

INCOME  
GENERATING  
PROPERTIES

# ONLINE INVESTMENT PROPERTY AUCTION

BIDDING ENDS: THURSDAY, OCTOBER 24, 2019 AT 1:00 PM



#1

**1413 Belmont, Toledo, OH 43607**  
**Minimum Bid \$25,000**

Single Family - \$650 Per Month  
2,748+/- Square Feet  
Half Year Taxes: \$535.20  
TD Parcel No. 02-29644

- 2 story home with 6 beds, 2 full baths, and a partial basement.



#2

**1730 Calumet, Toledo, OH 43607**  
**Minimum Bid \$30,000**

Single Family - \$700 per Month  
1,368+/- Square Feet  
Half Year Taxes: \$381.43  
TD Parcel No. 12-05361

- 2 story home with 3 beds, 1 full bath, and a partial basement.



#3

**213 Dale, Toledo, OH 43609**  
**Minimum Bid \$30,000**

Single Family - \$700 Per Month  
1,212+/- Square Feet  
Half Year Taxes: \$330.35  
TD Parcel No. 14-18871

- 1.5 story home with 3 beds, 1 full bath, and a full basement.



#4

**619 Walbridge, Toledo, OH 43609**  
**Minimum Bid \$40,000**

Duplex - \$650 Per Unit Per Month  
2,159+/- Square Feet  
Half Year Taxes: \$531.59  
TD Parcel No. 09-14331

- 2 story home with 4 beds, 2 full baths, and a full basement.



#5

**322 Maumee, Toledo, OH 43609**  
**Minimum Bid \$15,000**

Duplex - Vacant  
1,544+/- Square Feet  
Half Year Taxes: \$348.02  
TD Parcel No. 04-01064

- 2 story home with 4 beds, 2 full baths, and on a crawl space.



#6

**1845 N Summit, Toledo, OH 43611**  
**Minimum Bid \$30,000**

Single Family - \$750 Per Month  
1,415+/- Square Feet  
Half Year Taxes: \$286.52  
TD Parcel No. 14-29017

- 1.5 story home with 3 beds, 1 full bath, and a full basement.



#7

**2031 N Summit, Toledo, OH 43611**  
**Minimum Bid \$25,000**

Single Family - \$690 Per Month  
1,231+/- Square Feet  
Half Taxes: \$163.90 | Homestead: \$291.46  
TD Parcel No. 11-04627

- 2 story home with 3 beds, 1 full bath, and a full basement.



**BID NOW!** Go online to our website.

Put your cursor over Online Bidding.  
Click Online Real Estate.

Put cursor over Log In/Registration in the menu bar.  
Click New Registration.

Complete the form - this is your bidder card.  
An email will be sent requesting your Proof of Funds.  
A final email will be sent with your bidder number.  
Return to Online Real Estate page. Select the auction.  
Click ENTER AUCTION to place your bid!

## TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto:info@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 **\$2,500 earnest money deposit per Property**.

**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 **\$2,500 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 **20 Days** after acceptance or by **Wednesday, November 13, 2019**.

**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 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 Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property 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](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.

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