

MINIMUM
BID
\$25,000

Money Maker! A Great Investment Opportunity!

ONLINE INVESTMENT AUCTION



619 RUSSELL STREET, TOLEDO, OHIO 43608

BIDDING ENDS: THURSDAY, MARCH 17, 2022 AT 12:00 PM

Online Auction! Ranch home that is leased to the same tenant for the past 4 years at \$600 a month. Tenant pays gas and electric and \$80 a month for water and any overages. Central air is 5 years old, newer front door, and new bath tub with fixtures. Home has an alarm system. Wallside Windows were installed in 2008, glass block windows for basement installed in 2008, Seagate Foundation Services waterproofed the basement in 2000 with a lifetime warranty. There is a garage/shed for storage.

OPEN HOUSE:
Thursday, March 10, 2022 at 12:00 pm

DIRECTIONS:
Stickney to Russell

PROPERTY FEATURES

Leased Property
3 Bedrooms and 1 Full Bath
Wood Floors
Fenced In Back Yard
Public Water
Public Sewer

ROOM DIMENSIONS

Living Room 17 x 13
Dining Room 16 x 11
Kitchen 18 x 12
Master Bedroom 15 x 10
Bedroom #2 11 x 10
Bedroom #3 11 x 10

PROPERTY INFORMATION

Lot Size 30 x 157
No. of Bathrooms 1 Full
Foundation Full Basement
Square Feet 1,188+/-

SCHOOL INFORMATION

School System Toledo Public
Elementary Spring
High School Woodward

COUNTY - TAXES - PARCEL DETAILS

County Lucas
Half Year Taxes \$206.71
Parcel No. 04-12201

TERMS & 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 **\$3,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$3,500**. 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 **Friday, April 15, 2022**.

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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

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 Non Refundable

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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
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