



Absolute Real Estate Auction
Friday, November 17th @ 3:30pm
4244 Indian Ripple Road, Unit 200
(Entire 2nd Floor)
Beavercreek, Ohio 45440

Current
Month-to-Month
Tenant
Pays \$9,833.33
NNN

Tax Appraised @ \$1,085,190! Sells with NO MINIMUM & NO RESERVE!



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/-7,800 SF medical office condominium w/basement storage built in 2000. Zoned Commercial PUD. Great location minutes from The Greene, near I-675/Indian Ripple Interchange. Elevator service to the 2nd floor unit and basement storage area. Association Dues of \$2,700 per month include property insurance, lawn care, snow removal, elevator maintenance, common area security system & fire monitoring. **INSTANT INCOME** – Current tenant (in place for 12 years) is paying \$9,833.33 per month Triple Net and have no immediate plans to move, but are willing to do so in short order if purchaser desires owner occupancy - exact timing to be negotiated between Purchaser & Tenant..

Greene County PID: B42000300100023400 **Annual Taxes:** \$29,993.86

INSPECTIONS: Fridays, November 3rd & 10th 3:00pm to 4:00pm each day & 1 hour prior to auction

TERMS: Property sells As-Is with no contingencies for financing, inspections or otherwise subject to tenant's rights. All desired inspections should be completed prior to auction. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. **Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price on auction day. Close on or before December 18, 2017 through M & M Title Company.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 48 hours prior to auction & prior to client's online registration if bidding online; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com
Bid NOW @ www.OhioRealEstateAuctions.com

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auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.