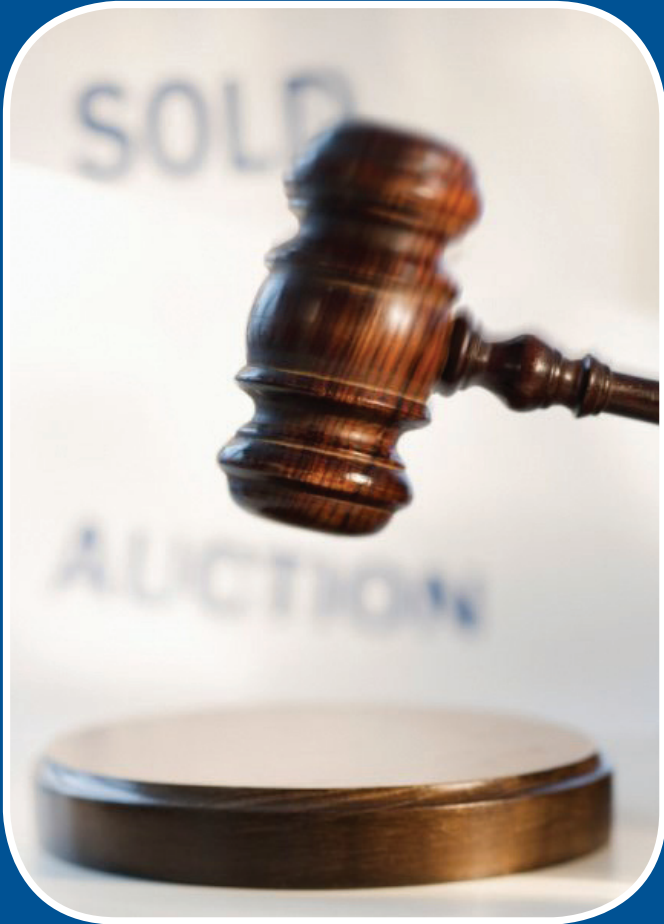


AUCTION

Rental Properties



Tax Advantages

Ideal for
Investors

Affordable Properties



*Bid On-Site or Live Online Bidding
Is Available*



*Open Houses Are Scheduled For
April 23 and 24, 2018*

Thursday, April 26, 2018
at 4:00 pm

at the Hampton Inn & Suites
3434 Secor Road, Toledo, Ohio 43606

Real Estate Investment AUCTION

Each property will be selling separately and will be offered both on-site with live online bidding available. See individual properties for leased income producing information. Ideal find for investors and owner occupants looking for affordable properties.

Buying property now makes good sense with record low interest rates and at auction prices. Rental properties provide the owner with steady income, tax advantages, as well as equity build up and appreciation.

Now put your bidding skills to use at the **Ballroom Style Auction** of multiple properties held at the **Hampton Inn and Suites** located at 3434 Secor Road, Toledo, Ohio 43606 on **Thursday, April 26, 2018 at 4:00 pm**. Real Estate has proven itself to be a provider of a good consistent return and to offer stability.

Call our office today to **ADD YOUR PROPERTY** to the auction. Properties are being added. Watch our website for more details.

1 548 CHURCH STREET TOLEDO, OHIO 43605



Property Type: Single Family 2 Stories
Rent: \$683 per Month 3 Bedrooms
Square Feet: 1,404+/- 2 Bathrooms
Half Year Taxes: \$320.94 Partial Basement
TD Parcel No. 16-26324

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 2:30 PM

3 1717 FREEMAN STREET TOLEDO, OHIO 43606



Property Type: Single Family 2 Stories
Rent: \$600 per Month 3 Bedrooms
Square Feet: 1,204+/- 1 Bathroom
Half Year Taxes: \$261.08 Full Basement
TD Parcel No. 13-23284

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 12:00 PM

2 1407 FOSTER AVENUE TOLEDO, OHIO 43606



Property Type: Single Family 2 Stories
Vacant 3 Bedrooms
Square Feet: 1,408+/- 2.5 Bathrooms
Half Year Taxes: \$82.16 Partial Basement
TD Parcel No. 05-04711 Homestead: \$242.00

