

PORTFOLIO REDUCTION REAL ESTATE AUCTION

Thursday, April 11th @ 2:00pm



Offsite Live Auction Location:

Courtyard By Marriott~100 Prestige Place, Miamisburg, OH 45342

Online Bidding Available @ www.OhioRealEstateAuctions.com

LOT 1: 2249 Prince Albert Blvd., Riverside, Ohio, 45404 (Absolute - No Minimum or Reserve!)

Description: INCOME PRODUCING 1,292 SF Single-Family dwelling with long-term tenant paying \$600 monthly plus 9 additional parcels of vacant commercial land formerly a mobile home park with remnants of pads and utilities in place. 10 parcels total 1.5+ acres. **PID's:** I39 00710 0052, 53, 54, 55, 56, 57, 58, 59, 60 & 61. **Taxes:** \$5,132.42 **Tax Value:** \$84,230

LOT 2: 2245 Valley Pike, Riverside, Ohio, 45404 (Absolute - No Minimum or Reserve!)

Description: Vacant 868 SF, 2BR, 1 Bath Cape Cod single-family residence built in 1930 on .1508 acre platted lot. **PID:** I39 100710 0062 **Taxes:** \$1,007.54 **Tax Value:** \$35,730

LOT 3: Combination of Lots 1 & 2 (Absolute - No Minimum or Reserve!)

Total Taxes: \$6,139.96 **Total Tax Value:** \$119,960

LOT 4: 5309 Huberville Ave., Riverside, OH 45431 (Absolute - No Minimum or Reserve!)

Description: INCOME PRODUCING 1,888 SF 2-Story, 3 BR, 1 Bath home on full basement built in 1923 with long-term tenant paying \$640 monthly plus 2 vacant parcels totaling 1.87+ acres. **PID's:** I39 00107 0053, 0011 & 0014 **Taxes:** \$2,300 **Tax Value:** \$67,950.

Lot 5: 2915 N. Dixie Drive, Dayton, Ohio, 45415 (Absolute - No Minimum or Reserve!)

Description: 1,400+ SF Vacant Single-Family dwelling plus 8 additional parcels of vacant commercial land formerly a mobile home park with remnants of pads and utilities in place. 9 parcels total 1.48+ acres. **PID's:** E21 01103 0043; E21 17403 0111, 0112, 0113, 0114, 0115, 0116; E21 7403 0145, 0146 **Total Taxes:** \$9,570 **Total Tax Value:** \$185,950

LOT 6: 12.38 Acres Vacant Land, Green Apple Rd., Miami TWP, Montgomery County, Ohio 45432

Currently zoned/taxed as agricultural & prime for development! **PID:** K45 02611 0023 **Taxes:** \$2,655.52 **Tax Value:** \$83,430

LOT 7: 19.20 Acres Vacant Land, Staley Road, Franklin TWP, Warren County, Ohio 45005

Currently zoned/taxed as agricultural & prime for development!

PID: 0427276001 **Annual Taxes:** \$1,590.20 **Tax Value:** \$96,000

LOT 8: 52.8+ Acres Vacant Land, Staley Road, Franklin TWP, Warren County, Ohio 45005

Currently zoned/taxed as agricultural & prime for development!

PID: 0427276002 **Annual Taxes:** \$4,373.52 **Tax Value:** \$264,040

LOT 9: (Combination Lots 7 & 8): 71.7+ Acres Vacant Land, Warren County, Ohio

Combined Taxes: \$5963.72 **Combined Tax Value:** \$360,040

LOT 10: (Combination Lots 6, 7 & 8): 84.39+ Acres Vacant Land, Warren & Montgomery County

Combined Taxes: \$8,619.24 **Combined Tax Value:** \$443,470

TERMS: All lots sell As-Is with no contingencies for financing, inspections or otherwise. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). Short tax proration. Buyer(s) pays all closing costs. **Lots 1 through 5 sell absolute** to the highest bidder(s) regardless of price. Lots 6 through 10 will be subject to Seller Confirmation on auction day. Lots included in a combination lot will sell in the manner garnering the highest selling price.

DEPOSIT AND CLOSING: Successful bidder(s) will be required to deposit 10% of total purchase price at the conclusion of the auction. Online bidders will be required to wire transfer said deposits by the end of business Friday, April 12, 2019. Close on or before Friday, May 10, 2019 through M & M Title Company.

Realtor Participation: Contact Auctioneer for terms & requirements.

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Bid NOW @ www.OhioRealEstateAuctions.com

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