



Pamela Rose Auction Company, LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

Michael Murray, Broker, Auctioneer, CAI, GRI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224 | Toll Free: 877-462-7673



Real Estate Auction Terms and Conditions

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 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 **\$25,000 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 **\$25,000**. 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 **Monday, November 23, 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.

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.

COMMERCIAL

FIRST TIME OFFERED!

AUCTION

**\$80,000
NET CASH
FLOW!**



ADULT DAY CARE - LONG TERM TENANT

INVESTMENT
OPPORTUNITY
EXCLUSIVELY AT AUCTION

**4848-60 DORR ST
TOLEDO, OHIO 43615**

**ONLINE ONLY
REAL ESTATE
AUCTION:**

ONLINE BIDDING IS
AVAILABLE ON OUR WEBSITE AT
PAMELAROSEAUCTION.COM

**WEDNESDAY,
OCTOBER 7, 2020
AT 12:00 PM**

BID NOW ONLINE

STAY UP-TO-DATE ON SOCIAL MEDIA!



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AUCTION

INVESTMENT
OPPORTUNITY

ONLINE ONLY



First time offered exclusively at auction, this property is located at

4848 - 4860 DORR STREET, TOLEDO, OHIO 43615

Investment opportunity with \$80,000 annual net cash flow. Restored 3 story home with 3,492+/- square feet that can be used as a home or office. There's an additional 9,923+/- square foot adjacent building that is used as an adult day care (long term tenant).

Prime 198' x 275' lot in Toledo with a CR zoning. Bid your price at Online Auction on

WEDNESDAY, OCTOBER 7, 2020 AT 12:00 PM

The property is available for viewing on
Monday, September 28, 2020
and
Monday, October 5, 2020
from 4:30 pm - 6:00 pm

Directions: Between Eileen Road and Reynolds Road.

Property Features

- Separate Utilities Except Water
- Taxes, Water, Insurance, Lawn, Snow, and Trash Are Shared Between The Two Tenants

Property Details

Lot Size:	198 x 275	Schools:	Toledo
Foundation:	Basement Slab	High School:	Rogers
		Half Year Tax:	\$5,898.51
		TD Parcel No.	20-19257

Building

No. of Baths: 7.5
Square Feet: 9,923+/-

House

No. of Baths: 3.5
Square Feet: 3,492+/-



QUESTIONS?

CALL US AT
419-865-1224