

# 2 REAL ESTATE AUCTIONS

**ON THE SAME DAY: Thursday, August 31, 2017**

Open house inspection: Saturday, August 26, from 11AM-2PM

## **AUCTION #1 AT 6:30PM, THURSDAY, AUGUST 31ST, 2017**

**Auction Site: 5208 S. Bodine Drive, OKC, OK**

**Open for inspection at 5:30PM Auction Day**

*Directions: At Bryant Ave. and S.E. 44th St. go South 7/10 of a mile to Parker Drive then East 1 short block to Bodine Dr. then North 1 block. Follow auction sign.*

This buff brick house has 2 bedrooms, 1 bath, 1 car garage with large living room with dinning area, kitchen has VCT vinyl tile, nice cabinets, washer-dryer in garage, the garage has remote control door, each bedroom is carpeted with large closets, the CHA was installed new in 2003. This tenant has leased this house the past 4 years and has signed another 1 year lease at \$600 per month and has a deposit of \$585<sup>00</sup>. Nice back yard with peach tree and patio. **Legal disc:** Lot 22 Block 21 Oak Cliff Sec 5 addition to Oklahoma City, Oklahoma County 2016 taxes were \$555.13.

## **AUCTION #2 IS AT 7:45PM, THURSDAY, AUGUST 31ST, 2017**

**Auction Site: 3316 Longridge Road, Del City, OK**

**Open for inspection at 5:30PM Auction Day**

*Directions: In Del City OK S. Sunnyslane Rd and SE 15th St. go West 7/10 of a mile to Brookdale Drive then North 2/10 of a mile to Longridge Rd. then East 1/10 of a mile to 3316 Longridge Rd. Del City. Follow auction signs.*

This buff brick house has a Swiss Chalet motif on front, 3 bedrooms, 1 bath with oversized 1 car garage, the living room has 2 entry way closets, kitchen with dinning area, kitchen cabinets are white, the large garage has washer-dryer hook up, roof was replaced in 2004, new CHA in 2007, and new water heater. Renter just moved out, the rent was \$725<sup>00</sup> per month for the last 4 years, it may be time to raise the rent. Nice back yard with patio. **Legal disc:** Lot 6 block 14 Del Rancho 3rd addition to Del City OK, Oklahoma County, 2016 taxes were \$691<sup>05</sup>.

## **OPEN HOUSE INSPECTION**

**Saturday, August 26, from 11am-2pm on each house.**

**Auctioneers Note:** *Now is the time to purchase rental investment real estate.*

**TERMS ON REAL ESTATE:** \$9,000 down Auction day, balance due in 30 days at closing, title insurance and closing costs split evenly between Buyer and Seller, Real Estate is not sold subject to Buyer getting a loan or qualifying for a loan, Buyer is making a cash offer to buy this Real Estate, if the Buyer gets a loan, they will pay all costs associated with that loan, the sale of the Real Estate will need to be confirmed by the Seller on Auction day, 5% Buyer's Premium Applies to sale of Real Estate. If Buyer refuses to close they will forfeit their deposit.

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