

ONLINE ONLY REAL ESTATE AUCTIONS

SELLING
TOGETHER AT
MINIMUM BID
\$40,000

BIDDING ENDS: Wednesday, May 22, 2019 at 12:00 pm

1838 Evansdale Avenue, Toledo, Ohio 43607

NEAR
UNIVERSITY

PROPERTY FEATURES:

3 Beds | 1 Bath

2 Car Garage

Rent: \$650 / Month



PROPERTY INFORMATION:

Annual Rent: \$7,800
Square Feet: 1,212+/-
Stories: 2
Lot Size: 40 x 113

TD Parcel No. 04-61794
Half Year Taxes: \$528.42
Forced Air Heat
Foundation: Basement

DIRECTIONS: Bancroft Street to south on Evansdale Avenue.

615 Maumee Avenue, Toledo, Ohio 43609

SOUTH
TOLEDO

PROPERTY FEATURES:

4 Beds | 2 Baths

1.5 Car Garage

Rent: \$575 / Month



PROPERTY INFORMATION:

Annual Rent: \$6,900
Square Feet: 1,164+/-
Stories: 1.5
Lot Size: 40 x Irregular

TD Parcel No. 09-15501
Half Year Taxes: \$287.19
Forced Air Heat / Central Air
Foundation: Basement

DIRECTIONS: South Avenue to south on Maumee Avenue.

VIEW PHOTOS, VIDEO TOUR, 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 **\$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 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 **Friday, June 7, 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, 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.

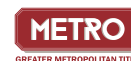
DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

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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