



Tuesday, October 25<sup>th</sup> @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 8 of Multi-Property Auction)

**912 Xenia Ave., Dayton, Oh 45410**

**Minimum Bid Only \$10,000!**

**Internet  
Bidding  
Available**



**Description:** 1,218 SF Retail Building on .38+ Acre Corner Lot. Tax appraised at \$63,060. Minimum bid ONLY \$10,000!

**Inspection:** By appointment only.

**Montgomery County PID:** R72 02412 0001 & R72 02412 0005 **Annual Taxes:** \$3,819.76

**Terms: Sells subject to Minimum Bid of Only \$10,000**

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.

**Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com**

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