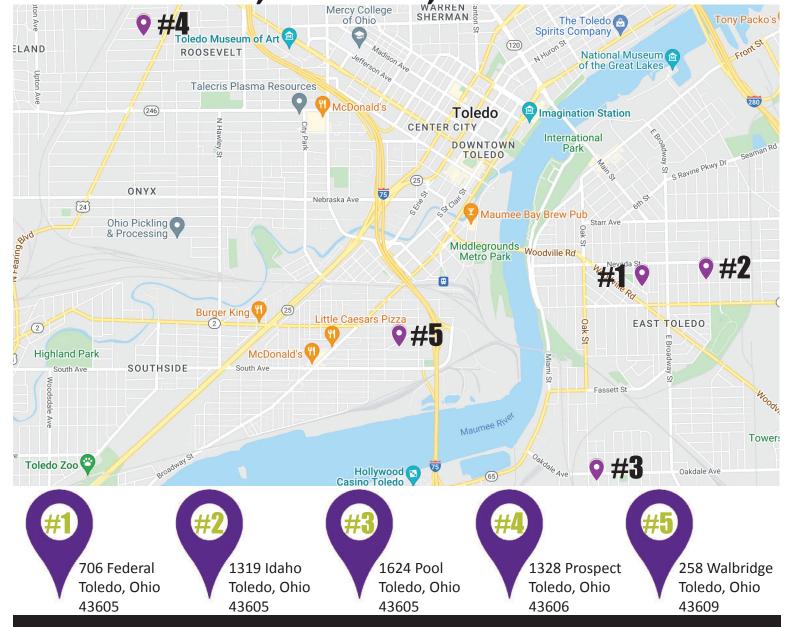
Investment Properties at **AUCTION**

ONLINE ONLY

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Bidding Ends On

TUESDAY, JUNE 28, 2022 at 12 PM





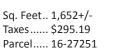
Investment Properties - ONLINE ONLY AUCTION

Bidding Ends: Tuesday, JUNE 28, 2022 at 12:00 pm



706 FEDERAL Street, Toledo, OH 43605 SINGLE FAMILY

Vacant Beds..... 3 Baths..... 1





1319 IDAHO Street, Toledo, OH 43605 **DUPLEX**

Rent \$500 / \$550 Beds...... 2 Each Unit Baths..... 1 Each Unit

Sq. Feet.. 2,224+/-Taxes \$634.18 Parcel 09-65731



1624 POOL Street, Toledo, OH 43605 **DUPLEX**

Rent \$500 / \$550 Beds 3 / 2 Baths..... 1 Each Unit

Sq. Feet.. 1,826+/-Taxes \$523.93 Parcel..... 11-50227



1328 PROSPECT Ave, Toledo, OH 43606 SINGLE FAMILY

Vacant Beds..... 3 Baths..... 1

Sq. Feet.. 1,144+/-Taxes \$324.08 Parcel..... 04-59941

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 per Property.

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 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



258 WALBRIDGE Ave, Toledo, OH 43609 SINGLE FAMILY

Vacant Beds..... 3 Baths..... 1





OPEN HOUSE SCHEDULE

Tuesday, June 21, 2022

- 1624 Pool 11:00 am 12:00 pm
- 1319 Idaho 12:30 pm 1:30 pm

Wednesday, June 22, 2022

1328 Prospect - 11:00 am - 12:00 pm

Thursday, June 23, 2022

- 706 Federal 11:00 am 12:00 pm
- 258 Walbridge 12:30 pm 1:30 pm

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.

or before Friday, July 29, 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

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



Pamela Rose Auction Company, LLC REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI Pamela Rose, REALTOR®, Auctioneer, AARE, CAI Office: 419-865-1224

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