with Basement, Pole Barn & 2 Stocked Ponds! Upon arrival, you'll be greeted by the picturesque setting, with acreage that provides ample space for gardening, outdoor entertaining, & 2 ponds offering a serene backdrop for outdoor relaxation & recreation. Step inside where you'll find 3 bedrooms, 1 1/2 baths, providing comfortable accommodations for family and guests alike. Downstairs, the walk-out basement offers a cozy family room complete with fireplace, a workshop & additional space for storage, playroom, gym or whatever you envision! The pole barn provides convenient storage for vehicles, equipment, or can be a workshop for hobbies. The ponds are stocked with Bass & Blue Gill & approx. 10' deep. Great Location, this property offers the best of both worlds - a peaceful country setting with easy access to city amenities. Enjoy proximity to

**Agent Remarks** Online Auction: Wed. 5.22.24 6pm Open House: Sun. 5.19.24 1-2pm All appliance & firewood stays with home. Full auction terms for bidders are in the info packet in docs. Measurements approximate. RE Brokers must register clients 24 hrs. in advance of the auction and attend all showings with their client. Client Registration Form in Docs.

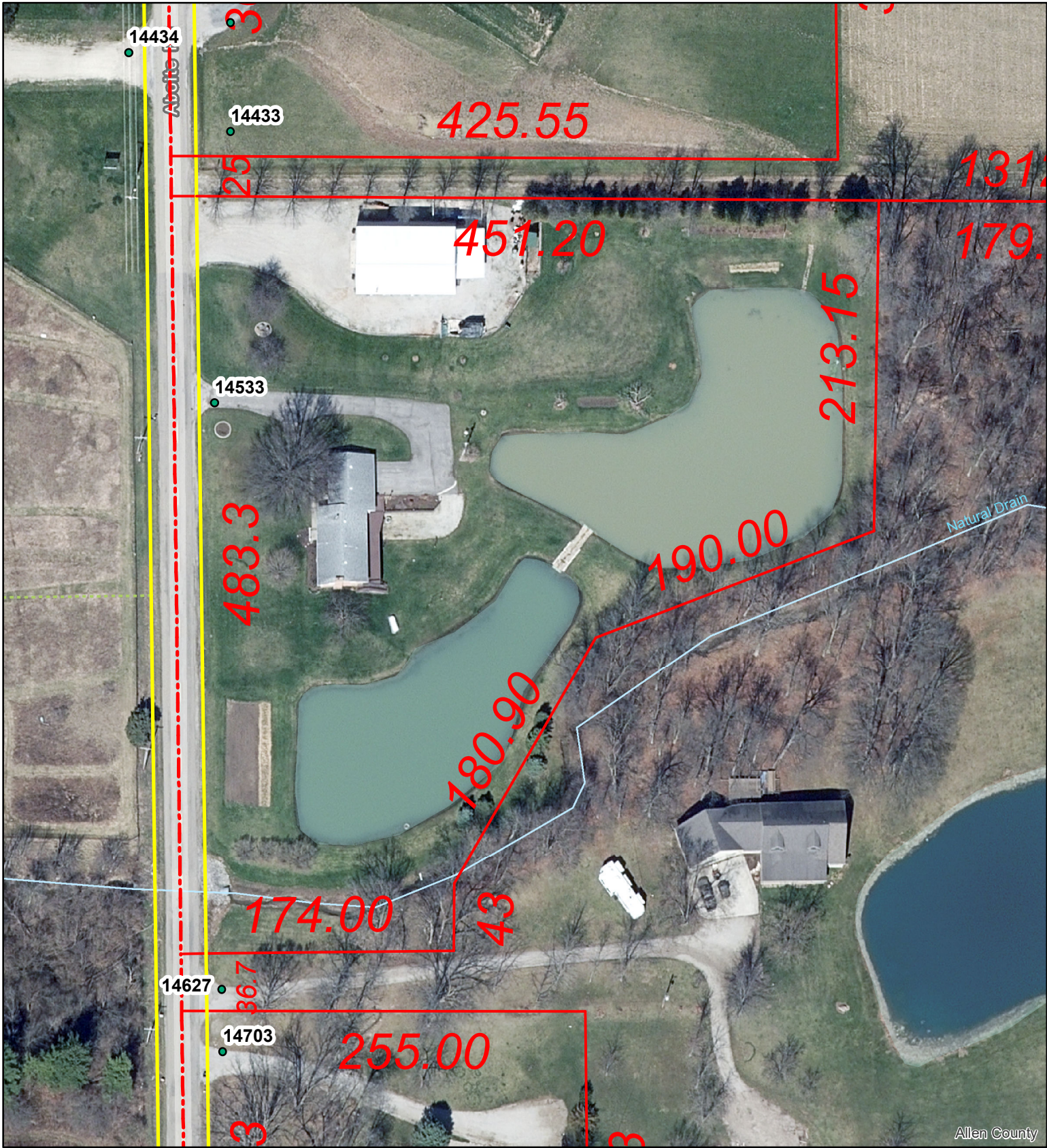
| Sec                      | Lot       | Lot                        | 3.7300 | /                        | 162,479              | /  | 440x480          | Lot Desc                 | 3-5.9999         |   |   |                    |    |
|--------------------------|-----------|----------------------------|--------|--------------------------|----------------------|--|------------------|--------------------------|------------------|---|---|--------------------|----|
| <b>Above Gd Fin SqFt</b> | 1,436     | <b>Above Gd Unfin SqFt</b> | 0      | <b>Below Gd Fin SqFt</b> | 0                    | <b>Ttl Below Gd SqFt</b>                       | 1,196            | <b>Ttl Fin SqFt</b>      | 1,436            | <b>Year Built</b>                                 | 1967                                      |                    |    |
| <b>Age</b>               | 57        | <b>New Const</b>           | No     | <b>Date Complete</b>     |                      | <b>Ext</b>                                     | Brick, Vinyl     | <b>Bsmnt</b>             | Partial Basement | <b>#</b>  | 6   |                    |    |
| <b>Room Dimensions</b>   |           | <b>Baths</b>               |        | <b>Full</b>              |                      | <b>Hal</b>                                     |                  | <b>Water</b>             | WELL             | <b>Basement Material</b>                          |   |                    |    |
| <b>RM DIM</b>            | <b>LV</b> | <b>B-Main</b>              | 1      | 0                        | <b>Well Type</b>     | Private  |                  | <b>Dryer Hookup Gas</b>  | No               | <b>Fireplace</b>                                  | Yes                                       |                    |    |
| <b>LR</b>                | 14 x 14   | <b>B-Upper</b>             | 0      | 0                        | <b>Sewer</b>         | Septic   |                  | <b>Dryer Hookup Elec</b> | Yes              | <b>Guest Qtrs</b>                                 | No  |                    |    |
| <b>DR</b>                | x         | <b>B-Blw</b>               | 0      | 1                        | <b>Fuel /</b>        | Gas, Forced Air                                |                  | <b>Dryer Hookup G/E</b>  | No               | <b>Split Flrpln</b>                               | No  |                    |    |
