

5825 Weckerly Road, Whitehouse, Ohio 43571
 Office: 419-865-1224 or 877-462-7673
 Online at www.PamelaRoseAuction.com

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ONLINE MULTI PROPERTY AUCTION

7 INVESTMENT PROPERTIES • SINGLE FAMILY AND DUPLEX • IN TOLEDO
 ONLINE ONLY BIDDING ENDS: THURSDAY, MARCH 14, 2019 AT 1:00 PM



Please pass on this information to a friend. Request another brochure with our office at 419-865-1224.

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 **\$2,000 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 **\$2,000 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 **15 Days** after acceptance or by **Friday, March 29, 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, Lead Based Paint, Property Disclosures, 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.

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.

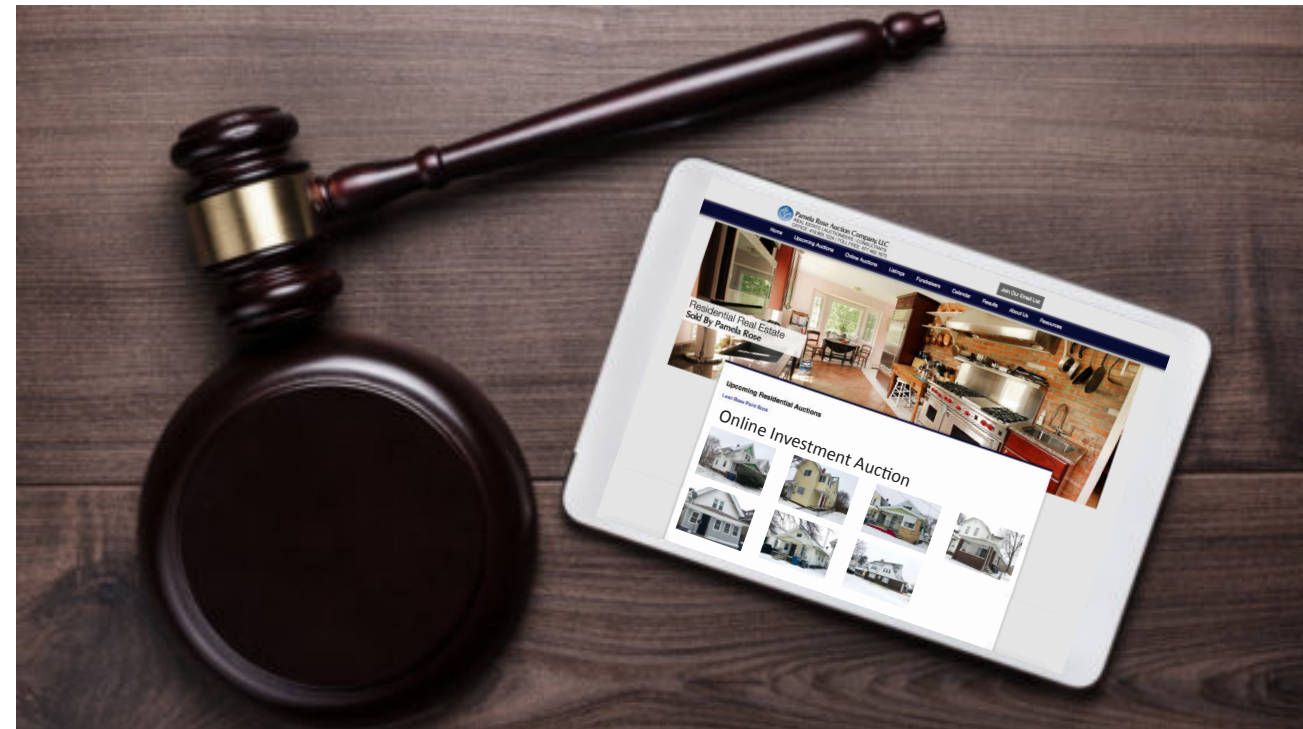
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REAL ESTATE INVESTMENT • ONLINE ONLY

MULTI PROPERTY AUCTION

Bidding Ends:

Thursday, March 14, 2019 at 1:00 pm



7 Investment Properties In Toledo Being Sold Online Only

- #1 - 277 Knower Street, Toledo, Ohio 43609 • Single Family
- #2 - 322 Maumee Avenue, Toledo, Ohio 43609 • Duplex
- #3 - 637 Sterling Street, Toledo, Ohio 43609 • Single Family
- #4 - 619 Walbridge Avenue, Toledo, Ohio 43609 • Duplex
- #5 - 3103 Cottage Avenue, Toledo, Ohio 43608 • Single Family
- #6 - 435 East Hudson Street, Toledo, Ohio 43608 • Single Family
- #7 - 2020 Fernwood Avenue Toledo, Ohio 43607 • Duplex

