



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – August 22, 2016 – 6:00 PM

Investment Real Estate

TWO TRIPLEXES – SALEM, OH

All Sells As A Unit – Six One-Bedroom Units

Large Lot With City Utilities

ABSOLUTE AUCTION, seller has other interest, this well-maintained property sells to the highest bidder on location:

306 W. Fourth St., Salem, OH 44460

Directions: Take N. Ellsworth north off W. State St. in Salem to W. Fourth St. and left. Watch for KIKO signs.



Note: Open for inspection 4:30 to 6:00 PM auction day.

Two buildings – six total units – all presently rented – all one-bedroom, 600+ sq. ft. units with all separate utilities, appliances, vinyl siding, new painted steel metal roof – city utilities. Good rental history 5 are \$425 and one is \$375 plus utilities – nice condition. Open sale day 1 1/2 hours until auction time. You'll like these. Convenient location. Good money maker! All tenants are on time and long term. Please respect their privacy and property when considering.

Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com



ADDITIONAL INFORMATION

Built 1983 & 1988

All separate utilities

Yearly RE taxes \$2,765

Rents: 5 units \$425, 1 unit \$375 plus all utilities

Electric baseboard heat

All units have one month deposits

Landlord pays trash

Both buildings have new steel roof

Thermo windows

100 amp breakers

Nice landscaping

Good rental history

Easy to maintain

Laundromat across the street

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, which goes to the seller. 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.

Auctioneer/Realtor: Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923

Auction By Order Of: Jesse & Rachel Brunk



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