

EXCITING ONLINE AUCTION: BRICK TWINPLEX IN SWANTON!

108 BASSETT AVENUE
SWAN CREEK TOWNSHIP
SWANTON, OHIO 43558

BIDDING ENDS
TUESDAY, OCTOBER 15, 2024 AT 12 PM



Are you looking for a lucrative investment opportunity? Don't miss this chance to bid on a beautifully maintained brick twinplex in the charming town of Swanton!

PROPERTY HIGHLIGHTS:

PRIME LOCATION: Nestled in quiet neighborhood, this twinplex is conveniently located near local amenities, transport links, and directly across from village park where holiday celebrations are held.

DUAL UNITS: Both units feature 2 cozy bedrooms each, providing comfortable living spaces for tenants.

MODERN UPGRADES: Recently renovated bathrooms in each unit ensure a fresh and updated look.

STEADY INCOME: Both units are leased by long term, low-maintenance tenants with a **\$15,000 Annual Income**, offering immediate rental and steady cash flow.


WELL-MAINTAINED: This property has been carefully looked after, with no major repairs needed, making it a turn-key investment.

Don't miss this opportunity to add a high-demand rental property to your portfolio. Register now to participate in the auction and secure your future income!

Brick Twinplex with 2 Units
2 Beds and 1 Bath Per Unit
Off Road Parking
Updated Kitchens

City Water and Sewer
Lot Size 60 x 120
Foundation Slab
Square Feet 1,680+/-

School System..... Swanton
County Fulton
Half Year Taxes.... \$1,214.97
Parcel No. 28-053180-00.000

 **Directions:** Main to Bassett

OPEN HOUSE at 12:00 pm
October 8 and October 11



INVEST SMARTLY. BID WISELY. SEIZE THE OPPORTUNITY!

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 **\$5,000 earnest money deposit**.

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 **\$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 **42 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.

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. The property is being sold "as-is, where-is."

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



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

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