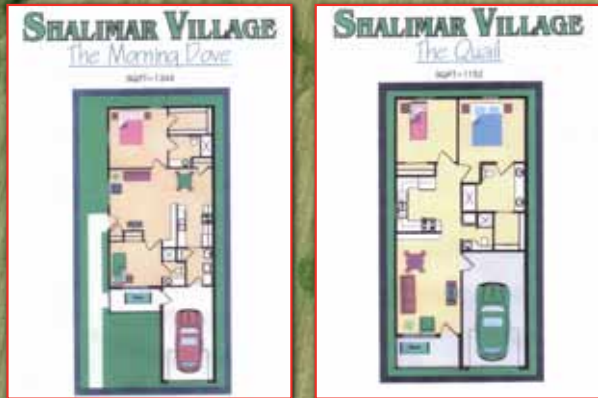


AUCTION #1

Monday, August 10th at 11:00am

Live auction held offsite at Longaberger Golf Club
1 Long Drive, Nashport, OH 43830
Bid online at www.BidNowLLC.com



55 Leased Units
84 Build-Ready Lots, Clubhouse, Commercial Lot
\$387,000+ in Annual Rents



Guided Tours: Tuesday, August 4 & Sunday, August 9 **Tract 2** (1:30-3:00pm) **Tract 3** (12:00-1:30pm)
Bidder Seminars: Tuesday, August 4 & Sunday, August 9 (3:00-3:30pm) in Shalimar Clubhouse



Tract 1: 5.47 Acre Commercial Lot
Raiders Road, Frazeytsburg, OH 43822
521' feet of road frontage on primary road entering Frazeytsburg, Ohio. Lot has 4 build-ready lots abutting the Shalimar Village project. If sold separately from Shalimar Village, purchaser will grant an easement to the purchaser of Shalimar Village. This lot is ideal for a C-store, medical offices or small strip center!
Muskingum County PID: 29-59-02-01-001.
Annual Taxes: \$3,535.72.

Tract 2: Shalimar Village
Kingfisher Court, Frazeytsburg, OH 43822
This subject is situated on 16.24± acres and includes:
• (5) "Morning Dove" doubles which are 1,344±sf, 2 BR, 2 BA units with side entry, fully-equipped kitchen and 1-car garage. Rented from \$795 to \$815 per month.

• (5) "Quail" doubles which are 1,152±sf, 2 BR, 2 BA units with front entry, fully-equipped kitchen and 1-car garage. Rented from \$685 to \$695 per month
• (1) 1,708±sf modular placed on foundation in 2010. Home has 3 BR, 2 BA, Hearthstone kitchen and fireplace. Rented at \$700 per month.
• (84) Build-ready lots. ALL utilities and an advantageous Water-Tap Agreement are in place! These pads are ready to install modulars, mobile homes or the highly profitable Mitchell Systems 4-unit town-homes. (Seller will provide proposal for the Mitchell Systems units).
• 1,800±sf clubhouse built in 2005. Amenities include 4-sided fireplace, billiard room, exercise room, fully-equipped kitchen, commercial grade restrooms and an office. Replacement cost is in excess of \$250,000.
Muskingum County PID: 29-59-02-01-000
Annual Taxes: \$23,831

Tract 3: Nora Drive Apartments
Nora Drive, Frazeytsburg, OH 43822
This subject consists of 4 low-rise, brick apartment buildings totaling (34) 2-BR, 2-BA units built in 2004. Property boasts a long history of very high occupancy - currently 100%! Average rent is \$500.
Unit features include:
• Spacious 880±sf of living space ~ 2 BRs & 2 BAs
• Private entrance to each unit ~ electric heating & central HVAC
• Refrigerator, electric range with hood & fan, dishwasher, garbage disposal, washer/dryer hookup
• Oak kitchen cabinets ~ ceramic tile in kitchen & baths
• Poured concrete patio w/ privacy fence walls
Muskingum County PID: 29-59-03-05-000
Annual Taxes: \$22,814.02

AUCTION #2

Monday, August 10th at 5:30pm

Live auction held offsite at Eaglesticks Golf Club
2655 Maysville Pike, Zanesville, OH 43701
Bid online at www.BidNowLLC.com

Built in 2007, each unit features
1,008±sf of living space,
2 BR, 2 full BA, covered porch,
2-car attached garage, all kitchen
appliances, washer/dryer
hookups, central heat and HVAC.
Located in Muskingum County,
Springfield Township, Maysville
LSD. Tax appraised at \$113,600
per unit. \$1,523.76 Annual Taxes.

17 2BR, 2 BA Condominiums
\$155,000+ in Annual Rents



Guided Tours: Tuesday, August 4 & Sunday, August 9 (5:30-6:30pm)
Bidder Seminars: Tuesday, August 4 & Sunday, August 9 (6:30-7:00pm) in vacant Unit #17



Unit #1: 2500 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-20-550;
Rented for \$805/mo through February, 2016.

Unit #2: 2520 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-21-550;
Rented for \$815/mo through November, 2016.

Unit #3: 2540 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-22-550;
Rented for \$805/mo through September, 2015.

Unit #4: 2560 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-23-550;
Rented for \$825/mo through February, 2016.

Unit #5: 2600 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-24-550;
Rented for \$805.00/month-to-month

Unit #6: 2620 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-25-550;
Rented for \$835/month to month.

