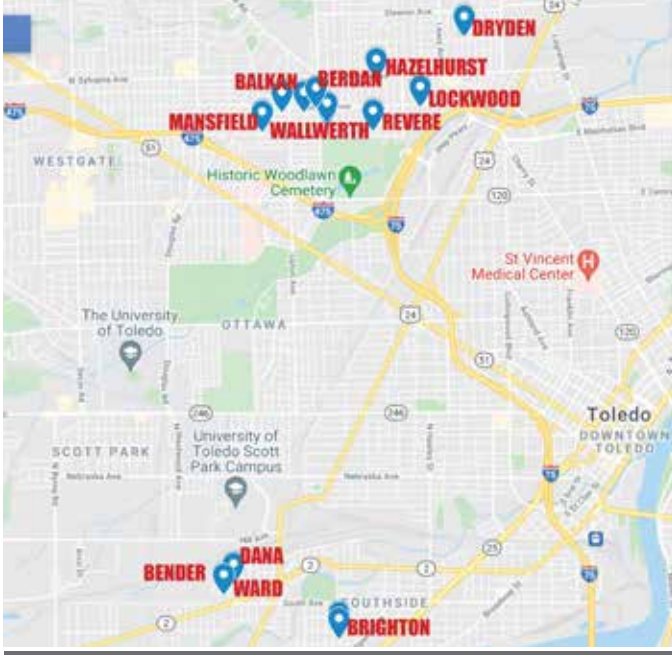


Auction Associates: Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
 Roger Turner, REALTOR®, Auctioneer, AARE, CAI

Location of Investment Properties



Open House Dates and Times

THURSDAY, SEPTEMBER 16, 2021

10:00 am - 10:30 am 710 and 734 BRIGHTON
 11:00 am - 11:30 am 414 and 422 BENDER
 12:00 pm - 12:30 pm 2327 WARD
 12:45 pm - 1:15 pm 2236 DANA

FRIDAY, SEPTEMBER 17, 2021

10:00 am - 10:30 am 1802 and 1930 BALKAN
 11:00 am - 11:30 am 3607 and 3619 WALLWERTH
 11:45 am - 12:15 pm 2052 MANSFIELD
 12:30 pm - 1:00 pm 1717 BERDAN
 1:15 pm - 1:45 pm 3520 REVERE
 2:00 pm - 2:30 pm 3764 LOCKWOOD
 2:45 pm - 3:15 pm 3951 HAZELHURST

Terms and Conditions

AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit per Property.**

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$3,000 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 **Friday, October 29, 2021.**

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 Midland Title; 6545 Weatherfield Court, Maumee, Ohio 43537; Office: 419-255-0126.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money 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.

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INVESTMENT PROPERTY AUCTION

PROPERTIES BEING SOLD ONLINE ONLY
 BIDDING ENDS: TUESDAY, SEPTEMBER 21, 2021 AT 12:00 PM



**SINGLE FAMILY HOMES
 AND A MULTI-FAMILY HOME
 LONG TERM TENANTS!**

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PROPERTY INFORMATION



1

2236 DANA, Toledo, OH 43609

Rent Per Month: \$800.00
 Square Feet: 1,409+/-
 Half Year Taxes: \$401.87
 Parcel No. 09-60957

Open House: Sept. 16 - 12:45 pm - 1:15 pm



2

2327 WARD, Toledo, OH 43609

Rent Per Month: \$700.00
 Square Feet: 1,150+/-
 Half Year Taxes: \$491.80
 Parcel No. 09-60734

Open House: Sept. 16 - 12:00 pm - 12:30 pm



3

414 BENDER, Toledo, OH 43609

Currently Vacant
 Square Feet: 1,414+/-
 Half Year Taxes: \$586.90
 Parcel No. 05-16864

Open House: Sept. 16 - 11:00 am - 11:30 am



10

3764 LOCKWOOD, Toledo, OH 43612

Rent: \$800.00
 Square Feet: 1,422+/-
 Half Year Taxes: \$471.23
 Parcel No. 16-06811

