

**ONLINE PORTFOLIO LIQUIDATION AUCTION
INCOME-PRODUCING REAL ESTATE**

Dryden Road, Moraine, Ohio 45439
Bidding Ends Thursday, October 8, 2020

SELLING ABSOLUTE TO THE HIGHEST BIDDER(S) REGARDLESS OF PRICE!



Lot 1 (11:00am)

Lot 2 (11:30am)

Lot 3 (12:00pm)

Lot 4 (12:30pm)

LOT 1: 2003 - 2021 Dryden Road, Moraine, OH 45439 PID: J44 26421 0001 Tax Value: \$255,210
Includes 2 Commercial buildings of 11,600 SF and 3,686 SF built in 1955 on 1.941 acres generating an annual NOI of \$30,469 with 3 current tenants. Unit 2015 is leased through January 2026; Unit 2003 is leased through October 2021; Unit 2013 is month-to-month with tenant in place since 2015. Annual taxes are \$10,227.

LOT 2: 2031 Dryden Road, Moraine, OH 45439 PID: J44 26421 0002 Tax Value: \$188,840
9,592 SF Commercial Building built in 1953 on 1.444 acres generating annual NOI of \$12,550 with single tenant leased through August 2021. Annual taxes are \$7,755.

LOT 3: 2045 Dryden Road, Moraine, OH 45439 PID: J44 26421 0003 Tax Value: \$174,220
12,150 SF Warehouse built in 1962 on 1.062 acres generating an annual NOI of \$3,656 with month-to-month, single tenant in place since 2005. Annual taxes are \$6,909.

LOT 4: 2075 Dryden Road, Moraine, OH 45439 PID's: J44 26421 0004; 0005 Tax Value: \$260,870
4,707 SF Commercial building built in 1955 on 2 parcels totaling 4.182 acres. 2 month-to-month tenants currently generate an annual NOI of \$9,345. Annual taxes are \$9,695.

TERMS OF SALE: Properties sell As-Is with no contingencies for financing, inspection or otherwise. All desired inspections must be completed prior to auction. 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.

FINANCIALS: Available upon request and execution of Non Disclosure Agreement.

ENVIRONMENTAL DISCLOSURE: All properties have been equipped with sub-slab monitoring systems in accordance with the Administrative Settlement and Order on Consent (ASAOC) for Remedial Investigation/Feasibility Study (RI/FS). Outside third-parties are responsible for monthly and annual monitoring of environmental conditions. This is a result of the former South Dayton Dump & Landfill site present on adjacent land in the 1930's - 40's. Owners of these subject properties have been released of future liabilities. However, the existence of these conditions will require that sales will be on a cash-basis only. Additional details relative to this issue are available upon request and execution of a standard non-disclosure agreement.

PHASE I ENVIRONMENTAL: Seller has obtained a Phase I Environmental Inspection and Report on all properties. Said reports will be provided to Buyers, thereby limiting future liability for Buyers. **Buyer will be responsible for reimbursement to Seller of Phase I costs at closing.**

DEPOSIT AND CLOSING: Successful bidder(s) required to place a non-refundable deposit equal to the greater of 10% of the final contract selling price(s) or \$5,000 per property won by the end of business day of auction. Close on or before October 15, 2020 through M & M Title Company.

INSPECTION TOURS: Tours of all properties available by appointment only on Tuesday, 10/6 between 11am & 3pm.

Tim Lile, CAI – Asset Advisor/Auctioneer ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com

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