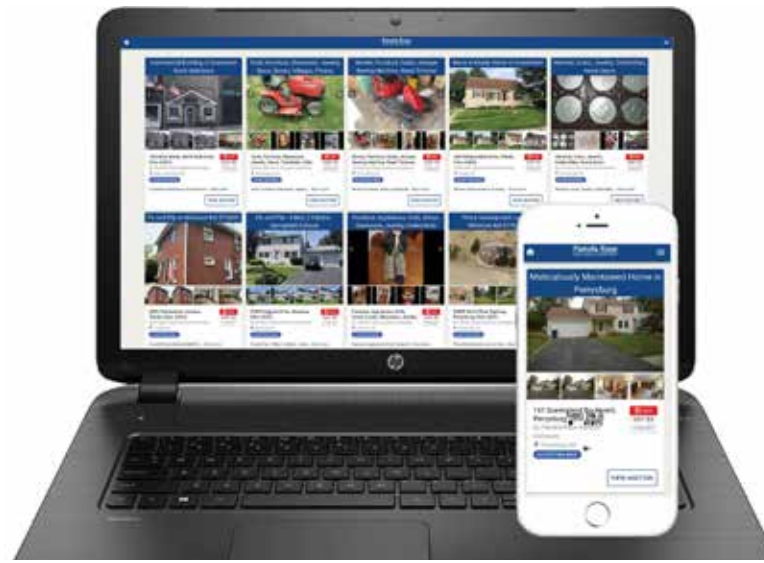


OFFICE: 419-865-1224

AUCTION ASSOCIATES:

ROGER TURNER, REALTOR®, AUCTIONEER, AARE, CAI

PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI



13 INVESTMENT PROPERTIES
ONLINE BIDDING ENDS
Thursday, **MARCH 14**, 2024 at 12 pm

VIEW THE BROCHURE, PHOTOS, VIDEO TOURS, AND REGISTER TO BID NOW ONLINE AT
www.PAMELAROSEAUCTION.COM OR DOWNLOAD OUR **APP**



13

845 Berry Street

Toledo, Ohio 43605

Single Family

Directions: South of Navarre to Berry.

Open House:

Wednesday, **March 6** at **11:45 am**

Vacant

Bedrooms 3

Bathrooms 1 Full

Square Feet 1,256+/-

Half Year Taxes \$196.24

TD Parcel No. 14-04251

REAL ESTATE 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 **\$3,500 earnest money deposit per Property**.

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 **\$3,500 per Property**. 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 **30 Days** after Acceptance.

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, Residential Property Disclosures, Lead Base Paint Disclosure, and the Non Refundable 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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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. Photos for 1812 Champlain, 834 N Detroit, and 21 W Park were provided by the Seller.

AUCTION

ONLINE BIDDING ENDS

Thursday, **MARCH 14**, 2024 at 12 pm

REAL ESTATE



13 INVESTMENT PROPERTIES

- 1120 North Ontario Street, Toledo, Ohio 43604
- 706 Berry Street, Toledo, Ohio 43605
- 1010 Idaho Street, Toledo, Ohio 43605
- 368 Plymouth Street, Toledo, Ohio 43605
- 437 3rd Street, Toledo, Ohio 43605
- 1106 White Street, Toledo, Ohio 43605
- 834 North Detroit Avenue, Toledo, Ohio 43607
- 1125 East Bancroft Street, Toledo, Ohio 43608
- 130 East Weber Street, Toledo, Ohio 43608
- 21 West Park Street, Toledo, Ohio 43608
- 5340 307th Street, Toledo, Ohio 43611
- 1812 Champlain Street, Toledo, Ohio 43611
- 845 Berry Street, Toledo, Ohio 43605

1 **1120 North Ontario Street**
Toledo, Ohio 43604



Single Family

Open House:
Monday, **March 11**
at **12:00 pm**

Rented at \$1,075 per Month Square Feet 1,100+/-
Bedrooms 3 Half Year Taxes.... \$359.08
Bathrooms..... 1 Full / 1 Half TD Parcel No. 15-45941

Directions: North on Elm to east on N Ontario, east of Cherry.

