



# AUCTION

LEADING THE INDUSTRY SINCE 1945

## AUCTION #1

WEDNESDAY – SEPTEMBER 13, 2017 – 5:30 PM

## AUCTION #2

WEDNESDAY – SEPTEMBER 13, 2017 – 6:30 PM

# Attention Investors – 2-Day Auction

DAY 1: TWO DUPLEX PROPERTIES – 2 AUCTIONS

Each Selling From Its Own Location  
Portage Lakes – Coventry – Summit Co.

Absolute auction, all sells to the highest bidder(s) on location:

**AUCTION #1: 4086-4090 BOSTON AVE., AKRON, OH 44319**

Directions: From Main St. and OH 619 head west on 619 to Boston and north to address. Watch for KIKO signs.

**AUCTION #2: 509-513 SAUNDERS AVE., AKRON, OH 44319**

Directions: From S. Turkeyfoot Rd. and Portage Lakes Dr. head north on Portage Lakes Dr. to Saunders and west on Saunders to address. Watch for KIKO signs.



**4086-4090 Boston Ave.**

**AUCTION #1:** Brick 2-bedroom, side-by-side duplex with 1-car garage. Tenants pay \$600/mo., gas, electric, trash, and snow removal. Washer & dryer hookups. Additional shop building. 0.69 acres. Septic & well. Summit Co. Parcel #2601596.



**4086-4090 Boston Ave.**

Information is believed to be accurate but not guaranteed.



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**AUCTION #2: (509-513 SAUNDERS AVE., AKRON, OH 44319)** Brick 2-bedroom, side-by-side duplex with 1-car garage. Tenants pay \$700/\$600 mo., gas, electric, trash, and snow removal. New septic in 2016 & shingle within 5 years. Washer & dryer hookups. 0.53 acres. Summit Co. Parcel #1900561.



**509-513 Saunders Ave.**



**509-513 Saunders Ave.**

**DAY 2:  
THURSDAY – SEPTEMBER 14, 2017 – 6:00 PM**

## Day 2: Brick Duplex

**CLINTON – SUMMIT CO. – MANCHESTER SCHOOLS**

Absolute auction, all sells to the highest bidder on location:

**6558-6562 MANCHESTER RD., CLINTON, OH 44216**

Directions: Between W. Nimisila Rd. and W. Comet Rd. on Manchester Rd. (93). Watch for KIKO signs.



Brick side-by-side duplex on .54 acres. 3-bedroom/2-bath and 2-bedroom/1-bath units. Tenants pay \$750/\$725 mo., gas, electric, trash, and snow removal. Nice utility shed in back. Oversized 1-car garages. Washer & dryer hookups. Summit Co. Parcel #2304301.

**NOTE:** All units open 1.5 hours prior to auction on both days. Please respect tenants. Log onto [www.kikoauctions.com](http://www.kikoauctions.com) for more details and pictures.



**TERMS ON REAL ESTATE:** 20% 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.

**AUCTION BY ORDER OF:** TH Builders LLC  
**AUCTIONEER/REALTOR:** Brooks E. Ames 330-703-2732 or [brooks@kikocompany.com](mailto:brooks@kikocompany.com)



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