

FULLY LEASED INVESTMENT PROPERTIES AT ONLINE AUCTION

BIDDING ENDS:

TUESDAY, JUNE 11, 2019 AT 12:00 PM

at www.PamelaRoseAuction.com

#1 3644 149th Street, Toledo, Ohio 43611

Directions: Edgewater to 149th Street



Type: Single Family
 Square Feet: 952+/-
 No. of Stories: 1
 No. of Beds: 3
 No. of Baths: 1
 Foundation: Slab
 Parking: Detached Garage
 Half Year Taxes: \$700.66
 TD Parcel No.: 03-01884

RENT PER MONTH: \$675.00 Open House: June 7 at 11:30 am

#2 5347 308th Street, Toledo, Ohio 43611

Directions: 128th Street to 308th Street



Type: Single Family
 Square Feet: 994+/-
 No. of Stories: 1.5
 No. of Beds: 2
 No. of Baths: 1
 Foundation: Partial Basement
 Location: Corner Lot
 Half Year Taxes: \$529.26
 TD Parcel No.: 05-20741

RENT PER MONTH: \$625.00 Open House: June 7 at 12:00 pm

#3 6043 323rd Street, Toledo, Ohio 43611

Directions: 146th Street to 323rd Street



Type: Single Family
 Square Feet: 804+/-
 No. of Stories: 1
 No. of Beds: 2
 No. of Baths: 1
 Foundation: Slab
 Parking: Detached Garage
 Half Year Taxes: \$576.71
 TD Parcel No.: 03-01624

RENT PER MONTH: \$600.00 Open House: June 7 at 12:30 pm

#4 3709 146th Street, Toledo, Ohio 43611

Directions: Edgewater to 146th Street



Type: Single Family
 Square Feet: 1,425+/-
 No. of Stories: 1
 No. of Beds: 3
 No. of Baths: 1.5
 Foundation: Crawl
 Parking: Off Street
 Half Year Taxes: \$911.19
 TD Parcel No.: 03-01787

RENT PER MONTH: \$675.00 Open House: June 7 at 1:00 pm

#5 6060 326th Street, Toledo, Ohio 43611

Directions: 146th Street to 326th Street



Type: Single Family
 Square Feet: 800+/-
 No. of Stories: 1
 No. of Beds: 3
 No. of Baths: 1
 Foundation: Crawl
 Parking: Driveway / Off Street
 Half Year Taxes: \$623.35
 TD Parcel No.: 03-01287

RENT PER MONTH: \$650.00 Open House: June 7 at 1:30 pm

#6 930 Smith St, Monroe, Michigan 48161

Directions: West 9th Street to Smith Street



Type: Duplex
 Square Feet: 1,660+/-
 No. of Stories: 2
 No. of Beds: 3
 No. of Baths: 2
 Foundation: Basement
 Rent: \$700 (Down) / \$300 (Up)
 Taxes: \$1,033.73 / \$331.19
 Parcel No.: 12-115-007-00

RENT PER MONTH: \$1,000.00 Open House: June 10 at 12:00 pm

REAL ESTATE TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration form available at 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 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 **\$3,000 earnest money deposit 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 **\$3,000 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 **Thursday, July 11, 2019**.
DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures.

MICHIGAN TITLE: An Owner's Insurance Policy 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.

AUCTION ASSOCIATE

Pamela Rose, Broker, Auctioneer, AARE, CAI
 Office: 419-865-1224 | Toll Free: 877-462-7673



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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.
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.

OHIO 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.

AUCTION ASSOCIATE

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