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 1:30 PM

4 2259 ISHERWOOD STREET TOLEDO, OHIO 43606



Property Type: Single Family 1 Story
Rent: \$525 per Month + Water 2 Bedrooms
Square Feet: 1,025+/- 1 Bathroom
Half Year Taxes: \$408.08 Crawl
TD Parcel No. 09-00727

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 11:30 AM

5 1068 PROSPECT AVENUE
TOLEDO, OHIO 43606



Property Type: Single Family 2 Stories
Rent: Sec. 8 at \$840 per Month 3 Bedrooms
Square Feet: 1,670+/- 1 Bathroom
Half Year Taxes: \$405.83 Full Basement
TD Parcel No. 04-58321

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 1:00 PM

6 2006 WELLESLEY DRIVE
TOLEDO, OHIO 43606



Property Type: Single Family 2 Stories
Rent: \$800 per Month 3 Bedrooms
Square Feet: 1,437+/- 1 Bathroom
Half Year Taxes: \$706.74 Full Basement
TD Parcel No. 09-12494 Near Toledo Hospital

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 10:45 AM

7 3226 INVERNESS DRIVE
TOLEDO, OHIO 43607



Property Type: Single Family 2 Stories
Rent: \$600 per Month 3 Bedrooms
Square Feet: 1,266+/- 2 Bathrooms
Half Year Taxes: \$672.12 Full Basement
TD Parcel No. 20-11581 Near Univ. of Toledo

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 10:00 AM

8 1802 NORWOOD AVENUE
TOLEDO, OHIO 43607



Property Type: Single Family 1 Story
Rent: \$425 per Month 2 Bedrooms
Square Feet: 826+/- 1 Bathroom
Half Year Taxes: \$301.81 Crawl
TD Parcel No. 05-22034

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 2:00 PM

9 3428 KIRBY PLACE
TOLEDO, OHIO 43608



Property Type: Single Family 1.5 Stories
Owner Occupied 3 Bedrooms
Square Feet: 1,218+/- 1 Bathroom
Half Year Taxes: \$509.21 Full Basement
TD Parcel No. 06-10571

10 601 CARLTON STREET
TOLEDO, OHIO 43609



Property Type: Single Family 1 Story
Rent: \$700 per Month 2 Bedrooms
Square Feet: 1,108+/- 1.5 Bathrooms
Half Year Taxes: \$738.59 Crawl
TD Parcel No. 07-13634

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 3:00 PM

11 737 GENEVA AVENUE
TOLEDO, OHIO 43609



Property Type: Single Family 1 Story
Rent: \$600 per Month 2 Bedrooms
Square Feet: 844+/- 1 Bathroom
Half Year Taxes: \$602.47 Full Basement
TD Parcel No. 16-33957

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 3:30 PM

12 2454 LAWTON AVENUE
TOLEDO, OHIO 43620



Property Type: Single Family 2 Stories
Rent: \$600 per Month 3 Bedrooms
Square Feet: 1,204+/- 1 Bathroom
Half Year Taxes: \$296.43 Full Basement
TD Parcel No. 09-64797

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 12:30 PM

13 743 WAVERLY AVENUE
TOLEDO, OHIO 43607



Property Type: Single Family 1 Story
Vacant 2 Bedrooms
Square Feet: 708+/- 1 Bathroom
Half Year Taxes: \$324.99 Full Basement
TD Parcel No. 11-24314 Near UT Scott Park

OPEN HOUSE: MONDAY, APRIL 23, 2018 AT 10:15 AM

14 3332 MULBERRY STREET
TOLEDO, OHIO 43608



Property Type: Single Family 1 Story
Rent: \$800 per Month 3 Bedrooms
Square Feet: 922+/- 1 Bathroom
Half Year Taxes: \$282.94 Full Basement
TD Parcel No. 06-10264

