

# ONLINE ONLY INVESTMENT AUCTION

**MINIMUM  
BID  
\$21,000**



## 324 EAST OAKLAND STREET, TOLEDO, OHIO 43608

Directions: Lagrange to east on East Oakland, north of East Central.

### PROPERTY DETAILS

Rent: \$550.00  
Square Feet: 1,229+/-  
Half Year Taxes: \$247.94  
TD Parcel No.: 09-50681  
No. of Baths: 1 Full  
Lot Size: 30 x 125  
Foundation: Basement  
Living Room: 15 x 12  
Dining Room: 13 x 12

Kitchen: 12 x 10  
Master Bed: 15 x 12  
Bedroom #2: 12 x 10  
Bedroom #3: 12 x 10  
School System: Toledo  
Elementary: Leverette  
High School: Woodward  
• Lead Base Paint Certificate  
• 6 Year Tenant

- Tenant Pays All Utilities, Including Water
- Replaced Wall A/C Unit
- Basement Waterproof with Glass Block Windows
- Alarm System
- Forced Air Heat

**OPEN HOUSE:** Thursday, June 22, 2023 at 11:00 am

**BIDDING ENDS: TUESDAY, JUNE 27, 2023 AT 12:00 PM**



## 21 WEST PARK STREET, TOLEDO, OHIO 43608

Directions: Cherry to east on Central to north on Franklin to west on West Park.

### PROPERTY DETAILS

Rent : \$600.00  
Square Feet: 1,188+/-  
Half Year Taxes: \$198.75  
TD Parcel No.: 03-25924  
No. of Baths: 1 Full  
Lot Size: 35 x 125  
Foundation: Basement  
Living Room: 18 x 14  
Dining Room: 13 x 12

Kitchen: 18 x 13  
Master Bed: 15 x 12  
Bedroom #2: 12 x 10  
Bedroom #3: 12 x 10  
School System: Toledo  
Elementary: Rosa Parks  
High School: Scott  
• Lead Base Paint Certificate  
• 3 Year Tenant

- Tenant Pays All Utilities, Including Water
- New Furnace and Hot Water Heater in 2022
- Vinyl Replacement Windows
- Alarm System
- Replaced Shower Tub Combo in 2020

**OPEN HOUSE:** Thursday, June 22, 2023 at 12:00 pm

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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](http://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.



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

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