



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY – DECEMBER 17, 2020 – 12:00 PM

Attention Investors - Brick 4-Unit & Brick Duplex
COVENTRY TWP. – SPRINGFIELD SCHOOLS

On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder. Location:

2642 S. ARLINGTON RD., AKRON, OH 44319

Directions: From I-77 take the Arlington Rd. exit north to auction. Watch for KIKO signs.



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

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AUCTION #1: 2642-A, 2642-B, 2644-A & 2644-B S. Arlington Rd. Brick 4-unit features (3) 2-bedroom apartments with kitchen, full bath, and living room. (1) 1-bedroom apartment with kitchen, living room, and full bath. Utility room with 2 gas FA furnaces and 2 hot water heaters. Owner pays all utilities, trash, and mowing. Current rent is \$765, \$725, and there are 2 vacant units. Built in 1965. 81' x 284' lot. I-77 exposure at the rear of the lot.

AUCTION #2: 2638 & 2640 S. Arlington Rd. Real estate features a brick side-by-side duplex. Each unit has 2 bedrooms, kitchen, full bath, separate basements, gas FA furnace with CA, and laundry hookups. Owner pays sewer/water, trash, and mowing. Current rent is \$765 and \$725. Built in 1966 with 1,512 SF living area. 81' x 291' lot. I-77 exposure at the rear of the lot.

NOTE: This is a very clean and well-maintained property with updated windows, roof shingles, all furnaces, and hot water heaters replaced 2017-2018 (2 each bldg.). Half of units have new kitchen cabinets in 2018. Appliances less than 2 years old in all units. Great opportunity to invest in tangible assets.

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 offered as a Multi Par auction and sold whichever way it brings the most.



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