

ONLINE ONLY REAL ESTATE AUCTIONS

BIDDING ENDS: WEDNESDAY, MAY 29, 2019 at 12:00 pm

#1



Open House: May 28: 11 am - 11:45 am

2702 HOEHLER DR, TOLEDO, OHIO 43606

North Cove to Christie, on the corner of Christie and Hoehler.

Property: Duplex
Currently Rented: Yes
Rent Per Month: \$1,170
Annual Rent: \$14,040
Square Feet: 2,128+/-
Half Year Taxes: \$971.81

Parcel ID No.: 12-12071
No. of Stories: 2
No. of Beds: 2 in Each Unit
No. of Baths: 1 in Each Unit
Foundation: Full Basement



Across from Toledo Hospital, new roof ('19) and A/C ('17), and all new windows (except dining) last 5 years.

#2



Open House: May 28: 1 pm - 1:45 pm

Property: Single Family
Currently Rented: No
Prior Rent: \$900
Square Feet: 670+/-
Half Year Taxes: \$615.81
Parcel ID No.: 02-38004
No. of Stories: 1.5
No. of Beds: 3
No. of Baths: 1
Foundation: Basement
Garage

Near UT Medical Center and College of Engineering. Gleaming floors, newly painted inside and out, appliances included.



2557 GREENBRIAR RD TOLEDO, OHIO 43607

N. Westwood to Montebello to Fernhill to Greenbriar.

#3



Open House: May 28: 12 pm - 12:45 pm

Property: Duplex
Currently Rented: Yes
Rent Per Month: \$1,140
Annual Rent: \$13,680
Square Feet: 2,193+/-
Half Year Taxes: \$1,168.92
Parcel ID No.: 16-55831
No. of Stories: 2
No. of Beds: 2 in Each Unit
No. of Baths: 1 in Each Unit
Foundation: Full Basement

West Toledo duplex with easy access to the expressway. Long term tenants, gleaming floors, basement has separate washer/dryer hook-ups, and has a storage/bonus room.

3647 DOUGLAS RD TOLEDO, OHIO 43613

Just south of Beaufort in West Toledo

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 | 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 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 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 **\$2,500.** 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 **40 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, 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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