

SIX PROPERTIES
(2) Duplexes
(4) Single Family Homes

ONLINE ONLY
INVESTMENT PROPERTY
AUCTION

Now Hear This!

*Step In And Start Making Money!
Income Producing Properties!*

Visit Our Website To:

- View Property Photos
- View Video Tours
- View Lease Agreements
- Register To Bid Online - Simple and Easy!

Invest.

Build.

Manage.



LOT #1
1509 NAVARRE AVENUE
Toledo, Ohio 43605

LOT #2
3136 FRANKLIN AVENUE
Toledo, Ohio 43608

LOT #3
510 EAST HUDSON STREET
Toledo, Ohio 43608

LOT #4
242 EAST OAKLAND STREET
Toledo, Ohio 43608

LOT #5
1212 PECK STREET
Toledo, Ohio 43611

LOT #6
1116 ALCOTT AVENUE
Toledo, Ohio 43612

ONLINE BIDDING ENDS
TUESDAY, SEPTEMBER 13, 2022 AT 12:00 PM

PROPERTY DETAILS

Online Bidding Ends:

Tuesday, September 13, 2022 at 12 pm



OPEN HOUSE: SEPT. 7 FROM 11 AM - 11:30 AM



OPEN HOUSE: SEPT. 7 FROM 1:30 PM - 2 PM



OPEN HOUSE: SEPT. 7 FROM 12:30 PM - 1 PM

LOT #1

SINGLE FAMILY

**1509 NAVARRE
TOLEDO, OHIO
43605**

Rent \$650.00
Square Feet 1,608+/-
Bedrooms 3
Bathrooms 2 Full
Half Year Taxes \$390.02
TD Parcel No. 13-20164

LOT #2

SINGLE FAMILY

**3136 FRANKLIN
TOLEDO, OHIO
43608**

Rent \$650.00
Square Feet 1,193+/-
Bedrooms 3
Bathrooms 2 Full
Half Year Taxes \$415.31
TD Parcel No. 12-03527

LOT #3

SINGLE FAMILY

**510 E HUDSON
TOLEDO, OHIO
43608**

Rent \$650.00
Square Feet 1,238+/-
Bedrooms 3
Bathrooms 1 Full
Half Year Taxes \$214.91
TD Parcel No. 06-09301



OPEN HOUSE: SEPT. 7 FROM 11:30 AM - 12 PM



OPEN HOUSE: SEPT. 7 FROM 12 PM - 12:30 PM.
2nd house on property, vacant, needs work.



OPEN HOUSE: SEPT. 7 FROM 1 PM - 1:30 PM

LOT #4

DUPLEX

**242 E OAKLAND
TOLEDO, OHIO
43608**

Rent Per Unit \$450/\$500
Square Feet 1,387+/-
Beds Per Unit 2
Baths Per Unit 1 Full
Half Year Taxes \$437.29
TD Parcel No. 07-09504

LOT #5

SINGLE FAMILY

**1212 PECK
TOLEDO, OHIO
43611**

Rent \$650.00
Square Feet 1,728+/-
Bedrooms 3
Bathrooms 2 Full
Half Year Taxes \$458.62
TD Parcel No. 13-31564

LOT #6

DUPLEX

**1116 ALCOTT
TOLEDO, OHIO
43612**

Rent \$425.00
Square Feet 1,680+/-
Beds Per Unit 1
Baths Per Unit 1 Full
Half Year Taxes \$846.44
TD Parcel No. 13-14727

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 per Property**. **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 per Property**. 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 **30 Days** after acceptance.

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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

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 Non Refundable 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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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