Unit #7: 2640 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-26-550;
Rented for \$805/mo through July, 2015.

Unit #8: 2660 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-27-550;
Rented for \$815/mo through February, 2016.

Unit #9: 2700 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-28-550;
Rented for \$815/month to month.

Unit #10: 2720 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-29-550;
Rented for \$815/mo through May, 2016.

Unit #11: 2760 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-31-550;
Rented for \$805/mo through February 2016.

Unit #12: 2800 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-32-550;
Rented for \$805/mo through November, 2015.

Unit #13: 2860 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-35-550;
Rented for \$805/mo through February, 2016.

Unit #14: 2900 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-36-550;
Rented for \$825/mo through April, 2016.

Unit #15: 2920 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-37-550;
Rented for \$815/mo through May, 2016.

Unit #16: 2940 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-38-550;
Rented for \$805/mo through May, 2016.

Unit #17: 2960 Orchard Park, Zanesville, OH 43701
Parcel Number 62-74-01-39-550
Vacant unit used as a model.

TERMS OF AUCTION #1: Tracts offered Separately and in any combination subject to Seller Confirmation on auction day with no contingencies for financing or inspection. As-is. 10% Buyer's premium in effect. Short tax prorations. Purchaser(s) pays all closing costs. Warranty deed(s) at closing with no liens or encumbrances. Security deposit(s) transferred to Purchaser(s) at closing. Collected rents prorated to the date of closing. Possession at closing subject to tenant's rights.
DEPOSIT AND CLOSING: To Register & Bid, you must present Photo ID

and cashier's check(s) in the amount(s) listed here payable to Ohio Real Estate Title. Winning bidders will be required to deposit the balance (if any) of 10% of the contract purchase price by personal or business check at the conclusion of the auction which will become a non-refundable deposit. Checks of all non-winning bidders will be returned immediately after the auction. If Bidding online, 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. Balance due at the time of closing on or

before September 10, 2015 in the form required by Ohio Real Estate Title as closing agent.
TRACT 1 AUCTION DAY REGISTRATION DEPOSIT: \$10,000*
TRACT 2 AUCTION DAY REGISTRATION DEPOSIT: \$75,000*
TRACT 3 AUCTION DAY REGISTRATION DEPOSIT: \$75,000*
* Cashier's check made to Ohio Real Estate Title.

TERMS OF AUCTION #2: Units offered individually and as a package of 17 units subject to Seller Confirmation on auction day with no contingencies for financing or inspection. As-is. 10% Buyer's premium in effect. Short tax prorations. Purchaser(s) pays all closing costs. Warranty deed(s) at closing with no liens or encumbrances. Security deposit(s) transferred to Purchaser(s) at closing. Collected rents prorated to the date of closing. Possession at closing subject to tenant's rights.

DEPOSIT & CLOSING To Register & Bid, you must present photo ID and a cashier's check in the amount of \$5,000 (per unit of interest) payable to Ohio Real Estate Title. Winning bidders will be required to deposit the balance (if any) of 10% of the contract purchase price by personal or business check at the conclusion of the auction which will become a non-refundable deposit. Checks of all non-winning bidders will be returned immediately after the auction. If Bidding online, 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. Balance due at the time of closing on or before September 10, 2015 in the form required by Ohio Real Estate Title as closing agent.

Builders, Developers, and Investors:

\$542,000+

in Annual Rental Income

72 Rental Units (71 Leased)

84 Build-Ready Lots with Clubhouse

5.47-Acre Commercial Lot



(937) 572-4468
3730 Rocky Point Rd, Springfield, OH 45502



Auctioneer: Ron Denney
(937) 572-4468
ron@rondenney.com
Auctioneer: Tim Lile, CAI
(937) 689-1846
timlileauctioneer@gmail.com
Broker: Ohio Real Estate Auctions, LLC

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 48 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.
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.



Sample Unit from Auction #1



Sample Unit from Auction #2

2 AUCTIONS
August 10TH

\$542,000+ in Annual Rental Income

72 Rental Units (71 Leased)

84 Build-Ready Lots with Clubhouse

5.47-Acre Commercial Lot

2 REAL ESTATE AUCTIONS
Monday, August 10TH, 2015

www.OhioRealEstateAuctions.com

55 Leased Units
84 Build-Ready Lots, Clubhouse, Commercial Lot
\$387,000+ in Annual Rents

AUCTION #1
Monday, August 10TH at 11:00am

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1 Long Drive, Nashport, OH 43830
Bid online at www.BidNowLLC.com

ATTENTION: Builders, Developers, and Investors

THIS IS NOT A FORCED SALE AND THESE ARE NOT DISTRESSED ASSETS IN ANY MANNER.
Owner is re-structuring his portfolio and these real estate holdings do not fit his forward plan.

17 2BR, 2 BA Condominiums (16 Leased)
\$155,000+ in Annual Rents



OhioRealEstateAuctions.com

AUCTION #2
Monday, August 10TH at 5:30pm

Live auction held offsite at Eaglesticks Golf Club
2655 Maysville Pike, Zanesville, OH 43701
Bid online at www.BidNowLLC.com

Auctioneer: Ron Denney
(937) 572-4468
ron@rondenney.com
Auctioneer: Tim Lile, CAI
(937) 689-1846
timlileauctioneer@gmail.com