



# ONLINE-ONLY REAL ESTATE AUCTION

**Internet  
Bidding Only**

Bidding Ends

Saturday, August 17th @ 4:00pm

219-237 E. Xenia Drive

Fairborn, OH 45324

**20-Unit Income-Producing Opportunity!**



**DESCRIPTION:** Includes Five, 2-Story Brick Buildings with 4 apartment units in each. Total of 20 units comprised of (3) Studios, (3) Two-Bedroom and (14) One-Bedroom. 18 of 20 units are currently leased with 8 units approved by subsidized through Greene Metropolitan Housing Authority. Average Rent is \$450. Great location with proximity to Wright Patterson Air Force Base, Wright State University, Fairfield Commons Mall, Transportation and all other amenities.

**\*Rent Roll and Financials available upon request and execution of CNRA Form\***

Address	Greene County PID	Taxes	Mix	Rents
219 E. Xenia Dr.	~ A02-0001-0020-0-0050-00	~ \$2,416	~ (4) 1BR	~ \$1,350 (1 Vacant)
225 E. Xenia Dr.	~ A02-0001-0020-0-0046-00	~ \$2,406	~ (2) 1BR; Studio; 2BR	~ \$1,810
231 E. Xenia Dr.	~ A02-0001-0020-0-0047-00	~ \$2,397	~ (2) 1BR; Studio; 2BR	~ \$1,350 (1 Vacant)
235 E. Xenia Dr.	~ A02-0001-0020-0-0048-00	~ \$2,252	~ (4) 1BR	~ \$1,800
237 E. Xenia Dr.	~ A02-0001-0020-0-0049-00	~ \$2,363	~ (2) 1BR; Studio; 2BR	~ \$1,750

**Minimum Opening Bid REDUCED To: \$440,000**

**INSPECTION TOURS:** By Appointment on Saturday, August 17th.

**TERMS:** All bidding will be Online-Only. Property sells As-Is subject to Seller confirmation with no contingencies for financing, inspections or otherwise. All desired inspections must be completed prior to auction end. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. Security deposits on hand as per leases shall transfer to buyer.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price within 24 hours of auction end. Close on or before September 13, 2019 through M & M Title Company.

**REALTOR PARTICIPATION:** Contact Auctioneer for terms & requirements

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

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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