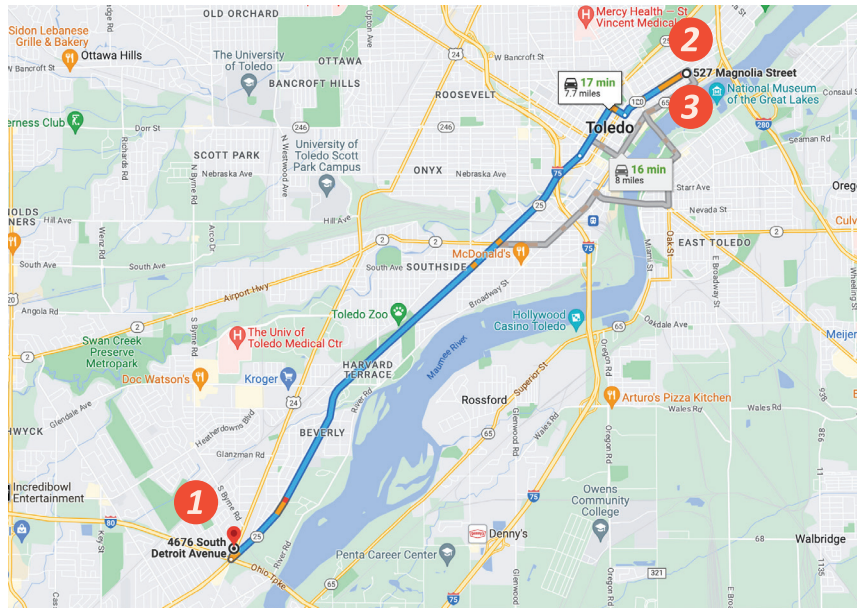


Online Auction - Single Family and Multi Family Units

TWINPLEX, SINGLE FAMILY HOME, MULTI FAMILY UNIT

ONLINE REAL ESTATE AUCTION

Bidding Ends: Thursday, September 14, 2023 at 12:00 pm



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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet

bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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.

DIRECTIONS:

S Detroit: Corner of Escott and S Detroit, NE of the Anthony Wayne Trail. Magnolia: North Huron and Magnolia.

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 **40 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.



Lot #1
1,557+/- SF Twinplex

4676 S. Detroit Ave
Toledo, Ohio 43614

Lot #2
618+/- SF House

523 Magnolia St
Toledo, Ohio 43604

Lot #3
1,960+/- SF Duplex
1,368+/- SF Studio & Apt.

527 Magnolia St
Toledo, Ohio 43604



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



Pamela Rose Auction Co, 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!



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ONLINE BIDDING ENDS: THURSDAY, SEPTEMBER 14 AT 12 PM

1

4676 South Detroit Avenue, Toledo, Ohio 43614



TWINPLEX - FULLY LEASED!

- One Story Twinplex
- Both Units Renovated
- 2 Car Garage Plus Carport
- Concrete Driveway
- Corner Lot
- Attractive Yard
- Separate Gas and Electric
- Gas Forced Air Heating
- City Water and Sewer

Property Rented Yes
Current Rent..... \$1,400 per Month

Half Year Taxes..... \$1,648.08
 TD Parcel No. 10-18747

Online Twinplex Auction! One story units with private entry. 2 garages plus carport with attractive concrete driveway. Both units are leased. High demand area for rental and owner occupied homes.

Directions:
 On the corner of Escott and South Detroit, northeast of the Anthony Wayne Trail.

OPEN HOUSE:
 Thursday, September 7, 2023
 from 12:30 pm - 1:30 pm

Living Room Each Unit
 Kitchen Each Unit
 Unit #1..... 1 Bed and 1 Bath
 Unit #2..... 2 Beds and 1 Bath

Lot 80' Frontage
 Foundation Crawl
 Square Feet 1,557+/-
 School System..... Toledo Public
 Elementary Beverly
 High School..... Bowsher

2

523 Magnolia Street, Toledo, Ohio 43604



SINGLE FAMILY

- New Roof (2015/2016+/-)
- New Wallside Windows (2000+/-)
- New Furnace (2014+/-)
- New Upgraded Electric (20116 or 2017+/-)
- Exterior Front Deck / Patio (2017+/-)
- No Central Air

Property Rented No
 Square Feet 618+/-
 No. of Stories..... 1
 Number of Beds 2
 Number of Baths 1
 Foundation Crawl
 Half Year Taxes..... \$169.28
 TD Parcel No. 15-44514

Directions:
 Magnolia, just pass North Huron.

OPEN HOUSE:
 Thursday, September 7, 2023
 from 11:00 am - 12:00 pm

Located In the New Lower Town Entertainment District

3

527 Magnolia Street, Toledo, Ohio 43604



MULTI FAMILY

- Studio with Apartment**
- New Furnace (2014+/-)
 - New Roof (2016+/-)
 - New Double Door
 - New Windows (2000+/-)
 - Vinyl Siding (2012+/-)

Square Feet - Studio 1,368+/-
 Square Feet - Duplex 1,960+/-

- 2 Story Duplex**
- All New Windows ('17/'18+/-)
 - All New Exterior Doors
 - New Electric System (2017+/-)
 - New Furnace (2018+/-)
 - New Hot Water Tank (2017+/-)
 - New Rubber Roof (2016+/-)
 - New Exterior Vinyl Siding (2014+/-)
 - Newer Flooring

OPEN HOUSE:
 Thursday, September 7, 2023
 from 11:00 am - 12:00 pm

- Newer Kitchen Tile
- Laminate Floor - Dining Room
- Newer Living Room Carpet

Foundation Basement / Slab
 Half Year Taxes..... \$771.07
 TD Parcel No. 15-44504
 TD Parcel No. 15-44507