

ONLINE ONLY REAL ESTATE AUCTIONS

BIDDING ENDS: TUESDAY, SEPTEMBER 25, 2018 at 12:00 pm

Property #1 - 4 Unit Apartment Building
2363 Rockspring Road, Toledo, OH 43614

Property #2 - Single Family
190 Kingswood Trail, Toledo, OH 43615

Property #3 - Single Family
527 S Westwood Ave, Toledo, OH 43609

ANNUAL INCOME: \$32,400



PROPERTY INFORMATION:

Square Feet: 7,869+/- Toledo Public Schools
No. of Stories: 2 Glendale Fielbach Elementary
Beds: (2) 2 Bed / (2) 3 Bed Bowsher High School
No. of Baths: 4 Half Year Taxes: \$2,630.88
Foundation: Basement TD Parcel No. 07-70721
Lot Size: 80 x 150 Full Basement Waterproofing

OPEN HOUSE: Fri. September 21, 2018 at 12 pm.

ANNUAL INCOME: \$10,200



PROPERTY INFORMATION:

Square Feet: 1,524+/- MtTigue Elementary
No. of Stories: Bi-Level Rogers High School
Beds: 4 Half Year Taxes: \$365.50
No. of Baths: 2 TD Parcel No. 03-35301
Lot Size: 40 x 120
Toledo Public Schools

OPEN HOUSE: Thurs. September 20, 2018 at 12 pm.

ANNUAL INCOME: \$9,000



PROPERTY INFORMATION:

Square Feet: 1,014+/- Burroughs Elementary
No. of Stories: 1.5 Bowsher High School
Beds: 3 Half Year Taxes: \$342.05
No. of Baths: 1 TD Parcel No. 09-04714
Lot Size: 42 x 120
Toledo Public Schools

OPEN HOUSE: Mon. September 24, 2018 at 12 pm.

Notes: Online Only Auctions! Each property is professionally managed and the Seller is cashing out for a 1031 Tax Exchange. Hard to find income properties with long term tenants.

VIEW PHOTOS, VIDEO TOUR, AND BID NOW AT www.PAMELAROSEAUCTION.com

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 toni@pamelaroseauction.com at least 24 hours 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 **\$10,000 (Rockspring) and/or \$3,000 (Kingswood and Westwood)** per property.

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 **\$10,000 (Rockspring) and/or \$3,000 (Kingswood and Westwood)**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **40 Days (Rockspring) / 35 Days (Kingswood and Westwood)** of the auction.

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, Lead Based Paint, and the Property Disclosures.

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.

[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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.



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