MULTI PROPERTY AUCTION

REAL ESTATE INVESTMENT PROPERTIES • ONLINE ONLY
 BIDDING ENDS: THURSDAY, MARCH 14, 2019 AT 1:00 PM

#1



277 KNOWER ST, TOLEDO, OH 43609
SINGLE FAMILY • OPEN HOUSE: March 11 at 10:45 am

Property Rented: Yes	No. of Stories: 1.5
Section 8 Tenant: No	No. of Bedrooms: 3
Rent: \$650.00 per Month	No. of Bathrooms: 1
	Foundation: Full Basement
Square Feet: 1,221+/-	
Half Year Taxes: \$297.48	<i>Directions: Broadway to right on Knower.</i>
TD Parcel No. 14-17557	

#2



322 MAUMEE AVE, TOLEDO, OH 43609
DUPLEX • OPEN HOUSE: March 11 at 11:30 am

Property Rented: No	No. of Stories: 2
Section 8 Tenant: No	No. of Bedrooms: 4
	No. of Bathrooms: 2
	Foundation: Crawl
Square Feet: 1,544+/-	
Half Year Taxes: \$316.34	<i>Directions: Broadway to Western to Maumee</i>
TD Parcel No. 04-01064	

NOTES: Low taxes and separate electric and gas.

#3



637 STERLING AVE, TOLEDO, OHIO 43609
SINGLE FAMILY • OPEN HOUSE: March 11 at 12:15 pm

Property Rented: Yes	No. of Stories: 1.5
Section 8 Tenant: No	No. of Bedrooms: 3
Rent: \$750.00 per Month	No. of Bathrooms: 1
	Foundation: Full Basement
Square Feet: 1,157+/-	
Half Year Taxes: \$305.38	<i>Directions: Anthony Wayne Trail to City Park to Sterling</i>
TD Parcel No. 14-23667	

NOTES: Tenant pays water, new paint, floors redone.

#4



619 WALBRIDGE AVE, TOLEDO, OHIO 43609
DUPLEX • OPEN HOUSE: March 11 at 10:00 am

Property Rented: Yes	No. of Stories: 2
Section 8 Tenant: No	No. of Bedrooms: 4
Rent: \$650.00 per Unit	No. of Bathrooms: 2
	Foundation: Full Basement
Square Feet: 2,159+/-	
Half Year Taxes: \$531.59	<i>Directions: Broadway to Walbridge</i>
TD Parcel No. 09-14331	

NOTES: Lower unit is clean and has been updated.

#5



3103 COTTAGE AVE, TOLEDO, OHIO 43608
SINGLE FAMILY • OPEN HOUSE: March 11 at 1:45 pm

Property Rented: Yes	No. of Stories: 1.5
Section 8 Tenant: Yes	No. of Bedrooms: 3
Rent: \$690.00 per Month	No. of Bathrooms: 1
	Foundation: Full Basement
Square Feet: 1,194+/-	
Half Year Taxes: \$253.57	<i>Directions: Cherry, east on Central, north on Cottage</i>
TD Parcel No. 03-25117	

NOTES: Clean property with low taxes.

#6



435 E. HUDSON ST, TOLEDO, OHIO 43608
SINGLE FAMILY • OPEN HOUSE: March 11 at 1:00 pm

Property Rented: Yes	No. of Stories: 1
Section 8 Tenant: No	No. of Bedrooms: 3
Rent: \$650.00 per Month	No. of Bathrooms: 1
	Foundation: Full Basement
Square Feet: 990+/-	
Half Year Taxes: \$318.14	<i>Directions: Between Chestnut and Elm</i>
TD Parcel No. 09-51021	

NOTES: Clean, well kept home with low taxes.

#7



2020 FERNWOOD AVE, TOLEDO, OHIO 43607
DUPLEX • OPEN HOUSE: March 11 at 2:30 pm

Property Rented: 1 Unit	No. of Stories: 2
Section 8 Tenant: No	No. of Bedrooms: 4
Rent: \$575.00 per Month	No. of Bathrooms: 2
	Foundation: Full Basement
Square Feet: 2,707+/-	
Half Year Taxes: \$831.67	<i>Directions: Dorr, left on Waverly, left on Fernwood</i>
TD Parcel No. 05-05561	

NOTES: Lower unit rented, separate gas/electric/basements.



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 Complete the form - this is your bidder card.
 An email will be sent requesting your Proof of Funds.
 A final email will be sent with your bidder number.

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