

ONLINE ONLY

INVESTMENT PROPERTY AUCTION

3114 WARSAW STREET, TOLEDO, OHIO 43608

BIDDING ENDS: THURSDAY, JULY 22, 2021 at 12:00 pm



MINIMUM BID \$10,000

PROPERTY FEATURES:

Investment Property
2 Bedrooms
1 Bathroom
Fenced Back Yard
Basement

Online Only Investment Property at Auction! The property is currently leased at \$455.00 per month with a Section 8 tenant. A minimum bid of only \$10,000! Don't miss out on this opportunity.

PROPERTY INFORMATION:

Living Room 15 x 15
Dining Room 12 x 11
Kitchen 11 x 11
Master Bed 9 x 9

Bedroom #2 9 x 9
Lot Size 30 x 120
Square Feet 914+/-
School System..... Toledo Public

Elementary Rosa Parks
High School..... Scott
Half Year Taxes.... \$248.67
TD Parcel No. 12-03247



OPEN HOUSE: Friday, July 16, 2021 at 12:00 pm.

DIRECTIONS: East Central to Warsaw.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$3,000**. 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 **Friday, August 20, 2021**.

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 Midland Title & Escrow; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
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