



# AUCTION

**LEADING THE INDUSTRY SINCE 1945**

**FRIDAY – SEPTEMBER 28, 2018 – 1:00 PM**

## Outstanding Income Producing Properties

### SIERRA APARTMENTS

Auction #1: 24-Unit Apartment Building

Auction #2: 15-Unit & 12-Unit Apartment Building

Alliance, OH – Marlington Schools – Stark Co. - Buy 1, 2, Or All 3 Buildings

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

**1861 S. SAWBURG RD. AND 1857 & 1859 S. SAWBURG RD., ALLIANCE, OH 44601**

**Directions:** Take State St. east of RT 62 in Alliance, go just north on Sawburg Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



**330.455.9357 • kikoauctions.com**







**KIKO AUCTIONEERS**

2722 Fulton Dr. NW, Canton, OH 44718

**kikoauctions.com**

**FRIDAY – SEPTEMBER 28, 2018 – 1:00 PM**

## OUTSTANDING INCOME PRODUCING PROPERTIES

Sierra Apartments

Auction #1: 24-Unit Apartment Building

Auction #2: 15-Unit & 12-Unit Apartment Building

Alliance, OH – Marlington Schools – Stark Co.

Buy 1, 2, Or All 3 Buildings



**Members – State and National Auctioneers Association**



**AUCTION #1 – 1861 S. SAWBURG RD.:** Parcel #7700977. 24 efficiency units built in 1976. Units rent for \$350 plus electric.

**AUCTION #2 – 1857 S. SAWBURG RD.:** 15 units built 1976. (5) 2 bedrooms, 2 baths, rents for \$475 plus electric. (2) 2 bedrooms, 1 bath, rents for \$450 plus electric. (8) efficiency units, rents for \$350 plus electric. **1859 S. SAWBURG RD.:** 12 units built 1975. (4) 2 bedrooms, 2 baths, rents \$475 plus electric. (8) 2 bedrooms, 1 bath, rents for \$450 plus electric. Both buildings on parcel #7700822.

**NOTE:** Excellent rental history and very well maintained and managed units. Roof shingles 2011, each building has coin-operated washers & dryers. Total 2017 gross income approximately \$216,000. Units open at 11:00 AM auction day. Call Lori or Pete with questions about how to bid and buy successfully and other details.

**TERMS ON REAL ESTATE:** 15% 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. 45-day closing. 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:** Fairbanks Building Co. Inc.



Auctioneer/Realtor®

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