

# ONLINE ONLY MULTI FAMILY AUCTION

2840 LAGRANGE STREET, TOLEDO, OHIO 43608

**BIDDING ENDS: TUESDAY, SEPTEMBER 15, 2020 at 1:00 pm**

**MINIMUM BID  
\$40,000**

## PROPERTY FEATURES:

- Each Unit Has A Stove and Refrigerator
- Laminate / Vinyl Plank Flooring
- Off Street Parking
- Leased at \$2,440 per Month / \$29,280 per Year
- Newer Vinyl Windows
- Upgraded Attic Insulation



Online Auction! Minimum Bid \$40,000 for this fully leased 6 unit building. Gross rent is \$2,440 a month or \$29,280 a year. Each unit has a high efficiency gas furnace, newer vinyl windows, laminate or vinyl plank flooring, vinyl sided, upgraded attic insulation. Steady income and easy to rent. Property owner is a licensed Realtor in the State of Ohio.

## PROPERTY INFORMATION:

Lot Size:	36 x 132	School System:	Toledo Public	Half Year Taxes:	\$1,559.28
No. of Baths:	6	Elementary:	Spring	TD Parcel No.:	13-18947
Foundation:	Partial Basement	High School:	Woodward		
Square Feet:	3,071+/-			Public Water / Sewer	

**DIRECTIONS:** I-75 to Phillips Avenue exit, east on Manhattan, south on Lagrange.

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,500 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$3,500**. 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 or by **Thursday, October 15, 2020**.

**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 Greater Metropolitan Title; 3131 Executive Parkway, Toledo, Ohio 43606; Karey Donley; 419-530-0001.

**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.

**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](http://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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)



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Carson Helminiak, REALTOR®, Auctioneer, SRS  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224  
Toll Free: 877-462-7673

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