



Online-Only Real Estate Auction  
Bid to Lease or Buy!  
Thur., January 28<sup>th</sup> @ 12:00pm  
8057 Washington Village Drive  
Washington TWP, Ohio 45458



**Tax Value \$722,040**

**Opening Lease Bid \$7 SF**

**PROPERTY DESCRIPTION:** 6,777+/- SF Detached, Single-Story, Brick Office Condominium built in 2003. This is a great Centerville location close to all amenities including Southview Hospital with easy arterial access to I-675.

**MONTGOMERY COUNTY PID:** O67 51425 0008

**ANNUAL TAXES:** \$26,243

**CONDO FEE:** \$1,431

**INSPECTION:** Tuesday, January 19<sup>th</sup> 12:00pm to 1:00pm or by appointment.

**TERMS:** All bidding will be online-only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to seller confirmation at the conclusion of bidding. 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 deposit 10% of the total contract price by end of business on the day after auction end. Close on or before February 26, 2021 through M & M Title Company.

**LEASE OPTION:** Seller is offering the opportunity to lease subject property at an opening lease rate bid of \$7 SF NNN for an initial term of 2 years. Seller reserves the right to consider either the final lease bid amount OR the high purchase bid amount solely at Seller's discretion. In the event Seller accepts the high lease bid amount, winning bidder would be required to place a non-refundable deposit of 3% of the total lease value by the end of business the day following auction end. Said 3% deposit would be paid to auction firm at the commencement of lease as commission. Additional deposit would be required on the lease commencement date as outlined in lease.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** Online bidding increment for this auction is \$250 or \$.10 in the case of lease rate bid.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$250 increments up to your maximum (\$.10 increment in the case of a lease bid). You will be notified by email if your maximum is out-bid by another bidder.

**Bid Extensions:** If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

**Tim Lile, CAI – Asset Advisor/Auctioneer**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**In Cooperation with Mark Fornes Realty**

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

**Disclaimer:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.