

AUCTION

**MAY
28**

COMMERCIAL/RETAIL/FLEX SPACE OPPORTUNITIES

MAY 28, 2020, LIVE BROADCAST AUCTION BEGINS 11:00 AM**GO TO CHARTWELLAUCTIONS.BIDWRANGLER.COM FOR REGISTRATION AND BIDDING****CLICK HERE TO LEARN HOW TO REGISTER AND BID!**

PARCEL 1: 11400 KINSMAN ROAD, NEWBURY, OH 44065

**RECENTLY PRICED AT \$620,000, BIDDING
TO COMMENCE AT ONLY \$95,000!**

Value-added opportunity for the astute investor or user investor. Currently 4 spaces from 1,300 Sf to 2,400 SF. Property will be sold vacant. Huge parking lot and 13 acres to develop makes this a highly desirable opportunity for a variety of possibilities!

2019 RE TAXES: \$7,101.62**INTERACTIVE OFF-SITE DUE DILIGENCE SESSIONS
WILL BE HELD MAY 12, 19 & 26 AT 11:00 AM. GO TO
CHARTWELLAUCTIONS.COM TO JOIN.**

PARCEL 2: 4761 SR 193, KINGSVILLE, OH 44048

**OFFERED SUBJECT TO A RESERVE
PRICE OF ONLY \$160,000!**

21,000 SF building with 15,000 SF warehouse, 6,000 SF office & showroom on 3.49 acres. Clean, well-maintained property just off I-90 & 64 miles east of Cleveland. Ideal for light manufacturing/assembly.

2019 RE TAXES: \$5,892.30**INTERACTIVE OFF-SITE DUE DILIGENCE SESSIONS
WILL BE HELD MAY 12, 19 & 26 AT 11:00 AM. GO TO
CHARTWELLAUCTIONS.COM TO JOIN.**

PARCEL 3: 3778 MARTIN LUTHER KING DRIVE, CLEVELAND, OH 44105

**OFFERED ABSOLUTE, WITHOUT
RESERVE & REGARDLESS OF PRICE!**

3,968 SF retail/commercial building on 0.15 acres. High traffic counts on MLK Blvd. Former Metro PCS store. Excellent opportunity for a variety of possible uses.

2019 RE TAXES: \$2,050.13**INTERACTIVE OFF-SITE DUE DILIGENCE SESSIONS
WILL BE HELD MAY 12, 19 & 26 AT 11:00 AM. GO TO
CHARTWELLAUCTIONS.COM TO JOIN.**

7,000 SF STRIP CENTER ON 13 ACRES



OUTSTANDING LIGHT INDUSTRIAL/ SHOWROOM FACILITY



SINGLE-TENANT COMMERCIAL OPPORTUNITY

**CHARTWELL**
REAL ESTATE AUCTIONS
CHARTWELLAUCTIONS.COM

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FOR ADDITIONAL INFORMATION,
BROCHURE & TERMS, CALL:**216.861.7200**

BIDDER INFORMATION PACKETS FOR MAY 28, 2020 AUCTION

Please fill in all information on the form below. Generally the packet contains: (1) property overview; (2) survey; (3) property disclosures; (4) real estate taxes; (5) legal description; (6) demographics and traffic counts; (7) permitted title exceptions; (8) purchase & sale agreement; (9) terms of sale; and (10) and other pertinent information regarding the respective property. Mail, fax or E-mail to: Shayne McCaslin, 1350 Euclid Ave., Suite 700, Cleveland OH, 44115. If fax to: 216-861-4672. If e-mail to shaynemccaslin@hannacre.com.

- 1. 11400 Kinsman Road, Newbury, OH 44065..... Packet_____
- 2. 4761 SR 193, Kingsville, OH 44048..... Packet_____
- 3. 3778 Martin Luther King Drive, Cleveland, OH 44105..... Packet_____

Name: _____ Company: _____
 Address: _____ City: _____ State/Province: _____ Zip: _____
 Telephone: _____ E-mail Address: _____

TERMS OF SALE FOR MAY 28, 2020 AUCTION

AUCTION FORMAT. All bidding is open and public. To bid during the auction, you will need to pre-register by downloading our "Chartwell Auctions" App and following the instructions for the auction you are interested in. You will be required to agree to the Terms of Sale in order to bid.

ATTORNEY REVIEW RECOMMENDED. All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed within 2 hours of being declared the winning bidder, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION. All parties seeking to bid on the property in the auction must pre-register on the Chartwell Auctions App and agree to abide by the Terms of Sale. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has reviewed the property information and sale documents. All parties must pre-register by 3:00 PM on Wednesday, May 27, 2020. No registrations will be accepted after this time. A credit card will be required to verify your identity. \$100 will be charged to the card and immediately refunded as part of the identification process.

REQUIREMENTS OF THE HIGH BIDDER. The Winning Bidder on the respective parcels will be required to deposit 10% of the total purchase price by wire transfer or delivery, no later than 5:00 PM EST on the first business day after Winning Bidder is notified by Broker or Auctioneer, to the offices of: Guardian Title and Guaranty Agency, Inc., as Escrow Agent ("Escrow Agent") located at 7550 Lucerne Drive Suite 310, Middleburg Heights, OH 44130, Attn.: Gayle Jonas, telephone: 216-898-4933. (Call for wire transfer instructions if needed). If the 10% Earnest Money deposit is not timely received, Seller or Auctioneer may declare the Winning Bidder to be in default.

