



Real Estate Auction
Monday, August 10th @ 11:00AM
Nora Drive Apartments
105-117 Nora Drive, Frazeyburg, Ohio 43822
Auction held off-site at:
Longaberger Golf Club
1 Long Drive, Nashport, Ohio 43830



This property is offered in a 3-Tract multi-par auction. Tracts will be offered separately & together. See Frazeyburg Commercial Lot and Shalimar Village Auction listings for information on the additional assets offered.

This is a fantastic Investor/Developer/Builder opportunity!

These Units are currently 100% Leased producing \$200,000+ in annual rents!

Online Bidding available at www.BidNowllc.com



Tract 3 Description: This subject consists of 4 low-rise, brick apartment buildings totaling (34) 2-Bedroom, 2-Bath units built in 2004. Property boasts a long history of very high occupancy - currently 100%! Average rent is \$500.

Unit features include:

- ~ Spacious 880 sq. ft of Living Space
- ~ 2 Bedrooms & 2 Baths
- ~ Private Entrance to Each Unit
- ~ Electric Heating & Central HVAC
- ~ Refrigerator, Electric Range with Hood & Fan, Dishwasher, Garbage Disposal, W/D Hookup
- ~ Oak Kitchen Cabinets
- ~ Ceramic Tile in Kitchen & Baths
- ~ Poured Concrete Patio w/ Privacy Fence Walls

Guided Tours: Tuesday, August 4th & Sunday, August 9th 12noon to 1:30pm

Bidder Seminars: Tuesday, August 4th & Sunday, August 9th 3:00pm to 3:30pm in Shalimar Clubhouse

Muskingum County PID: 29-59-03-05-000 **Annual Taxes:** \$22,814.02

Terms: Sells subject to Seller Confirmation on auction day with no contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances. Offered separately from and together with Raider's Road Commercial Lot and/or Shalimar Village.

Deposit and Closing: \$75,000 cashier's check made to Ohio Real Estate Title is required to register to bid. Successful bidder will be required to increase deposit (if necessary) to 10% of the total contract price by personal or business check which will be your non-refundable deposit. Checks of all non-winning bidders returned immediately after the auction. If Bidding online, \$75,000 registration deposit must be in the hands of Ohio Real Estate Title by 5:00pm on Friday, August 7, 2015 and balance of 10% deposit within 36 hours after auction. Close on or before September 10, 2015.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to a scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing.

NOTE: If bidding online, you must register your client prior to their registering online.

Auctioneers:

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Ohio Real Estate Auctions, LLC - Broker

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