



Online-Only Real Estate Auction

Bidding Starts Closing

Thursday, July 26th @ 2:00pm

5419 N. Main Street, Dayton, OH 45405

Selling to Settle the Estate of Mark D. Roudebush

Delaware County Probate #1704 0450 PES – Jill Roudebush, Administrator

**Minimum Bid
ONLY \$28,000!**



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 3,259 Mixed-use, Commercial/Residential building built in 1940 situated on .125 acre platted lot. Lower unit was formerly used as an optometrists' office. Upper unit could be used for residential purposes. Ideal for a live/work situation. Tax Appraised @ \$90,020 ~ Sells subject to minimum bid of ONLY \$28,000!

MONTGOMERY COUNTY PID's: E20 17309 0001

ANNUAL TAXES: \$4,913

INSPECTIONS: Sunday, July 22nd 12:00pm to 1:00pm & Wednesday, July 25th 12:00pm to 1:00pm

TERMS: Property sells subject to minimum bid of \$28,000. Sells as-is with no contingencies for financing, inspection 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 August 24, 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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