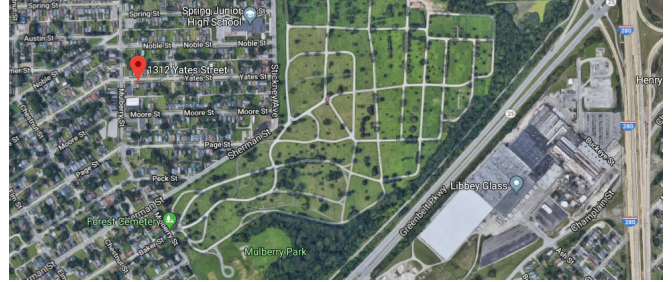


REVENUE GENERATING PROPERTY!  
**ONLINE ONLY  
AUCTION**

*Investment Property*

Online Only Auction! Minimum Bid \$5,000 for this investment property! Improvements include hot water tank in 2009 and a new porch in 2012. Ideal for rental home or fix up and lease / land contract / finance home. Affordable home in neighborhood that is only 1 mile from St. Vincent's Hospital. Home is vacant and prior rent was \$5,975 annually.



**BIDDING ENDS: FRIDAY, DECEMBER 15, 2017 AT 12:00 PM**



**1312 Yates Street, Toledo, Ohio 43608**

Type of Property: Single Family  
Currently Rented: No

Toledo Public Schools  
Spring Elementary  
Woodward High School

Total Square Feet: 1,191+/-  
Number of Stories: 1.5

Lot Size: 30 x 110  
Half Year Taxes: \$325.82  
TD Parcel No. 10-26634

Living Room: 12 x 16  
Dining Room: 11 x 11  
Kitchen: 11 x 12  
Master Bedroom: 10 x 11  
Bedroom #2: 9 x 9  
Bedroom #3: 9 x 9  
Foundation: Full Basement

**MINIMUM BID  
\$5,000**

Register and Place Your Bid Now!

Directions: Lagrange to east on Sherman to north on Mulberry to east on Yates.

**TERMS & CONDITIONS**

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) / Online Auctions / Real Estate 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 [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours 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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **15 Days** of the auction.

**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, Lead Based Paint, and the Property Disclosures.

**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).



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**AUCTION ASSOCIATES**

Rae Murra, REALTOR®

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

Office: 419-865-1224 | Toll Free: 877-462-7673



VIEW PHOTO'S, VIDEO TOURS, AND REGISTER TO BID NOW ONLINE AT

**www.PAMELAROSEAUCTION.com**