

# REAL ESTATE AUCTION

**4 UNIT APARTMENT BUILDING**

**ABSOLUTE (NO RESERVES)**

**MONDAY DEC. 3<sup>RD</sup> 1:00 P.M.**

**166 NIAGRA AVE.**

**DAYTON, OHIO 45405**

( Take Main St. (St. Rt. 48) North From Downtown Dayton to West on Santa Clara to South on Wheatley to Niagra)

**INSPECTION DATE TUESDAY NOV. 20<sup>TH</sup> 1-2:00 P.M.**

**4 Unit Apartment Building Just Minutes From Downtown Dayton, 4 Car Dettached Garage, Great Investment Opportunity !!**

**TERMS: This Apartment Building Is Being Sold At ABSOLUTE AUCTION, (NO RESERVES) With No Buyer Contingencies, In As Is Condition. Buyers Shall Rely On Their Own Information, Inspections And Judgement. Buyers Are Urged To Consult Your Bankers & Inspectors To Be Able To Bid Confidently And Successfully. Seller Guarantees Clear Marketable Title Upon Closing.**

**TERMS: \$5,000.00 DOWN DAY OF SALE W/ BALANCE DUE AT CLOSING BY JAN. 3, 2008. 10% BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. REALTOR /AUCTIONEER. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!! Realtors Welcome Log on to [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com) for registration Requirements.**

**LOG ONTO [www.flatterauctions.com](http://www.flatterauctions.com) FOR PHOTOS!**

**MAISHE FRANKLIN**

**OWNER**

**JOE FLATTER, JR.**

**REALTOR/AUCTIONEER**

**OHIO REAL ESTATE AUCTIONS, LLC**

[www.flatterauctions.com](http://www.flatterauctions.com) or [www.ohiorealestateauctions.com](http://www.ohiorealestateauctions.com)

**JOE FLATTER AUCTION CO.**

**COMPLETE PROFESSIONAL SERVICE**

**407 N BROAD ST. FAIRBORN, OH 45324**

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