



REAL ESTATE AUCTION
Live Onsite Bidding
Thursday, November 1st @ 12:00pm
(Internet Bidding Ends @ 1:00pm)
4627 & 4629 Far Hills Avenue
Kettering, Ohio 45429

32 Unit
Apartments
Generating nearly
\$200K
Annual Rents!



Bid Now @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: (2) Two-Story, apartment buildings with (16) 1-Bedroom units each. Currently 85% occupied with solid leases in place. Average rent is \$500 with potential annual rental income of nearly \$200,000. Excellent Far Hills Avenue location in Kettering with easy access to all amenities.

AUCTIONEER'S NOTE: Auction will be conducted in former Daycare building at 4631 Far Hills Avenue located behind these units which is also selling at auction the same day at 2:00pm. Purchasing both properties could open significant opportunities, including future re-development.

FINANCIALS: Contact Auctioneer for confidential financials packet.

MONTGOMERY COUNTY PID's: N64 00409 0004 and 0005. **Taxes:** \$31,660

INSPECTIONS: Saturday, October 27th 10:00am to 11:00am and 30 minutes prior to Auction. Check in at Daycare Building in back of apartments

TERMS: Sells subject to Seller Confirmation on Auction Day. 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. Clean Deed at closing with no liens or encumbrances. Rents Prorated to date of closing. Security Deposits on hand will transfer at closing.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract price on auction day. Close on or before December 3, 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 bidder no less than 48 hours prior to auction & prior to client's online registration if bidding online; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

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