2 **706 Berry Street**
Toledo, Ohio 43605



Single Family

Open House:
Wed, **March 6**
at **11:00 am**

Vacant Square Feet 1,254+/-
Bedrooms 3 Half Year Taxes.... \$237.98
Bathrooms..... 1 Full TD Parcel No. 3-06271

Directions: Lenard to Berry.

3 **1010 Idaho Street**
Toledo, Ohio 43605



Single Family

Open House:
Monday, **March 11**
at **11:00 am**

Rented at \$1,000 per Month Square Feet 1,256+/-
Bedrooms 3 Half Year Taxes.... \$185.63
Bathrooms..... 1 Full TD Parcel No. 01-00157

Directions: East Broadway to Idaho.

4 **368 Plymouth Street**
Toledo, Ohio 43605



Single Family

Open House:
Wed, **March 6**
at **1:15 pm**

Rented at \$1,000 per Month Square Feet 1,552+/-
Bedrooms 4 Half Year Taxes.... \$617.04
Bathrooms..... 1 Full / 1 Half TD Parcel No. 9-02877

Directions: Star to Plymouth.

5 **437 3rd Street**
Toledo, Ohio 43605



Single Family

Open House:
Monday, **March 11**
at **1:00 pm**

Rented at \$1,050.00 per Month Square Feet 1,188+/-
Bedrooms 3 Half Year Taxes.... \$262.74
Bathrooms..... 1 Full TD Parcel No. 17-01931

Directions: Front to south on Main, west on 2nd, south on Euclid, west on 3rd.

6 **1106 White Street**
Toledo, Ohio 43605



Single Family

Open House:
Wed, **March 6**
at **12:30 pm**

Vacant Square Feet 1,200+/-
Bedrooms 3 Half Year Taxes.... \$365.91
Bathrooms..... 1 Full TD Parcel No. 04-51324

Directions: Woodville to White.

7 **834 North Detroit Avenue**
Toledo, Ohio 43607



Single Family

Open House:
Tuesday, **March 5**
at **12:30 pm**

Rented at \$1,075 per Month Square Feet 1,552+/-
Bedrooms 4 Half Year Taxes.... \$403.01
Bathrooms..... 1 Full / 2 Half TD Parcel No. 02-29147

Directions: N Detroit near Avondale.

8 **1125 East Bancroft Street**
Toledo, Ohio 43608



Single Family

Open House:
Tuesday, **March 5**
at **1:15 pm**

Vacant Square Feet 1,528+/-
Bedrooms 3 Half Year Taxes.... \$314.90
Bathrooms..... 1 Full TD Parcel No. 13-27224

Directions: Bancroft, between Elm and Chestnut.

9 **130 East Weber Street**
Toledo, Ohio 43608



Single Family

Open House:
Tuesday, **March 5**
at **11:00 am**

Vacant Square Feet 1340+/-
Bedrooms 3 Half Year Taxes.... \$351.44
Bathrooms..... 2 Full TD Parcel No. 12-02934

Directions: Lagrange to East Weber.

10 **21 West Park Street**
Toledo, Ohio 43608



Single Family

Open House:
Tuesday, **March 5**
at **11:45 am**

Rented at \$800.00 per Month Square Feet 1188+/-
Bedrooms 3 Half Year Taxes.... \$205.37
Bathrooms..... 1 TD Parcel No. 03-25924

Directions: Franklin to Park.

11 **5340 307th Street**
Toledo, Ohio 43611



Single Family

Open House:
Thursday, **March 7**
at **11:45 am**

Vacant Square Feet 1,116+/-
Bedrooms 2 Half Year Taxes.... \$664.06
Bathrooms..... 1 Full TD Parcel No. 05-20724

Directions: Edgewater to 128th Street, turn on 307th Street.

12 **1812 Champlain Street**
Toledo, Ohio 43611



Single Family

Open House:
Thursday, **March 7**
at **11:00 am**

Rented at \$1,200 per Month Square Feet 1,101+/-
Bedrooms 3 Half Year Taxes.... \$293.65
Bathrooms..... 1 Full TD Parcel No. 10-21211

Directions: Ash to Champlain.

You Can View Properties For 30 Minutes During The Open House.

Property #13 Is On The Back Page.

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