



AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – NOVEMBER 7, 2018 – 5:00 PM

**3-Unit Income Producing Property – Corner Lot –
Sebring Village – Mahoning County**

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:
305 E. OHIO AVE., SEBRING, OH 44672

Directions: 12th St. north of US Rt. 62 to Ohio Ave. and west or left. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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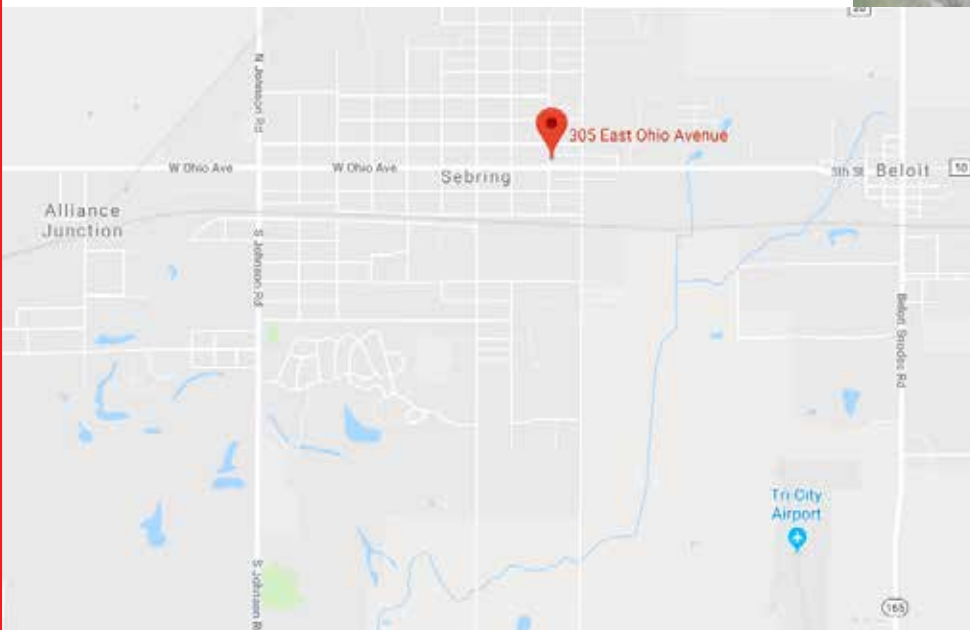


Real Estate: 3-story triplex – all units currently occupied – rents total \$1,600 month – newer electric & plumbing plus updated kitchens and baths – mostly all replacement windows – main and 2nd level each have 2 bedrooms, bath, kitchen and living room – 3rd level has 1 bedroom, kitchen, bath and living room – detached garage – city utilities. Corner lot.

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: Rudy W. Kiko, 330-540-2416
Realtor: Stephanie L. Kandel, ext 116, 330-705-9880

Auction By Order Of: Bryan Hicks



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