



**Absolute Real Estate Auction**  
**Online Bidding Only**  
Bidding Starts Closing  
**Tuesday, June 26th @ 1:30pm**

**NO MINIMUM**  
**&**  
**NO RESERVE!**

**1903 – 1907 East Fifth Street, Dayton, Ohio 45403**

**SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!**



**Register & Bid @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**PROPERTY DESCRIPTION:** Mixed-use, 2 Unit Commercial/Residential building plus bonus warehouse type building behind. Property spans 3 parcels totaling .5259 acres. Tax Appraised @ \$67,360 ~ Sells to the highest bidder regardless of price!

**MONTGOMERY COUNTY PID's:** R72 72 01208 0027; 0029 & 0032 **ANNUAL TAXES:** \$3,023.41

**INSPECTION:** Saturday, June 23<sup>rd</sup> 11:00am to 11:45am

**TERMS:** Property sells to the highest bidder regardless of price subject to no minimum and no reserve. As-is with no contingencies for financing, inspections or otherwise. 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 wire 10% deposit to M & M Title Company within 24 hours after the conclusion of the auction. Close on or before July 13, 2018 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 client with auctioneer prior to their online registration. Contact Auctioneer for required form. 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

**Tim Lile, CAI – Auctioneer**

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**REGISTER & Bid NOW @**

**[www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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