

ONLINE ONLY REAL ESTATE AUCTION

1336 CRAIGWOOD ROAD, TOLEDO, OHIO 43612

BIDDING ENDS: THURSDAY, AUGUST 23, 2018 at 12:00 pm

WEST
TOLEDO!

PROPERTY FEATURES:

Fully Leased Duplex
Separate Entry
Front Porch
Detached Garage
Off Street Parking
Private Drive
New Plumbing
Roof - Approx. 11 Years



Duplex Auction! Double the money in West Toledo! Long term owner retiring. Darling property in quiet, established neighborhood. Long term tenant in lower unit of 13 years is on Section 8 with majority of rent as direct pay. Upper unit leased for 1 year. Property has an annual income of \$10,370.00. Buy this one for investment and appreciation. Set back and collect the rents. Bid now online!

PROPERTY INFORMATION:

Lower Unit: Square Feet: 926+/- Living Room, Kitchen, Dining Room 1 Bedroom and 1 Bathroom	Upper Unit: Kitchen Living Room 1 Bedroom and 1 Bathroom	Lot Size: 42 x 79 Full Basement Public Water and Sewer Toledo Public Start High School	Half Year Taxes: \$643.09 TD Parcel No.: 07-33564 Gas Budget: \$79.00 a Month (reaccessed every Sept. per Columbia Gas)
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OPEN HOUSE: Monday, August 20, 2018 at 10:00 am.

DIRECTIONS: Lewis to west on Eleanor to north on Eastway to west on Craigwood.

VIEW MORE DETAILS 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 **\$2,500 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 **\$2,500**. 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 **35 Days**.

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.

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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