

## ONLINE REAL ESTATE AUCTION

DUPLEX THAT IS READY TO RENT!

434 SUNSET BOULEVARD, TOLEDO, OHIO 43612

BIDDING ENDS: TUESDAY, FEBRUARY 19, 2019 AT 12:00 PM



### OPEN HOUSE DATE AND TIME:

Friday, February 15, 2019 at 12:00 pm

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.PamelaRoseAuction.com](http://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](mailto: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**.

**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**. 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 **Friday, March 22, 2019**.

**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, Property Disclosures, Lead Base Paint Disclosure, and the Non Refundable 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](http://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](http://www.PamelaRoseAuction.com).

BEING SOLD ONLINE ONLY • NORTH TOLEDO

# DUPLEX



# AUCTION

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*BENNETT TO EAST ON SUNSET BOULEVARD*

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## PROPERTY FEATURES

Duplex  
Ready To Move In  
2 Car Detached Garage  
Hardwood Floors  
Separate Utilities for Gas and Electric



## OTHER INFORMATION

Lot Size:	40 x 120
No. of Bathrooms:	1 Full Per Unit
Foundation:	Basement
Square Feet:	1,392+/-
School System:	Toledo Public
Elementary:	Whittier
High School:	Start
Half Year Taxes:	\$370.77
TD Parcel No.	11-27631

INCOME PRODUCING

## ADDRESS

434 SUNSET BOULEVARD  
TOLEDO, OHIO 43612

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DUPLEX THAT IS READY TO RENT!

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Upper Unit Dining Room



Upper Unit Living Room



Upper Unit Bedroom

Online Only Auction of this nice duplex that is ready to rent, has separate gas and electric, hardwood floors, and newer hot water tank. The property is available for viewing on Friday, February 15, 2019 at 12:00 pm. Register and place your bid now at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)!