AUCTION PROCEDURE. Each Parcel is Offered as follows:

- 1. 4761 SR 193, Kingsville, OH:
With Reserve, Published Reserve Price of \$160,000.
- 2. 11400 Kinsman, Newbury OH:
With Reserve. Bidding to Commence at \$95,000.
- 3. 3778 MLK Dr., Cleveland, OH:
Absolute, Without Reserve.

***ALL PROPERTIES ARE OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.**

The final high bid will be accepted at the time and place of the auction in the event the high bid is equal to or greater than the Published Reserve Price. The Auctioneer reserves the right to ask for an opening bid below the Published Reserve Prices. In the event the bidding level does not reach the Published Reserve Price, the high bid offer will be considered With Reserve, Subject to Seller Acceptance. The final high bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction.

CLOSING DATES. All sales shall close on or before 12:00 Noon on June 30, 2020, at the Offices of the Title Company at which time Purchaser

shall pay the balance of the Purchase Price. **Time is of the essence.**

BUYER'S PREMIUM. Each sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a 10% premium. The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

FINANCING. These sales at auction are not offered subject to Purchasers obtaining financing.

CONDUCT OF THE AUCTION. Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AGENCY DISCLOSURE. Hanna Commercial, Chartwell Auctions, LLC (DBA Chartwell Real Estate Auctions), Michael Berland, OH Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers / Auctioneers, represent the Sellers in this sale.

BROKER PARTICIPATION. A referral fee equal to 2.00% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Mike Berland, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to May 21, 2020, (c) inspect the property or attend an Off-Site Due-Diligence Seminar with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.



DOWNLOAD OUR CHARTWELL AUCTIONS APP!



HOW TO REGISTER AND BID AT CHARTWELL REAL ESTATE AUCTIONS

1. Download the Chartwell Auctions App from the Apple App Store, or Google Play online, or go to our website (www.chartwellauctions.bidwrangler.com) to see the auctions that are available to bid on.
2. Navigate to the auction you wish to bid on and click on the "Sign In" button.

SIGN-IN

3. From here, you can click on the "Sign Up" link to create a new bidding account. This is also where you can reset your password and sign in (if you have an existing account) to view the auction.

Forgot your password?

[Reset your password](#)

Don't have an account?

[Sign up](#)

4. Follow the instructions by entering your first and last name, a valid email address, and a password at least 8 characters long.

Create A Bidding Account

First	Abraham
Last	Lincoln
Email	HonestAbe@bidwrangler.com
Password

Receive bidding notifications via email

CONTINUE

5. Accept the terms of use.

Create A Bidding Account

18. The disclaimer of warranties and limitations of warranties set forth above, including all exclusions and limitations set forth therein, will apply to the maximum extent permitted by applicable law, even if any remedy fails its essential purpose.

19. The terms, conditions, and disclaimers set forth herein shall be governed by the laws of the Commonwealth of Virginia.

20. In the event that redress to a court of law is necessary to resolve any dispute that arises between you and "Auction Company" concerning these Terms of Use or your use of the "App", then the proceedings shall be initiated in one of the following courts that has appropriate subject matter jurisdiction: the General District Court of Rockingham County, Virginia; the Circuit Court of Rockingham County, Virginia, or the United States District Court for the Western District of Virginia, Harrisonburg Division. With respect to any proceedings that are appropriately brought in one of the foregoing courts, you agree that the court shall have exclusive jurisdiction and venue to adjudicate the dispute. You consent to venue and jurisdiction and waive all questions and defenses of personal jurisdiction, improper venue, or forum non conveniens for the purpose of any proceedings brought to resolve a dispute described in this section.

21. The non-exclusive license granted to you in this Licensing Agreement is effective until terminated. Your rights under this License Agreement will terminate automatically or otherwise cease to be effective without notice from "Auction Company" if you fail to comply with any term(s) of this License Agreement. Upon the termination of this License Agreement, you shall cease all use of the "App" and destroy all copies, full or partial, of the "App".

I agree with the Terms of Use

SIGN UP



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REAL ESTATE AUCTIONS
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216.861.7200

HOW TO REGISTER AND BID AT CHARTWELL REAL ESTATE AUCTIONS

6. Once your bidding account is created with a username and password, you are now able to register for a specific auction. Navigate to the auction you wish to bid on, and click "REGISTER TO BID".

REGISTER TO BID

7. Now, enter in your contact information, and click submit.

Register to Bid

Please complete the information below in order to bid this auction.

First			Abraham
Last			Lincoln
Phone			(555) 555-5555
Street			123 Anystreet
City	Sometown	State/Prov.	VA
Postal/Zip	12345	Country	US

SUBMIT

8. You may be prompted to enter your credit card information in a specific auction. This is only to verify available funds and will not charge your credit card.

Verify Deposit Funds

The card below will **not** be charged. It will be used to verify a credit limit sufficient to cover the required deposit amount of: **\$1,000.00**.

If you are the **high bidder** and you fail to satisfy the terms and conditions you just agreed to, *BidWrangler Auctions* will be authorized to charge your card for the deposit amount.

Card #			Credit card number
CVC			The security code on the back
Expiration		MM	YYYY

SUBMIT

NOTE: PLEASE USE CHROME, SAFARI, OR FIREFOX. WE DO NOT SUPPORT INTERNET EXPLORER FOR OUR AUCTION SOFTWARE