

Apartment Buildings at Auction

ONLINE ONLY BIDDING ENDS:

WEDNESDAY, APRIL 17, 2019 at 12:00 pm



Open House: Tuesday, April 16, 2019 from 4:00 pm - 5:00 pm

3202 Dorian Court, Toledo, Ohio 43614

Use:	Apartment	Fuel:	Natural Gas
Zoning:	10-RM36	Water Heat:	Gas
Lot Size:	0.305+/-	Sewer:	Sanitary
Square Feet:	3,854+/-	Water:	Public
No. of Units:	5	Laundry:	Coin Operated
Parking:	2 Car Garage	Tenant Exp.	Cable, Electric, Gas, Except
Subdivision:	Studleigh House		Units 1 and 2 Include Heat
Foundation:	Partial Basement		(1 Meter) Paid by Owner
Parcel No.	14-36714	Owner Exp.	Insurance, Water,
Half Year Tax:	\$2,177.93		Sewer, Taxes, Lawn
Heating:	Hot Water Boiler	Units:	(4) 1 Bed and (1) 2 Bed
Cooling:	Window	Unit Income:	\$28,650.00

ESTIMATED FIXED EXPENSES:

Real Estate Taxes:	\$4,356.44	Edison (approximate):	\$780.00
Insurance:	\$1,040.00	Columbia Gas (approx):	\$1,740.00
Water (approximate):	\$2,400.00	TOTAL EXPENSES:	\$10,316.44



Open House: Tuesday, April 16, 2019 from 4:00 pm - 5:00 pm

3330 Penrose Court, Toledo, Ohio 43614

Use:	Apartment	Water Heat:	Gas
Zoning:	10-RM36	Sewer:	Sanitary
Lot Size:	0.3414+/-	Water:	Public
Square Feet:	4,482+/-	Units:	(4) 1 Bed and (2) 2 Beds
No. of Units:	6	Laundry Income:	\$950.00
Subdivision:	Modern Addition		(Owns Coin Laundry)
Parcel No.	10-44801	Unit Income:	\$37,970.00
Half Year Tax:	\$2,830.08		
Heating:	Hot Water		
Cooling:	Window		
Fuel:	Natural Gas		

ESTIMATED FIXED EXPENSES:

Real Estate Taxes:	\$5,898.36	Edison (approximate):	\$796.00
Insurance:	\$1,260.00	Columbia Gas (approx):	\$1,200.00
Water (approximate):	\$3,600.00	TOTAL EXPENSES:	\$12,754.36

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 **\$7,500 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 **\$7,500 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 **45 Days** after acceptance.

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, and the Lead Based Paint.

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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