

**ABSOLUTE REAL ESTATE AUCTION**  
**19 INCOME PRODUCING PROERTIES**  
**THIS PACKAGE GENERATED \$215,000 IN GROSS REVENUE LAST YEAR**  
**BUY ONE OR BUY THEM ALL!**

**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**

**OPEN INSPECTIONS WERE HELD ON AUGUST 19, 2021**

**ON SITE REGISTRATION OPENS AT 11:00 AM**

<b>LOT#</b>	<b>ADDRESS</b>	<b>TYPE</b>	<b>PARCEL ID</b>	<b>LEASE END</b>	<b>RENT</b>
1	1255 APPLE ST	SFR	A02000200020009800	VACANT	\$0.00
			1008 SQ FT, RANCH, SLAB, 3 BD, 1 BATH		
2	This lot was removed from the sale by the seller prior to the solicitation of bids				
3	1013 S. CENTRAL	SFR	A02000100050016400	M-T-M	\$667 GMHA
			1360 SQ FT, RANCH, CRAWL, 3 BED, 1 BATH		
4	1060 S. CENTRAL	SFR	A02000100050019100	08/1/2022	\$650
			1008 SQ FT, RANCH, CRAWL, 3 BED, 1 BATH		
5	103 FITCHLAND	SFR	A02000100230007700	11/01/21	\$850 GMHA
			816 SQ FT, RANCH, SLAB, 3 BED, 1 BATH		
6	463 FLORENCE	SRF	A02000100280002900	07/01/2022	\$750
			816 SQ FT, RANCH, SLAB, 3 BED, 1 BATH		
7	669 HIDDEN VALLEY	CON	A02000200261006000	VACANT	Last Rented for \$750
			1428 SQ FT, TWO STORY, SLAB, 2 BED, 2 1/2 BATH		
8	234 HIGH ST	DUPLX	A02000200130022900	M T M	\$565 GMHA
			780 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
	236 HIGH ST		SAME AS ABOVE	M T M	\$575 GMHA
			780 SQ FT, RANCH, SLAB, 2 BED, 1 BATH		
9	1009 LEXINGTON	SFR	A02000100050022000	06/1/2022	\$675.
			840 SQ FT, BUNGALOW, PART. BASEMENT, 2 BED, 1 BATH		

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			
		VAC 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	06/1/2022	\$750	
			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	07/1/2022	\$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		M-T-M	\$550	GMHA
			832 SQ FT, RANCH, FULL BASEMENT, 1 BED, 1 BATH			
15	1878 STEWART	DUPLX	A02000200160045900	M-T-M	\$575	FMHA
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH			
	1880 STEWART	DUPLX	A02000200160046000	M-T-M	\$575	GMHA
			810 SQ FT, RANCH, SLAB, 2 BED, 1 BATH			
16	860 WASHINGTON	MULTI	A02000100060010800	4/1/22	\$450	
	862 WASHINGTON			6/1/22	\$500	
	35 LINDBERG		<i>These two units face Lindberg Ave</i>	10/1/22	\$420	GMHA
	37 LINDBERG			M-T-M	\$525	GMHA
			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	08/01/2022	\$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](mailto:thartley@oret.com) for closing cost estimate.

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