

ONLINE ONLY

**28 UNIT APARTMENT
AUCTION**



1303 SOUTH COVE BOULEVARD, TOLEDO, OHIO 43606

BIDDING ENDS: THURSDAY, JULY 15, 2021 AT 12:00 PM

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28 UNIT APARTMENT AUCTION

Bidding Ends: Thursday, July 15, 2021 at 12:00 pm

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PROPERTY FEATURES

- 28 Unit Apartment Building
- All Brick Building
- Separate Entrances
- 1 Bed - 1 Bath - Living Room - Eat-In Kitchen
- Separate Gas and Electric
- Separate Forced Air Furnaces
- Separate Hot Water Tanks
- 30+ Parking Places
- Laundry Facilities

PROPERTY DETAILS

Lot Size 0.9678+/- Acres
No. of Bathrooms 28
Foundation Crawl
Square Feet 14,877+/-

TAX INFORMATION

Half Year Taxes \$6,614.29
TD Parcel No. 06-08784

DIRECTIONS Monroe Street to north on Auburn to east on South Cove.

TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$20,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$20,000**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **Wednesday, September 15, 2021**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.



Pamela Rose Auction Co. LLC
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5825 Weckerly Road
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Open House: 12:00 pm - 2:00 pm
July 5 and July 9, 2021

INCOME GENERATING! BID ONLINE NOW!

Online Only Auction! 28 unit apartment building near The Toledo Hospital and the University of Toledo. \$191,184 income per year when fully rented. This property is in a great location and is across from a park and bike trails. Property has Tarta Bus stop in front of the building.

BROCHURE, PHOTOS, VIDEO, AND BID NOW ONLINE AT

www.PAMELAROSEAUCTION.com

OFFICE: 419-865-1224

ROGER TURNER, REALTOR®, AUCTIONEER, AARE, CAI
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