| <b>FR</b>                | 14 x 14   | <b>B</b>                   |        |                          | <b>Laundry Rm</b>    | Baseme   |                  | <b>Heating</b>           |                  | <b>Disposal</b>                                   | No  | <b>Ceiling Fan</b> | No |
| <b>KT</b>                | 14 x 8    |                            |        |                          | <b>Laundry L/W</b>   | x  |                  | <b>Cooling</b>           | Central Air      | <b>Water Soft-Owned</b>                           | No  | <b>Skylight</b>    | No |
| <b>BK</b>                | x         |                            |        |                          | <b>AMENITIES</b>     | Deck Open, Dryer Hook Up Electric, Kitchenette |                  | <b>Water Soft-Rented</b> | No               | <b>ADA Features</b>                               | No  |                    |    |
| <b>DN</b>                | x         |                            |        |                          |                      | , Washer Hook-Up                               |                  | <b>Alarm Sys-Sec</b>     | No               | <b>Fence</b>                                      |   |                    |    |
| <b>1B</b>                | 14 x 14   |                            |        |                          |                      |  |                  | <b>Alarm Sys-Rent</b>    | No               | <b>Golf Course</b>                                | No  |                    |    |
| <b>2B</b>                | 12 x 12   |                            |        |                          |                      |  |                  | <b>Garden Tub</b>        | No               | <b>Nr Wlkg Trails</b>                             | No  |                    |    |
| <b>3B</b>                | 12 x 10   | <b>B</b>                   |        |                          | <b>Garage</b>        | 2.0 / Attached / 24 x 24 / 576.00              |                  | <b>Jet Tub</b>           | No               | <b>Garage Y/N</b>                                 | Yes                                       |                    |    |
| <b>4B</b>                | x         |                            |        |                          | <b>Outbuilding 1</b> | Pole/Post Building 64 x 42                     |                  | <b>Pool</b>              | No               | <b>Off Street Pk</b>                              |   |                    |    |
| <b>5B</b>                | x         |                            |        |                          | <b>Outbuilding 2</b> | Shed 10 x 12 120                               |                  | <b>Pool Type</b>         |                  | <b>SALE INCLUDES</b>                              | Dishwasher, Refrigerator, Washer, Cooktop |                    |    |
| <b>RR</b>                | x         |                            |        |                          | <b>Assn Dues</b>     |  | <b>Frequency</b> | Not Applicable           |                  | -Electric, Dryer-Electric, Freezer, Oven-Electric |   |                    |    |
| <b>LF</b>                | x         |                            |        |                          | <b>Other Fees</b>    |  |                  |                          |                  | <b>FIREPLACE</b>                                  | Family Rm, Wood Burning                   |                    |    |
| <b>EX</b>                | x         |                            |        |                          | <b>Restrictions</b>  |  |                  |                          |                  |   |   |                    |    |

