



Boundary Lines Are Approximate

ONLINE AUCTION

Located In The Upcoming Lower Downtown Entertainment District

521, 523, 527 Magnolia Street, Toledo, Ohio 43604

Bidding Ends: Tuesday, November 16, 2021 at 12:00 pm

OPEN HOUSE

Tuesday, November 9, 2021 from 12:00 pm - 1:00 pm
Monday, November 15, 2021 from 11:00 am - 12:30 pm



527 Magnolia

Living Room 24 x 14
Dining Room 16 x 9
Kitchen 16 x 10
Family Room 17 x 11
Master Bed 13 x 12
Bedroom #2 13 x 11

Den 12 x 6
Utility Room 12 x 5
Lot Size 99 x 174
No. of Baths 1 Full / 1 Half
Foundation Crawl
Square Feet 1,960+/-

School System..... Toledo Public
High School..... Woodward
Half Year Taxes.... \$920.74
TD Parcel (521) ... 15-44504
TD Parcel (523) ... 15-44514
TD Parcel (527) ... 15-44507

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ONLINE REAL ESTATE AUCTION! Located in the upcoming Lower Downtown Entertainment District! Entire corner includes 3 properties (3 parcels) including a fabulous 1,960+/- SF home that has been completely restored and has the feel of a bed and breakfast. Charming interior with high ceilings and great layout. Move in ready property and is ideal as an Air B&B with its aesthetics and updates. Duplex with main level converted to a bar and sound studio. A unique property that could be the ideal set up for someone needing an entertainment area with live in quarters. Courtyard in between properties is perfect for gatherings on special occasions. Third home has long term tenant that is a gem of a person. Income producing opportunity and has never offered before.

PROPERTY IMPROVEMENTS

523 Magnolia - House

- New Roof ('15/'16+/-)
- New Wallside Windows (2000+/-)
- New Furnace (2014+/-)
- New Upgraded Electric (2016 or 2017+/-)
- Exterior Front Deck / Patio (2017+/-)
- Same Tenant Since 2013+/-
- No Central Air

- New Furnace (2018+/-)
- New Hot Water Tank (2017+/-)
- New Rubber Roof (2016+/-)
- New Exterior Vinyl Siding (2014+/-)
- New Flooring
- New Kitchen Tile
- Laminate Floor - Dining Room
- New Living Room Carpet

527 Magnolia (aka 1332 N Huron) 2 Story House

- All New Windows ('17/'18+/-)
- All New Exterior Doors
- New Electric System (2017+/-)

527 Magnolia - Bar and Studio

- New Furnace (2014+/-)
- New Roof (2016+/-)
- New Double Door
- New Windows (2000+/-)
- Vinyl Siding (2012+/-)

ONLINE CONTENT AUCTION!

Bidding Ends: Thursday, November 18, 2021 at 10:00 am
Motorcycles, Pool Table, Bar Equipment, Furnishings, Memorabilia

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 **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders

must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$5,000**. 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 **Thursday, December 30, 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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, 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 under Resources.

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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended **5 minutes** whenever a bid is placed in the last 5

minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or Download Our App!



Pamela Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS
Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, Broker, Auctioneer, AARE, CAI

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