OPEN HOUSE: TUESDAY, APRIL 24, 2018 AT 10:00 AM

15 1957 MARLOW ROAD
TOLEDO, OHIO 43613



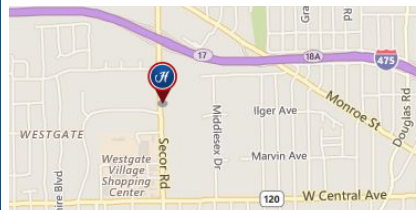
Property Type: Single Family 2 Stories
Rent: \$700 per Month 3 Bedrooms
Square Feet: 1,064+/- 1 Bathroom
Half Year Taxes: \$317.35 Full Basement
TD Parcel No. 05-07847

OPEN HOUSE: TUESDAY, APRIL 24, 2018 AT 10:45 AM

Auction Will Be Held Off Site At The



Hampton Inn & Suites Toledo/Westgate
3434 Secor Road, Toledo, Ohio 43606



Registration Will Begin at 3:00 pm

Real Estate Investment AUCTION

Please pass on this information to a friend.

CALL FOR A COLOR BROCHURE

419-865-1224

www.PamelaRoseAuction.com

ON-SITE BIDDERS:

TERMS: \$2,000 deposit per property down day of auction in the form of **Cashier's Check**, or **approved Personal Check** made payable to Greater Metropolitan Title. **Cash** deposits will be deposited with Ohio broker, Pamela Rose Auction Company, LLC. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check or cash will be returned to him/her immediately after the auction. Closing to be held on or before **30 Days of Auction**.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS:

AUCTION REGISTRATION: The online registration form available at 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 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 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 **\$2,000 per property**. 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 **30 Days of 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, Property Disclosures, and Lead Base Paint.

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.

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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 REAL ESTATE | AUCTIONEERS | CONSULTANTS
 5825 Weckerly Road, Whitehouse, Ohio 43571



Serving The Auction Industry For 25 Years

STAY CONNECTED:



AGENT CONTACT INFORMATION

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI | pam@pamelaroseauction.com
Carson Helminiak, REALTOR®, Auctioneer | carson@pamelaroseauction.com
Rae Murra, REALTOR® | rae@pamelaroseauction.com

Individual Properties Date and Time of OPEN HOUSES

<u>Property #</u>	<u>Address</u>	<u>City, State Zip Code</u>	<u>Date</u>	<u>Time</u>
1	548 Church Street	Toledo, Ohio 43605	Monday, April 23, 2018	2:30 pm
2	1407 Foster Avenue	Toledo, Ohio 43606	Monday, April 23, 2018	1:30 pm
3	1717 Freeman Street	Toledo, Ohio 43606	Monday, April 23, 2018	12:00 pm
4	2259 Isherwood Street	Toledo, Ohio 43606	Monday, April 23, 2018	11:30 am
5	1068 Prospect Avenue	Toledo, Ohio 43606	Monday, April 23, 2018	1:00 pm
6	2006 Wellesley Drive	Toledo, Ohio 43606	Monday, April 23, 2018	10:45 am
7	3226 Inverness Avenue	Toledo, Ohio 43607	Monday, April 23, 2018	10:00 am
8	1802 Norwood Avenue	Toledo, Ohio 43607	Monday, April 23, 2018	2:00 pm
10	601 Carlton Street	Toledo, Ohio 43609	Monday, April 23, 2018	3:00 pm
11	737 Geneva Avenue	Toledo, Ohio 43609	Monday, April 23, 2018	3:30 pm
12	2454 Lawton Avenue	Toledo, Ohio 43620	Monday, April 23, 2018	12:30 pm
13	743 Waverly Avenue	Toledo, Ohio 43607	Monday, April 23, 2018	10:15 am
14	3332 Mulberry Street	Toledo, Ohio 43608	Tuesday, April 24, 2018	10:00 am
15	1957 Marlow Road	Toledo, Ohio 43613	Tuesday, April 24, 2018	10:45 am



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