

ABSOLUTE REAL ESTATE AUCTION
30 PARCELS SELLING IN 25 LOTS
TO SETTLE THE ESTATE OF JANE L. ZIMMERMAN
ONLINE SIMULCAST BIDDING AVAILABLE
LIVE AUCTION LOCATION:
WALNUT GROVE COUNTRY CLUB
5050 LINDEN AVE. , DAYTON, OH
ONLINE BIDDING: WWW.OHIOREALESTATEAUCTIONS.COM

AUCTION DATE : Tuesday, August 24, 2021 @ 12:00 PM

ONLINE BIDDING OPENS ON AUGUST 17, 2021 @ 12:00 PM

LOT#	ADDRESS	TYPE	PARCEL ID	LEASE END	RENT
1	1255 APPLE ST	SFR	A02000200020009800 1008 SQ FT, RANCH, SLAB, 3 BD, 1 BATH	VACANT	\$0.00
2	CEDAR ST	GAR	A02000100030011100 SIX CAR GARAGE	VACANT	\$0.00
3	1013 S. CENTRAL	SFR	A02000100050016400 1360 SQ FT, RANCH, CRAWL, 3 BED, 1 BATH	GMHA	\$667 GMHA
4	1060 S. CENTRAL	SFR	A02000100050019100 1008 SQ FT, RANCH, CRAWL, 3 BED, 1 BATH	NOTICE	\$650
5	103 FITCHLAND	SFR	A02000100230007700 816 SQ FT, RANCH, SLAB, 3 BED, 1 BATH	11/01/21	\$850 GMHA
6	463 FLORENCE	SRF	A02000100280002900 816 SQ FT, RANCH, SLAB, 3 BED, 1 BATH	7/1/21	\$750
7	669 HIDDEN VALLEY	CON	A02000200261006000 1428 SQ FT, TWO STORY, SLAB, 2 BED, 2 1/2 BATH	M-T-M	\$750
8	234 HIGH ST	DUPLX	A02000200130022900 780 SQ FT, RANCH, SLAB, 2 BED, 1 BATH	GMHA	\$565
	236 HIGH ST		SAME AS ABOVE 780 SQ FT, RANCH, SLAB, 2 BED, 1 BATH	GMHA	\$575
9	1009 LEXINGTON	SFR	A02000100050022000 840 SQ FT, BUNGALOW, PART. BASEMENT, 2 BED, 1 BATH	VACANT	\$0.00

LOT#	ADDRESS	TYPE	PARCEL ID	LEASE END	RENT
10	32 LAWDALE	SFR	A02000200090001300	2/1/22	\$800
			874 SQ FT, CAPE COD, FULL BASEMENT, 2 BED, 1 BATH		
		GAR	A02000200090001200		
		LOT	A02000200090001400		
11	402 MADISON	SFR	A02000200140043400	VACANT	0.00
			800 SQ FT, BUNGALOW, CRAWL, 2 BED, 1 BATH		
12	220 N. MAPLE	SFR	A02000100190016500	VACANT	0.00
			1008 SQ FT, CAPE COD, FULL BASEMENT, 3 BED, 1 BATH		
13	1855 MIAMI	DUPLX	A02000200160046800	M-T-M	\$510
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
	1857 MIAMI		A02000200160046700	7/1/21	\$600
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
14	828 PRINCETON	DUPLX	A02000100060013200	11/1/21	\$575
			832 SQ FT, RANCH, FULL BASEMENT, 1 BED, 1 BATH		
	830 PRINCETON	DUPLX		GMHA	\$550
			832 SQ FT, RANCH, FULL BASEMENT, 1 BED, 1 BATH		
15	1878 STEWART	DUPLX	A02000200160045900	FMHA	\$575
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
	1880 STEWART	DUPLX	A02000200160046000	GMHA	\$575
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
16	860 WASHINGTON	MULTI	A02000100060010800	4/1/22	\$450
	862 WASHINGTON			6/1/22	\$500
	869 LINDBERG (AKA 37)			10/1/22	\$420 GMHA
	869 LINDBERG (AKA 37)				\$525
	TWO DUPLEXES ON ONE LOT, EACH BUILDING HAS 1248 SQ FT, CRAWL, AND TWO, 1 BED, 1 BATH UNITS				
17	109 WAYNE	SFR	A02000100110008100	M-T-M	\$790
			1250 SQ FT, CAPE COD, FULL BASEMENT, 3 BED, 1 1/2 BATH		
18	307 WOODLAWN	SFR	A02000200210025200	7/1/21	\$850
			1291 SQ FT, RANCH, SLAB, 3 BED, 1 1/2 BATH		
19	215 S. WRIGHT	SFR	A02000100010019400	2/28/22	\$850
			1080 SQ FT, CAPE COD, FULL BASEMENT, 3 BED, 1 BATH		
20	334 E. XENIA	COM GAR	A02000100200010400	VACANT	
	326 E. XENIA	VAC LOT	A02000100200010500	EMPTY RES LOT	

The property at 334 E. Xenia Ave. is zoned as a commercial garage and the adjoining lot at 326 Xenia is zoned as a residential lot. All mechanicals and lifts have been stripped out of the building. The property has a City Code violation due to the state of the building and will require an inspection before a certificate of occupancy can be issued. Back flow recertification will be required. All code violations and certifications will be the responsibility of the buyer.

TERMS

All properties sell absolute, subject to no minimum and no reserve. A \$5,000.00 non refundable deposit is to be collected from the winning bidder(s), for each property purchased at the conclusion of the auction by personal check if purchased at the live auction, direct deposit into our JPMorgan Chase trust account if purchased online. Contract signature and deposit must be made by 5 PM the day of Auction. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close on or before September 24, 2021. Occupancy will be given at closing, subject to tenant's rights. Security deposits will not convey. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. Administrator's deed given at closing with no liens or back taxes.

CLOSING

Transaction must close on or before September 24, 2021 with Ohio Real Estate Title. Contact Theresa Hartley at thartley@oret.com for closing cost estimate.

Auctioneer: Ron Denney, CAI
(937) 572-4468
ron@rondenney.com

Broker: Ohio Real Estate Auctions, LLC

Realtor Participation: Realtor cooperation is encouraged. Call the Auctioneer for all showings 937.572.4468. For compensation instructions, please contact the Auctioneer. The requirements are outlined below:

To collect a commission, Realtor's must:

- 1) Conduct a showing on the property.
- 2) Register your bidder no less than 48 hours prior to the auction by sending a signed Ohio Agency Disclosure form to the Auctioneer at rontheauctioneer50@gmail.com
- 3) You will receive 1% of the high bid amount at closing, if you represent the winning bidder.

Disclaimer: Information contained herein and in the Property Information Packet 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. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.