|                        |                 |                  |                         |                           |                             |                       |      |
|------------------------|-----------------|------------------|-------------------------|---------------------------|-----------------------------|-----------------------|------|
| <b>Water Access</b>    |                 | <b>Wtr Name</b>  |                         | <b>Water Frontage</b>     |                             | <b>Channel</b>        |      |
| <b>Water Features</b>  |                 |                  |                         | <b>Water Type</b>         | Pond                        | <b>Lake Type</b>      |      |
| <b>Auctioneer Name</b> | Chad Metzger    | <b>Lic #</b>     | AC31300015              | <b>Auction Date</b>       | 5/22/2024                   | <b>Time</b>           | 6 pm |
| <b>Financing:</b>      | <b>Existing</b> | <b>Proposed</b>  |                         | <b>Location</b>           | Online Only: bidmetzger.com |                       |      |
| <b>Annual Taxes</b>    | \$3,067.86      | <b>Exemption</b> | Homestead, Supplemental | <b>Year Taxes Payable</b> | 2024                        | <b>Assessed Value</b> |      |
| <b>Possession</b>      | at closing      |                  |                         |                           |                             |                       |      |

|                             |  |  |                                   |
|-----------------------------|--|--|-----------------------------------|
| <b>List Office</b>          | Metzger Property Services, LLC - Off: 260-982-0238 | <b>List Agent</b>                          | Chad Metzger - Cell: 260-982-9050 |
| <b>Agent E-mail</b>         | chad@metzgerauction.com                            | <b>List Agent - User Code</b>              | UP388053395                       |
| <b>Co-List Office</b>       |  | <b>List Team</b>                           |                                   |
| <b>Showing Instr</b>        | Showingtime or Open House                          | <b>Co-List Agent</b>                       |                                   |
| <b>List Date</b>            | 4/30/2024  | <b>Start Showing Date</b>                  |                                   |
| <b>Exp Date</b>             | 7/31/2024  | <b>Owner/Seller a Real Estate Licensee</b> | No                                |
| <b>Agent/Owner Related</b>  | No   |  |                                   |
| <b>Contract Type</b>        | Exclusive Right to Sell                            | <b>Buyer Broker Comp.</b>                  | 1.5%                              |
| <b>Variable Rate</b>        | No   | <b>Special List Cond.</b>                  | None                              |
| <b>Virtual Tours:</b>       |  | <b>Lockbox Type</b>                        | Mechanical/Combo                  |
| <b>Lockbox Location</b>     | Barn   | <b>Type of Sale</b>                        |                                   |
| <b>Pending Date</b>         |  | <b>Closing Date</b>                        |                                   |
| <b>Selling Price</b>        |  | <b>How Sold</b>                            |                                   |
| <b>Ttl Concessions Paid</b> |  | <b>Sold/Concession Remarks</b>             |                                   |
| <b>Conc Paid By</b>         |  | <b>Sell Office</b>                         |                                   |
| <b>Sell Agent</b>           |  | <b>Co-Sell Office</b>                      |                                   |
| <b>Sell Team</b>            |  | <b>Co-Sell Agent</b>                       |                                   |

