

# AUCTION

Mobile Home Park - Tri-Plex - Duplex

Thursday, Oct 6, 5:00 PM

Open For Inspection: Wednesday,  
Sept. 21, 5-6:30 PM



**WHALEN** **WHALEN**  
REALTY & AUCTION, LTD.

All Sold As One

**610, 608 & 606 EAST ST.**

**LIBERTY CENTER, OH 43532**

**419-337-7653**

**419-875-6317**

WHALEN REALTY & AUCTION, LTD. AUCTIONEERS: JOHN AND JASON WHALEN, MIKE MURRY



# Auction

## Great Income Property



All Sold Together—Will Not Separate

### INCLUDED IN THE SALE

Triplex—608 East St.

Duplex - 610 East St.

12 Concrete Pad Manufactured Home Ct.—

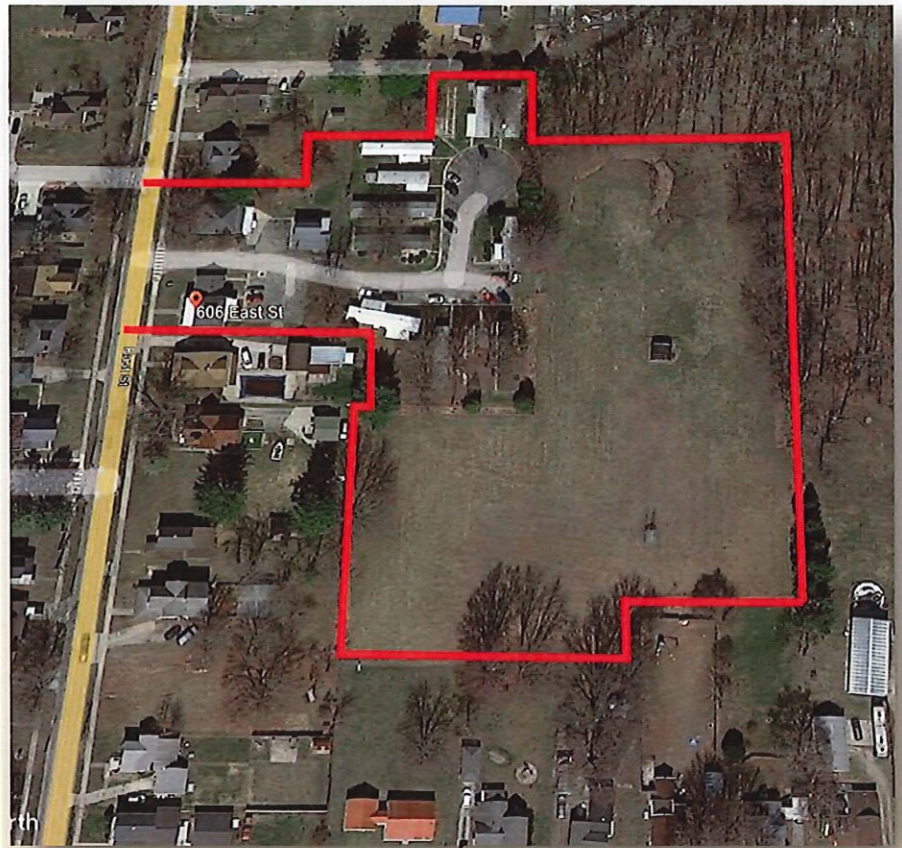
606 East St. (No Manufactured Homes  
Included In Sale)

East Street is the same as SH 109

LIBERTY CENTER, OH 43532



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## TOTAL OF 5 ACRES

### Total Annual Income \$45,900

- City Water
- City Sewer
- Tenants Pay all Utilities
- Seller Pays Trash, Snow Removal & Lawn Service
- All Manufactured Homes Owned By Tenants
- 10 Pads Leased at \$180 Monthly
- 606 East St MH Park Annual Income \$21,600
- 608 East St Tri-plex Annual Income \$13,500
- 610 East St Duplex Annual Income \$10,800



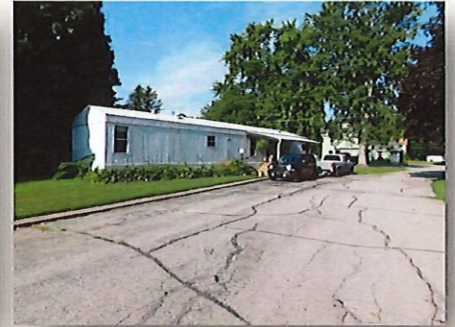
## Land 3+ Acres of Vacant Land

### Room for Expansion



## Manufactured Home Park

Month to month leases will make it easier for new owner to renegotiate lease amounts.



Taxes \$853.84 Year

Parcel #29-250108.0000

12 Concrete Slabs

## 610 East St.—Duplex

Taxes \$1,525.88 Year

Parcel #29-250112.0000

610 #1 Gas forced air heat

610 #2 Elec baseboard heat

Annual Income \$10,800

Subject to tenants rights.



Vinyl sided, wood windows, block foundation, partial basement, asphalt shingle roof (approx. 10 yrs old), 100 amp electric, separate utilities (water & elec).

2 bedroom, 1 bath down, 840 sq ft; mo to mo rent \$500

2 bedroom, 1 bath up, 840 sq ft; mo to mo rent \$400

30 x 24 barn garage with 10 x 16 lean-to garage.

All appliances both units belong to the seller.

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## 608 East St.—Tri-Plex

Annual Income \$13,500

Taxes \$3,436.22 Year

Parcel #29-250110.0000

2 bedroom, 1 bath down, 676 sq ft, mo to mo rent \$400.00.

2 bedroom, 1 bath up, 676 sq ft, mo to mo rent \$400

1 bedroom, 1 bath down, 550 sq ft, mo to mo rent \$325

All appliances belong to seller in the 2 bedroom units.

Vinyl sided, wood windows, asphalt shingle roof approx. 12 years old, 40 gallon electric hot water tank, electric baseboard heat, city water (all utilities separate), asphalt parking, window air conditioners owned by seller.

Subject to tenants rights.



**Whalen Realty & Auction, Ltd. 419-337-7653 419-875-6317**

Terms: \$5,000 down the day of the auction in certified funds w/ balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession tenant rights for duplex and tri-plex. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

# AUCTIONEERS



**John  
Whalen**



**Michael  
Murry**



**Jason  
Whalen**

**419.875.6317 419.337.7653**

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**REALTY & AUCTION, LTD.**

Information contained herein deemed reliable, but not guaranteed.