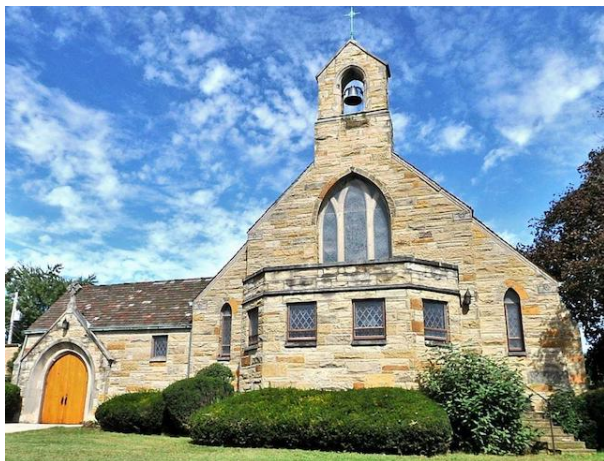


4235 - 4281 CORINTH BOULEVARD • DAYTON, OHIO 45410



OCTOBER
28
2:30 PM

BIDDING ENDS WEDNESDAY, OCTOBER 28 @ 2:30 PM

TAX APPRAISED @ \$660K+

Reduced Reserve Price of \$87,000 has been met ~ Property Will Sell!

**CONTENTS SELLING IN SEPARATE ONLINE AUCTION ENDING OCTOBER 29
BIDNOWLLC.COM**

CHURCH & EDUCATIONAL COMPLEX

Two adjoining parcels totaling approximately 0.6111 acres. The primary parcel is improved with an approximately 5,436 SF church and a 6,014 SF school/educational building, providing approximately 11,450 SF of combined building area. The adjoining parcel includes approximately 5,000 SF of asphalt paving. Montgomery County Auditor 2025 combined market value: \$661,280. Auditor value is not an independent appraisal.

INSPECTIONS: 10/21, 10/24, 10/28 ~ 11am to 12pm | TAXES: TBD - CURRENT OWNER TAX EXEMPT | PARCELS: R72 15007 0010 & R72 15007 0011



TERMS

Property sells As-Is with no contingencies for financing, inspection or otherwise, subject to the \$87,000 minimum bid. Complete all desired inspections before bidding. A 10% Buyer's Premium will be added to the winning bid to establish the final contract selling price. Short tax proration. Buyer pays all closing costs.

DEPOSIT & CLOSING

Successful bidder must deposit the 10% buyer premium amount by check or wire by close of business the day after auction end. Closing on or before November 27, 2026 through M & M Title Company as escrow/closing agent.

ONLINE BIDDING NOTES

Bid increment is \$1,000. A Max Bid allows the software to bid automatically in \$1,000 increments up to your maximum; email notice is sent if outbid. A bid placed in the final 3 minutes extends bidding by 3 minutes. Extensions continue until 5 minutes elapse with no advance in bidding.

REALTOR PARTICIPATION

Contact Auctioneer for terms and requirements.

TIM LILE

AUCTIONEER

(937) 689-1846

TimLileAuctioneer@gmail.com

BID NOW @

OhioRealEstateAuctions.com