**Presented** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 4/23/2024

1" = 83'

# Perfectly Located Ranch Home, Pole Barn, Stocked Pond, & Acreage!

14533 Aboite Rd., Roanoke, IN 46783



*3.73+/- Acres with 2 Stocked Ponds in a Top-Rated School District!*

- **Move-In Ready Home:**

- 3 bedrooms, 1.5 baths
- Breezeway between home & garage with large office
- Walk-Out Basement with Family Room, Kitchenette, Storage, & 1-car garage workshop
- 2-car attached garage

- **64x42 Pole Barn:**

- Workshop Area
- Woodburner
- Electricity

- **2 Stocked Ponds:**

- Excellent Fishing
- Bass & Bluegill
- Deepest part 10 feet



**Metzger** PROPERTY SERVICES, LLC  
 CHAD METZGER, CAI, CAGA

260-982-0238

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### Average Utilities

|          | Company   | Average Amount                  |
|----------|---|---------------------------------|
| Gas      | Propane tank is owned - fuel & tank stays with home | \$                              |
| Electric | Heartland REMC - 2 meters                           | \$ 140/mo combined house & barn |
| Water    | Well  | \$                              |
| Other    | Firewood stays with home                            | \$                              |
| HOA      |   | \$                              |

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



General Information

Parcel Number 02-16-20-351-001.000-048

Local Parcel Number 17-0020-0013

Tax ID:

Routing Number - - -

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Allen

Township LAFAYETTE TOWNSHIP

District 048 (Local 017) 048 LAFAYETTE (17)

School Corp 0125 M.S.D. SOUTHWEST ALLEN COU

Neighborhood 481005-048 AG/RURAL RES HOMESITES 01-0

Section/Plat 0202911

Location Address (1) 14533 ABOITE RD ROANOKE, IN 46783

Zoning

Subdivision

Lot

Market Model Res | LAF 481001 & 05 1950-85

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024

Review Group 2023

Ownership

HAMMER HERMAN W & LINDA M 14533 ABOITE RD ROANOKE, IN 46783-9683

Legal

FRL N 483.3 OF FRL W 451.20 FT SW 1/4 SW 1/4 SEC 20



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2024, 2023, 2022, 2021, 2020), Reason For Change (AA), As Of Date (03/22/2024, 04/07/2023, 03/21/2022, 03/08/2021, 03/13/2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$94,200), Land Res (1) (\$40,000), Land Non Res (2) (\$54,200), Land Non Res (3) (\$0), Improvement (\$229,600), Imp Res (1) (\$228,500), Imp Non Res (2) (\$0), Imp Non Res (3) (\$1,100), Total (\$323,800), Total Res (1) (\$268,500), Total Non Res (2) (\$54,200), Total Non Res (3) (\$1,100)

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for lots 9, 91rr, and 82.

Notes

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.73), Actual Frontage (0), Developer Discount, Parcel Acreage (3.73), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.71), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$40,000), 91/92 Value (\$54,200), Supp. Page Land Value, CAP 1 Value (\$40,000), CAP 2 Value (\$54,200), CAP 3 Value (\$0), Total Value (\$94,200)

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1436 S  
**Story Height** 1  
**Style** 41 Conventional 1 stor  
**Finished Area** 1436 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

| Description     | Area | Value   |
|-----------------|------|---------|
| Patio, Concrete | 64   | \$500   |
| Wood Deck       | 626  | \$8,600 |
| Patio, Concrete | 536  | \$2,600 |

