



# AUCTION

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LEADING THE INDUSTRY SINCE 1945

**THURSDAY – JULY 28, 2022 – 12:00 PM**

## Investment Homes

### Four Income-Producing Properties

### Two Single Family – Two Duplexes – Sold Separately

AKRON CITY – SUMMIT COUNTY

Online Bidding Available

Absolute auction, all sells to the highest bidders. Auction Location:

**736 RAYMOND ST., AKRON, OH 44307**

Directions: Auction location is 736 Raymond St., near Akron Zoo between Euclid Ave. and Vernon Odom Blvd. All other properties nearby. Watch for KIKO signs.



**AUCTION #1: 116 W. LONG ST., AKRON, OH 44301** – Parcel No. 6834165 – Three-bed, one-bath home featuring newer carpet, central air, and a recently updated kitchen and bathroom. Built in 1913 with 1,687 SF on .15 acres. Half year real estate taxes are \$313.98.



**AUCTION #2: 736 RAYMOND ST., AKRON, OH 44307** – Parcel No. 6725436 – Duplex featuring new boiler in 2020, with possible third unit. Built in 1914 with 1,640 SF on .16 acres. Half year real estate taxes are \$369.80. Bottom tenant pays \$500 per month, top tenant pays \$600 per month, owner pays all utilities.

Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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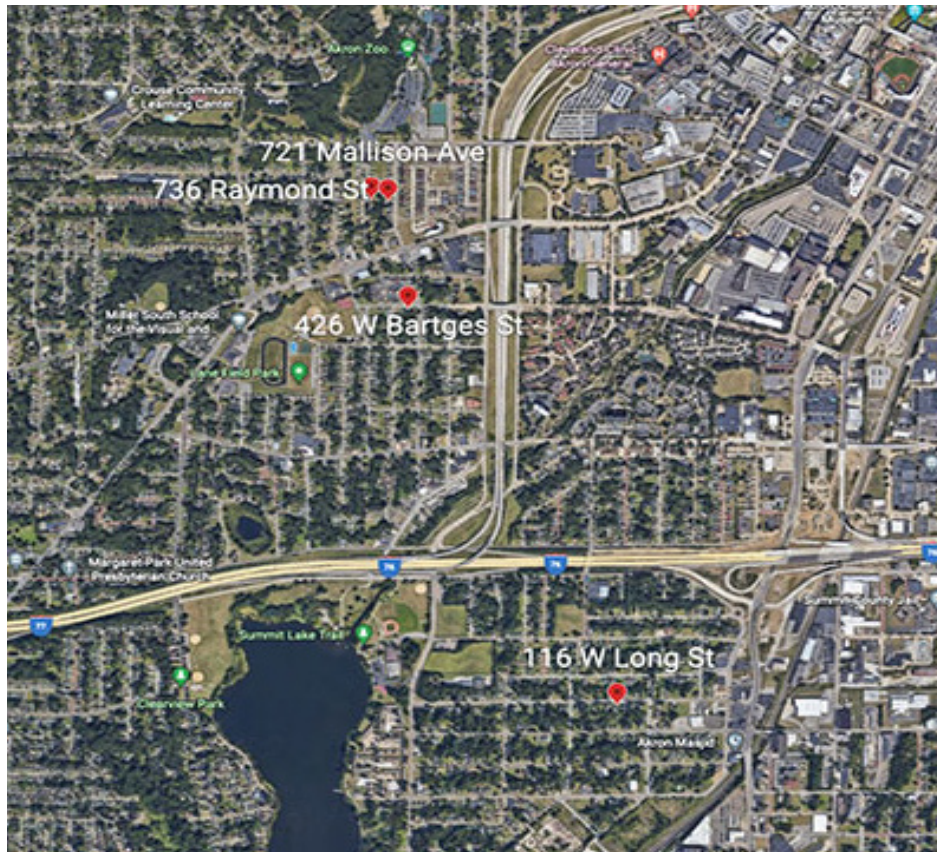
**AUCTION #3: 721 MALLISON AVE., AKRON, OH 44307** – Parcel No. 6713520 – Duplex featuring newer roof, siding, and furnace in last 10 years. Built in 1913 with 2,029 SF on .15 acres. Half year real estate taxes are \$359. Bottom tenant pays \$500 per month, top tenant pays \$625 per month. Owner pays water & sewer; tenant pays electric & trash.



**AUCTION #4: 426 BARTGES ST., AKRON, OH 44307** – Parcel No. 6823791 and 6832459 – Three-bed, one-bath home with newer windows and extra lot. Built in 1914 with 1,308 SF on .10 acres. Half year real estate taxes are \$329.50. Tenant pays \$550 per month and all utilities. (Both parcels in AUCTION #4 selling as an entirety.)

**AUCTIONEER'S NOTE:** Good rental history. Owner is downsizing portfolio in preparation for retirement. Properties will be open for viewing auction day starting at 10:30 AM. They will be sold bidders choice to the highest bidders from AUCTION #2 location. For questions, contact auctioneer.

**TERMS ON REAL ESTATE:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Parcels, Bidder's Choice, and not to be offered as an Entirety.



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