

ONLINE ONLY DUPLEX AUCTION

4119 / 4121 CARTHAGE ROAD, TOLEDO, OHIO 43612

BIDDING ENDS: WEDNESDAY, DECEMBER 18, 2019 at 12:00 pm

STARTING BID
\$50,000

PROPERTY FEATURES:

(2) Two Bedroom Units
Roof and Vinyl Siding in 2014
2 Car Garage / Pad for 2 Cars
Natural Woodwork
Separate Gas and Electric
Front Porches



Online Duplex Auction at Starting Bid \$50,000 for this great investment property. Both 2 bedroom units are leased, one unit is Section 8, and were remodeled a year ago. Separate gas and electric, roof and siding replaced in 2014, and a 2 car garage plus pad for two cars. Gross rent income of \$14,112 annually.

PROPERTY INFORMATION:

Lot Size:	40 x 133	School System:	Toledo Public	Half Year Taxes:	\$689.77
No. of Baths:	1 Full per Unit	Elementary:	Longfellow	TD Parcel No.:	07-30937
Foundation:	Full Basement	High School:	Start		
Square Feet:	1,224+/- per Unit				

OPEN HOUSE: Friday, December 13, 2019 from 12:00 pm - 1:00 pm and Monday, December 16, 2019 from 12:00 pm - 1:00 pm.

DIRECTIONS: North of Sylvania on Overland Parkway, right on Rollins, left on Carthage.

TERMS & CONDITIONS: **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 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 **\$2,000 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 **\$2,000**. 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 **Thursday, January 30, 2020**.

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.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com



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Michael Murray, Broker, Auctioneer, CAI, GRI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224
Toll Free: 877-462-7673

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