

19 APARTMENTS | 7 GARAGES | 3 BEDROOM HOUSE

# APARTMENT AUCTION



**Open House #1: Monday, November 25 from 12 pm - 3 pm**  
**Open House #2: Tuesday, December 3 from 12 pm - 2 pm**

**2428 West Central Avenue, Toledo, Ohio 43606**

**- Online Only - Bidding Ends: Thursday, December 5, 2019 at 12:00 pm**

Online Apartment Auction! Cash Flow! 100% leased with income generating \$16,540 a month. Located on West Central Avenue, close to The Toledo Hospital.

Front and Rear Entrance / Exit  
Annual Rent of \$198,480  
Public Water and Sewer

Lot Size: 1.065+/- Acres  
Foundation: Partial Basement  
Square Feet: 29,230+/-

Half Year Taxes: \$8,042.16  
TD Parcel No. 14-15034, 14-15041,  
14-15211, 14-15121

#### REAL ESTATE TERMS AND 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 **\$50,000 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 **\$50,000**. 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 **60 Days** after acceptance and a 3% Rebate From Seller to Buyer on Winning Bid if Closed By December 31, 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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)



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

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224  
Toll Free: 877-462-7673

STAY UP-TO-DATE ON SOCIAL MEDIA!



Serving The Auction  
Industry For 25 Years

©2019  
Pamela  
Rose  
Auction  
Company, LLC