



Tuesday, October 25th @ 11:30am

**Auction held off-site at:
Hampton Inn & Suites
7043 Miller Lane, Dayton, Ohio
(Lot 6 of Multi-Property Auction)
1212 Wyoming St., Dayton, OH 45410
Absolute Auction! No Minimum & No Reserve!**



Montgomery County Parcel #: R72 03410 0003

Annual Property Taxes: \$1,685.00

Viewing Date: Monday, October 24 from 1:00-1:30 PM.

Description: This low maintenance duplex with great rental history sells to the highest bidder. The property generates \$9,600.00/ year in revenue. The furnaces, water heaters and electric service have all been updated. Tenants pay all utilities.

Basic Terms: Property sells subject to NO MINIMUM AND NO RESERVE. Property sells as-is with no buyer contingencies for financing, inspections or otherwise. Clean deed at closing with no liens or delinquent taxes. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short pro-ration of taxes. Buyer pays all closing costs.

Deposit and Closing: In order to register to bid you must bring a Photo ID. A deposit of 10% of the contract sales price is due from the successful bidder at the conclusion of the auction. Transaction must close on or before November 15, 2016 with Ohio Real Estate Title.

Auctioneer: Ron Denney, Auctioneer-Realtor (937) 572-4468
ron@rondenney.com

Broker: Ohio Real Estate Auctions, LLC