



**PROPERTIES
SELLING
INDIVIDUALLY!**

942 FORSYTHE STREET

Toledo, Ohio 43605

944 FORSYTHE STREET

Toledo, Ohio 43605

11 BRONSON AVENUE

Toledo, Ohio 43608

161 HAUSMAN STREET

Toledo, Ohio 43608

2529 FORAKER AVENUE

Toledo, Ohio 43609

517 GENEVA AVENUE

Toledo, Ohio 43609

6 / 7 TENANTS ARE

SECTION 8

FULLY LEASED

\$54,168 Annual Rent

(All 6 Properties)

(5) Single Family Homes and (1) Duplex

ONLINE AUCTION

Bidding Ends

Tuesday, November 1, 2022 at 12:00 pm

PROPERTY DETAILS

Online Bidding Ends:
Tuesday, November 1, 2022 at 12 pm



OPEN HOUSE: THURS. OCTOBER 27 AT 2:00 PM



OPEN HOUSE: THURS. OCTOBER 27 AT 2:00 PM



OPEN HOUSE: THURS. OCTOBER 27 AT 11:30 AM

LOT #1
 SINGLE FAMILY
942 FORSYTHE
TOLEDO, OHIO
43605

Rent \$652.00
 Square Feet 1,238+/-
 Bedrooms 4
 Bathrooms 2 Full
 Half Year Taxes \$413.42
 TD Parcel No. 02-26771

LOT #2
 SINGLE FAMILY
944 FORSYTHE
TOLEDO, OHIO
43605

Rent \$740.00
 Square Feet 1,238+/-
 Bedrooms 3
 Bathrooms 1 Full
 Half Year Taxes \$413.42
 TD Parcel No. 02-26774

LOT #3
 SINGLE FAMILY
11 BRONSON
TOLEDO, OHIO
43608

Rent \$600.00
 Square Feet 1,356+/-
 Bedrooms 3
 Bathrooms 1 Full
 Half Year Taxes \$250.84
 TD Parcel No. 02-25507



OPEN HOUSE: THURS. OCTOBER 27 AT 12:00 PM



OPEN HOUSE: THURS. OCTOBER 27 AT 12:30 PM



OPEN HOUSE: THURS. OCTOBER 27 AT 1:30 PM

LOT #4
 SINGLE FAMILY
161 HAUSMAN
TOLEDO, OHIO
43608

Rent \$540.00
 Square Feet 968+/-
 Bedrooms 2
 Bathrooms 1 Full
 Half Year Taxes \$253.28
 TD Parcel No. 07-07544

LOT #5
 DUPLEX
2529 FORAKER
TOLEDO, OHIO
43609

Rent \$500/\$610
 Square Feet 2,060+/-
 Bedrooms 2 Each Unit
 Bathrooms 1 Each Unit
 Half Year Taxes \$784.88
 TD Parcel No. 13-24751

LOT #6
 SINGLE FAMILY
517 GENEVA
TOLEDO, OHIO
43609

Rent \$872.00
 Square Feet 805+/-
 Bedrooms 2
 Bathrooms 1 Full
 Half Year Taxes \$511.85
 TD Parcel No. 16-34111

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 or before **30 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 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
 REAL ESTATE | AUCTIONEERS | CONSULTANTS

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

STAY UP-TO-DATE ON SOCIAL MEDIA!



©2022 Pamela
 Rose
 Auction
 Company, LLC