

ONSITE WITH LIVE ONLINE BIDDING REAL ESTATE AUCTION

602 North Wilson Avenue, Royal Oak, Michigan 48067

BIDDING ENDS: Wednesday, October 30, 2019 at 4:00 pm

IDEAL FIX AND FLIP

PROPERTY FEATURES:

Ranch Home with 3 Beds
Finished Full Basement
Hardwood Floors
Near Parks and Downtown
High Demand Location
Central Air / Gas Forced Heat
Public Water and Sewer
Corner Lot / 2 Car Garage



Investors! Ideal for fix and flip! Ranch home in prime location near downtown and parks. High end development area with many investor flips in this location in the \$400,000's. Opening bid of \$125,000 for this hard to find fixer upper in high demand area.

PROPERTY INFORMATION:

Living Room:	11 x 13	Bedroom #2:	12 x 11	Foundation:	Basement	Parcel No.	25-15-433-013
Dining Room:	9 x 7	Bedroom #3:	12 x 11	Above Grade SF:	990+/-	Summer Taxes:	\$4,815.48
Kitchen:	11 x 10	Laundry Room:	11 x 9	Below Grade SF:	990+/-	Winter Taxes:	\$997.34
Family Room:	20 x 13	Lot Size:	50 x 106	School System:	Royal Oak		
Master Bed:	11 x 9	No. of Baths:	1 Full	County:	Oakland		

PREVIEW AND REGISTRATION: Begins at 3:00 pm day of Auction.

DIRECTIONS: North off 11 Mile, west of Campbell.

VIEW MORE DETAILS AND BID NOW AT www.PAMELAROSEAUCTION.com

TERMS AND CONDITIONS:

ONSITE BIDDERS:

TERMS: \$5,000 earnest money deposit down day of auction in the form of **cashier's check or personal check** made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing to be held on or before **30 Days** after acceptance.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS:

AUCTION REGISTRATION: The online registration form available at www.PamelaRoseAuction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to info@pamelaroseauction.com

pamelaroseauction.com prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of **\$5,000**. 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: An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Auction Purchase Agreement, Agency Disclosure, Lead Based Paint, Seller's Disclosures, and the 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.

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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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STAY CONNECTED: 

AUCTION ASSOCIATES

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