



Tuesday, October 25th @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 4 of Multi-Property Auction)

109 Gerlaugh Avenue, Dayton, OH 45403

Absolute Auction! No Minimum & No Reserve!

**Internet
Bidding
Available**



Description: 2-Story Duplex. (2) 3BR, 1Ba Units comprising 2,880 Total Sq. Ft. built in 1924 with detached garage. Tax Appraised at \$44,210. Sells to the highest bidder regardless of price!

Inspection: Monday, October 24th 10:45am – 11:15am

Montgomery County PID: R72 04402 0012 **Annual Taxes:** \$1,330.46

Terms: Sells to the highest bidder regardless of price with No Minimum & No Reserve!

ADDITIONAL TERMS: 1) As-Is; 2) No contingencies for financing or inspection; 3) 10% Buyer premium in effect; 4) Short tax proration; 5) Buyer pays all closing costs; 6) Warranty deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close on or before November 18, 2016.

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 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing. **NOTE:** If bidding online, you must register your client with auctioneer prior to client's online registration.

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