**Plumbing**

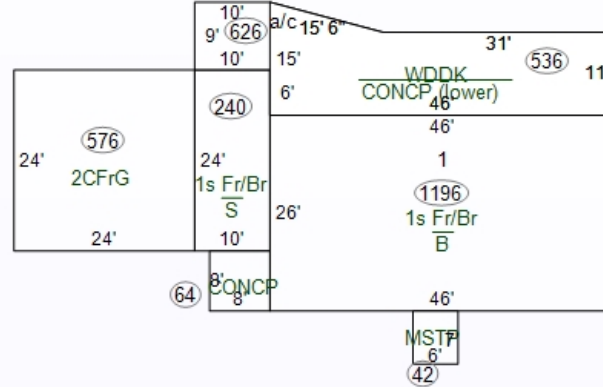
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 1        | 3        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 1        | 1        |
| <b>Total</b>  | <b>4</b> | <b>6</b> |

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 0        |
| Dining Rooms       | 1        |
| Family Rooms       | 0        |
| <b>Total Rooms</b> | <b>6</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr      | Base | Finish | Value            | Totals |
|-------------------|------|--------|------------------|--------|
| 1 93              | 1436 | 1436   | \$104,000        |        |
| 2                 |      |        |                  |        |
| 3                 |      |        |                  |        |
| 4                 |      |        |                  |        |
| 1/4               |      |        |                  |        |
| 1/2               |      |        |                  |        |
| 3/4               |      |        |                  |        |
| Attic             |      |        |                  |        |
| Bsmt              | 1196 | 0      | \$29,900         |        |
| Crawl             |      |        |                  |        |
| Slab              | 240  | 0      | \$0              |        |
| <b>Total Base</b> |      |        | <b>\$133,900</b> |        |

**Adjustments**

|                               |  |                   |                  |
|-------------------------------|--|-------------------|------------------|
| <b>1 Row Type Adj. x 1.00</b> |  |                   | <b>\$133,900</b> |
| Unfin Int (-)                 |  |                   | \$0              |
| Ex Liv Units (+)              |  |                   | \$0              |
| Rec Room (+)                  |  | 3:500             | \$7,100          |
| Loft (+)                      |  |                   | \$0              |
| Fireplace (+)                 |  | MS:1 MO:1         | \$4,500          |
| No Heating (-)                |  |                   | \$0              |
| A/C (+)                       |  | 1:1436            | \$3,500          |
| No Elec (-)                   |  |                   | \$0              |
| Plumbing (+ / -)              |  | 6 - 5 = 1 x \$800 | \$800            |
| Spec Plumb (+)                |  |                   | \$0              |
| Elevator (+)                  |  |                   | \$0              |

**Sub-Total, One Unit** \$149,800

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$11,700 | \$161,500        |
| Garages (+) 576 sqft              | \$18,600 | \$180,100        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.92             |
| <b>Replacement Cost</b>           |          | <b>\$165,692</b> |

**Summary of Improvements**

| Description                  | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM  | Adj Rate | Size            | RCN       | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd   | Mrkt  | Cap 1  | Cap 2 | Cap 3  | Improv Value |
|------------------------------|--------------|-------------|-------|------------|----------|---------------|-----------|------|----------|-----------------|-----------|----------|---------------|---------|------|--------|-------|--------|-------|--------|--------------|
| 1: Single-Family (1436 SqFt) | 1            | 3/6 Maso    | C     | 1967       | 1967     | 57 A          |           | 0.92 |          | 2,632 sqft      | \$165,692 | 40%      | \$99,420      | 0%      | 100% | 1.0000 | 2.220 | 100.00 | 0.00  | 0.00   | \$220,700    |
| 2: Barn, Pole (T3) (42x64x12 | 1            | T3AW        | C     | 1970       | 1970     | 54 A          | \$14.10   | 0.92 |          | 42' x 64' x 12' | \$34,081  | 65%      | \$11,930      | 0%      | 100% | 1.0000 | 0.650 | 100.00 | 0.00  | 0.00   | \$7,800      |
| 3: Lean-To (15x31x8)         | 1            | Concrete    | D     | 1970       | 1970     | 54 A          | \$8.80    | 0.92 |          | 15'x31' x 8'    | \$3,012   | 65%      | \$1,050       | 0%      | 100% | 1.0000 | 1.000 | 0.00   | 0.00  | 100.00 | \$1,100      |
| 4: shed 10*12                | 1            | SV          | D     | 2011       | 2011     | 13 F          |           | 0.92 |          |                 |           | 45%      |               | 0%      | 100% | 1.0000 | 1.000 | 100.00 | 0.00  | 0.00   | \$0          |

*...Generation after Generation*



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