

OFFICE: 419-865-1224

AUCTION ASSOCIATES:

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9 INVESTMENT PROPERTIES

ONLINE BIDDING ENDS

Tuesday, **JUNE 4, 2024** at 12:00 pm

SELLING SEPARATELY*



* 714 White and 1326 Idaho Sell Together

VIEW THE BROCHURE, PHOTOS, VIDEO TOURS, AND REGISTER TO BID NOW ONLINE AT

www.PAMELAROSEAUCTION.COM OR DOWNLOAD OUR APP

REAL ESTATE 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, Residential Property Disclosures, Lead Base Paint Disclosure, 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.

ONLINE AUCTION

9 INVESTMENT PROPERTIES



ALL PROPERTIES SELLING SEPARATELY!*

SINGLE FAMILY

1823 Booth Avenue - 1015 Freedom Street - 1208 Navarre Avenue - 1210 Navarre Avenue - 1216 Navarre Avenue

728 Plymouth Street
DUPLEX

714 White Street and 1326 Idaho Street
2 HOMES ON 1 PARCEL
*(*Selling Together)*

ALL PROPERTIES ARE FULLY RENTED!

THREE UNITS 1555 Bow Street

ONLINE BIDDING ENDS

TUESDAY, JUNE 4, 2024 AT 12:00 PM

STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [v](#) [i](#)



PROPERTY 1 **1015 FREEDOM STREET**
Toledo, Ohio 43605 **SINGLE FAMILY**



Rented At..... \$700 Per Month
 TD Parcel No..... 02-31357
 Half Year Taxes..... \$478.21
 Square Feet 952+/-
 Primary Bed..... 11 x 10
 Bedroom #2..... 11 x 9
 Dining Room..... 13 x 12
 Kitchen 12 x 13
 Living Room..... 13 x 11
 No. of Baths..... 1 Full

Lot Size 25 x 120
 Elementary East Broadway
 High School..... Waite
 Foundation Partial Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 28 at 1:45 pm
 ● New Flooring and Paint in 2024
 ● In Process of Updating Bathroom

PROPERTY 2 **1208 NAVARRE AVENUE**
Toledo, Ohio 43605 **SINGLE FAMILY**



Rented At..... \$850 Per Month
 TD Parcel No..... 04-50711
 Half Year Taxes..... \$388.16
 Square Feet 1,118+/-
 Primary Bed..... 14 x 12
 Bedroom #2..... 15 x 10
 Bedroom #3..... 12 x 9
 Dining Room..... 9 x 12
 Kitchen 17 x 8
 Living Room..... 19 x 15

No. of Baths..... 1 Full
 Lot Size 25 x 120
 Elementary Raymer
 High School..... Waite
 Foundation Full Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 28 at 11 am
 ● New Hot Water Heater in 2022

PROPERTY 3 **1210 NAVARRE AVENUE**
Toledo, Ohio 43605 **SINGLE FAMILY**



Rented At..... \$850 Per Month
 TD Parcel No..... 04-50707
 Half Year Taxes..... \$381.76
 Square Feet 1,160+/-
 Primary Bed..... 15 x 12
 Bedroom #2..... 15 x 12
 Bedroom #3..... 12 x 9
 Kitchen 12 x 10
 Living Room..... 23 x 11
 No. of Baths..... 1 Full

Lot Size 25 x 120
 Elementary Raymer
 High School..... Waite
 Foundation Full Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 28 at 11 am
 ● New Roof in 2022
 ● New Hot Water Heater in 2021

PROPERTY 4 **1216 NAVARRE AVENUE**
Toledo, Ohio 43605 **SINGLE FAMILY**



Rented At..... \$700 Per Month
 TD Parcel No..... 04-50697
 Half Year Taxes..... \$282.85
 Square Feet 720+/-
 Primary Bed..... 11 x 10
 Bedroom #2..... 11 x 9
 Dining Room..... 13 x 12
 Kitchen 12 x 8
 Living Room..... 13 x 11
 No. of Baths..... 1 Full

Lot Size 25 x 120
 Elementary Raymer
 High School..... Waite
 Foundation Full Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 28 at 11 am
 ● New Hot Water Heater in 2024

PROPERTY 5 **728 PLYMOUTH STREET**
Toledo, Ohio 43605 **DUPLEX**



Rented At..... \$650 Per Unit
 TD Parcel No..... 09-65857
 Half Year Taxes..... \$480.76
 Square Feet 1,600+/-
 Number of Beds 2 Per Unit
 Number of Baths ... 1 Per Unit
 Lot Size 30 x 127
 Elementary Garfield
 High School..... Waite
 Type..... Duplex

Foundation Full Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 28 at 12 pm
 ● New Flooring in Both Units in 2024

PROPERTY 6 **1326 IDAHO / 714 WHITE**
Toledo, Ohio 43605 **2 HOMES ON 1 PARCEL**



1326 Idaho Street

Rented At..... \$725 Per Month
 TD Parcel No..... 09-65741
 Half Year Taxes..... \$698.90
 Square Feet 738+/-
 No. of Beds 2
 No. of Baths..... 1
 Elementary Raymer
 High School..... Waite
 Foundation Crawl
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas



714 White Street

Rented At..... \$700 Per Month
 TD Parcel No..... 09-65741
 Square Feet 1,116+/-
 No. of Beds 2
 No. of Baths..... 1
 Elementary Raymer
 High School..... Waite
 Foundation Crawl
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas

Idaho and White Sell Together

● New Bathroom Plumbing in 2023
 ● New Paint in 2023
OPEN HOUSE:..... May 28 at 1 pm

PROPERTY 8 **1823 BOOTH AVENUE**
Toledo, Ohio 43608 **SINGLE FAMILY**



Rented At..... \$725 Per Month
 TD Parcel No..... 07-46351
 Half Year Taxes..... \$95.17
 Square Feet 760+/-
 Primary Bed..... 11 x 10
 Bedroom #2..... 11 x 9
 Dining Room..... 13 x 12
 Kitchen 10 x 13
 Living Room..... 13 x 11
 No. of Baths..... 1 Full

Lot Size 25 x 120
 Elementary Leverette
 High School..... Woodward
 Foundation Slab
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 30 at 11 am
 ● New Flooring, Paint, Kitchen in 2023

PROPERTY 9 **1555 BOW STREET**
Toledo, Ohio 43609 **THREE UNITS**



Rented - 1555 \$700 Per Month
 Rented - 1557 \$700 Per Month
 Rented - 1557 1/2.. \$635 Per Month
 TD Parcel No..... 07-07324
 Half Year Taxes..... \$765.11
 Square Feet 2,193+/-
 No. of Beds 2 (1555, 1557)
 No. of Beds 1 (1557 1/2)
 No. of Baths..... 1 Per Unit
 Lot Size 25 x 120

Elementary Walbridge
 High School..... Bowsher
 Type 3 Apartments
 Foundation Partial Basement
 Heating Forced Air
 Heat Fuel Natural Gas
 Water Heater..... Gas
OPEN HOUSE:..... May 30 at 12 pm