Open House: Sept. 17 - 2:00 pm - 2:30 pm



11

MULTI-FAMILY

3951 HAZELHURST, Toledo, OH 43612

Rent Per Month: #2: \$400 and #3: \$400
 Square Feet: 2,344+/-
 Half Year Taxes: \$489.65
 Parcel No. 07-37431

Open House: Sept. 17 - 2:45 pm - 3:15 pm



12

744 DRYDEN, Toledo, OH 43612

Rent Per Month: \$750.00
 Square Feet: 1,678+/-
 Half Year Taxes: \$425.34
 Parcel No. 01-07127

Not Available for Viewing



4

422 BENDER, Toledo, OH 43609

Currently Vacant
 Square Feet: 1,205+/-
 Half Year Taxes: \$503.94
 Parcel No. 05-16857

Open House: Sept. 16 - 11:00 am - 11:30 am



5

710 BRIGHTON, Toledo, OH 43609

Rent Per Month: \$825.00
 Square Feet: 1,690+/-
 Half Year Taxes: \$525.75
 Parcel No. 07-14824

Open House: Sept. 16 - 10:00 am - 10:30 am



6

734 BRIGHTON, Toledo, OH 43609

Rent Per Month: \$800.00
 Square Feet: 1,430+/-
 Half Year Taxes: \$529.59
 Parcel No. 07-14844

Open House: Sept. 16 - 10:00 am - 10:30 am

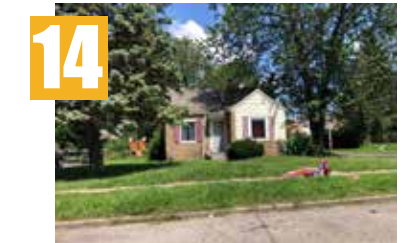


13

1717 BERDAN, Toledo, OH 43613

Rent Per Month: \$800.00
 Square Feet: 1,216+/-
 Half Year Taxes: \$419.63
 Parcel No. 05-11401

Open House: Sept. 17 - 12:30 pm - 1:00 pm



14

1802 BALKAN, Toledo, OH 43613

Rent Per Month: \$750.00
 Square Feet: 727+/-
 Half Year Taxes: \$376.82
 Parcel No. 05-10101

Open House: Sept. 17 - 10:00 am - 10:30 am



15

1930 BALKAN, Toledo, OH 43613

Rent Per Month: \$750.00
 Square Feet: 1,196+/-
 Half Year Taxes: \$316.67
 Parcel No. 15-25891

Open House: Sept. 17 - 10:00 am - 10:30 am



7

3520 REVERE, Toledo, OH 43612

Rent Per Month: \$750.00
 Square Feet: 1,119+/-
 Half Year Taxes: \$390.98
 Parcel No. 13-22754

Open House: Sept. 17 - 1:15 pm - 1:45 pm



8

3607 WALLWERTH, Toledo, OH 43612

Rent Per Month: \$850.00
 Square Feet: 1,149+/-
 Half Year Taxes: \$441.12
 Parcel No. 16-03367

Open House: Sept. 17 - 11:00 am - 11:30 am



9

3619 WALLWERTH, Toledo, OH 43612

Rent Per Month: \$850.00
 Square Feet: 1,250+/-
 Half Year Taxes: \$518.68
 Parcel No. 16-03357

Open House: Sept. 17 - 11:00 am - 11:30 am



16

2052 MANSFIELD, Toledo, OH 43613

Rent Per Month: \$750.00
 Square Feet: 1,128+/-
 Half Year Taxes: \$359.17
 Parcel No. 12-01007

Open House: Sept. 17 - 11:45 am - 12:15 pm



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PROPERTIES BEING SOLD ONLINE ONLY WITH BIDDING ENDING: TUESDAY, SEPTEMBER 21, 2021 AT 12:00 PM