

PREMIER REAL ESTATE AUCTION

APRIL 4, 2017 AT 11:00AM

REGISTRATION BEGINS AT 10:00AM • LOCATION: EMBASSY SUITES - 5800 ROCKSIDE WOODS BLVD N, INDEPENDENCE, OH 44131

NE OHIO BUSINESS, COMMERCIAL & DEVELOPMENT OPPORTUNITIES

ATTENTION BOWLING, BAR & RESTAURANT OPERATORS, INVESTORS & ENTREPRENEURS: RETIRING OWNERS ORDER IMMEDIATE SALE!

GHOST ALLEY LANES & MEMORIES EVENT CENTER



456 COLLEGE STREET, WADSWORTH, OH 44281

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY:

\$150,000

This historic landmark is known by all throughout the region. Built circa 1948, this 20,000 SF, fully restored 10-Lane Bowling Alley, Bar, Party/Event Center and Museum. Parking for over 150 vehicles on the 1.35+/- acre lot. All systems and mechanicals regularly serviced and maintained. Full-service catering kitchen with two walk in coolers, dishwasher, ovens, stoves and other amenities. 10,000 square foot event center. New pins, electronic scoring systems, flat screen televisions and monitors and bowling systems. High Bidder will acquire all of the right, title and interest to the assets of the operating businesses, including the D5 and D6 liquor license. Annual Net Operating Income is over \$55,000!

RE TAXES: \$5,532 Annually

CASHIER'S CHECK REQ'D TO BID: \$12,500

ON-SITE INSPECTION DATES & TIMES: Thursdays, March 16, 23 & 30 from 10:00 AM to 11:30 AM

FOR ADDITIONAL INFORMATION CALL:

Mark Abood, OH RE Salesperson - 216.861.7200

INVESTMENT GROUP ORDERS IMMEDIATE SALE!
INCREDIBLE DEVELOPMENT OPPORTUNITY!

+/-12.33 ACRES OF PRIME COMMERCIAL LAND WITH FREESTANDING BANK BLDG.



ROCKSIDE & NORTHFIELD RDS., BEDFORD, OH 44146

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY:

\$200,400

Located just minutes from I-271, I-480, along the famed Bedford Auto Mile, in the middle of high density residential and retail businesses, immediately adjacent to the former Bedford Wal-Mart Supercenter at the corner of Rockside Road and Northfield Road. Consists of 12.33+/- acres of fully improved and developable land that fronts on both Rockside and Northfield Roads. Could be very easily demised into multiple smaller outlots for future development or kept as one large tract for a single user. A freestanding, former First Merit Bank building with drive thru is also included. Currently zoned B-3 Shopping Center District.

RE TAXES: \$64,862 per year based upon a \$1,800,000 valuation.

Please see your tax and legal professionals for tax reduction opportunities.

CASHIER'S CHECK REQ'D TO BID: \$15,000

ON-SITE INSPECTION DATES & TIMES: Wednesdays, March 15, 22 & 29 from 10:00 to 11:30 AM

FOR ADDITIONAL INFORMATION CALL:

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 **CHARTWELL**
REAL ESTATE AUCTIONS

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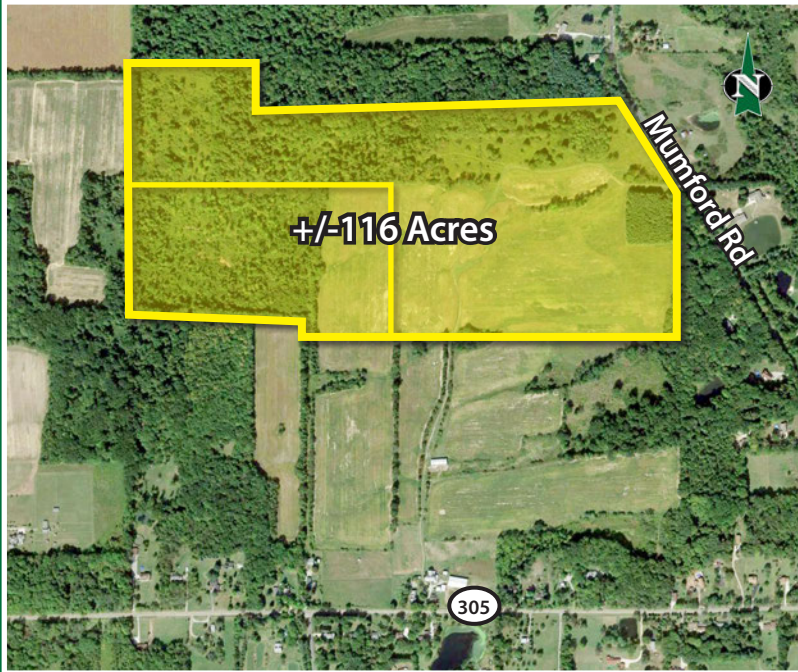
FOR ADDITIONAL INFORMATION CALL

216.861.7200

CHARTWELLAUCTIONS.COM

HANNA COMMERCIAL / CHARTWELL AUCTIONS, LLC
MARK ABOOD, OH RE SALESPERSON • MICHAEL BERLAND, AARE, OH RE SALESPERSON & AUCTIONEER

**AGRICULTURAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY!
+/-116 ACRES IN PORTAGE COUNTY**



**11864 MUMFORD ROAD
HIRAM TWP. (GARRETTSVILLE), OH 44281**

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY:

\$370,000

Located in Portage Co. just south of Geauga Co. and just west of Trumbull Co. in the middle of a very rural area just 8 miles from Mantua and 10 miles from the I-80/SR-44 Intersection. Consists of 116+/- acres of land that is zoned Residential/Agricultural which would allow for continued use as farmland or a new residential development. Property includes all mineral and gas rights. This is truly a terrific opportunity for the astute owner/operator or builder/developer.

**RE TAXES: \$1,296 Annually
CASHIER'S CHECK REQ'D TO BID: \$20,000
OFF-SITE DUE DILIGENCE SEMINAR AVAILABLE,
CALL FOR AN APPOINTMENT
FOR ADDITIONAL INFORMATION CALL:
Mark Abood, OH RE Salesperson - 216.861.7200**

**BENEFICIARIES ORDER IMMEDIATE SALE! INCREDIBLE DEVELOPMENT OPPORTUNITY!
4-UNIT MIXED-USE INCOME PRODUCING BLDG.**



**337 E. GARFIELD ROAD
AURORA, OH 44202**

OFFERED WITH A PUBLISHED RESERVE PRICE OF ONLY:

\$75,000

Located in the heart of the City of Aurora, walking distance from Aurora's retail amenities including, Heinen's Supermarket, Cinema 10, Doogan's, Wendy's, Starbuck's, Aurora City Schools, Aurora Inn and Conference Center and much more. Built circa 1920, this fully restored residential and retail mixed use building contains four units. Two units are occupied (barber shop and 2nd floor apartment) and generating \$1,075/mo in income. The remaining two units (office and lower level apartment) require some improvement and could generate potential income of another \$1,200/mo (total gross potential income of \$2,275/mo). Total annual potential income is \$27,300/yr. Perfect for the small investor looking to manage a solid, income producing asset. Also, ideal for the owner/user who wishes to occupy some of the vacant space in this quaint rural building. Zoned: C-1 Shopping District.

**RE TAXES: \$3,990 Annually
CASHIER'S CHECK REQ'D TO BID: \$5,000
ON-SITE INSPECTION DATES & TIMES: Thursdays,
March 16th, 23rd and 30th from 1:00 - 2:30 PM
FOR ADDITIONAL INFORMATION CALL:
Mark Abood, OH RE Salesperson - 216.861.7200**

**TO INCLUDE YOUR PROPERTY IN AN UPCOMING AUCTION
CALL MARK ABOOD OR MIKE BERLAND: 216.861.7200**

CHARTWELLAUCTIONS.COM

BIDDER INFORMATION PACKET ORDER FORM

Please fill in all information on the form below. Enclose check payable to Chartwell Real Estate Auctions in the full amount for the packet(s) requested and mail, fax, or E-mail to Cameron Price, National Coordinator, 1350 Euclid Ave., Suite 700, Cleveland, Ohio 44115. If fax to: 216-861-4672. If E-mail to: CameronPrice@HannaCRE.com. You may also pay via Visa or MasterCard sending as above, Attention: Cameron Price. The Packet Contains: (1) property overview; (2) survey; (3) property disclosures; (4) real estate taxes; (5) legal description; (6) demographics and traffic counts; (7) permitted title exceptions; (8) purchase & sale agreement; (9) terms of sale; and (10) and other pertinent information regarding the respective property.

- | | |
|--|--|
| 1. 456 College St., Wadsworth, OH | \$10 |
| 2. 337 E. Garfield Rd., Aurora, OH | \$10 |
| 3. 11864 Mumford Rd., Hiram, OH | \$10 |
| 4. 22101 Rockside Rd., Bedford, OH | \$10 |
| Shipping & Handling | \$10 per packet (US) \$25 per packet (International) |

Name: _____ Company: _____

Address: _____ City: _____ State/Province: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail Address: _____ Signature _____

Visa/MasterCard# _____ Expiration Date: _____ Security Code (3 digits on back of card) _____

TERMS OF SALE FOR APRIL 4th AUCTION

AUCTION FORMAT. All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you. **DOCUMENT PACKAGE.** A Bidder's Packet ("Packet") has been prepared and must be purchased by mail or at On-Site Inspections in order to bid on each property.

ATTORNEY REVIEW RECOMMENDED. All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION. All parties seeking to bid on the property at the auction must sign in at the registration table and show the possession of the required cashier's or certified check. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents.

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder on the respective parcels will be required to immediately tender the required cashier's or certified check of:

- | | |
|--|----------|
| 1. 456 College St., Wadsworth, OH | \$12,500 |
| 2. 337 E. Garfield Rd., Aurora, OH | \$5,000 |
| 3. 11864 Mumford Rd., Hiram, OH | \$20,000 |
| 4. 22101 Rockside Rd., Bedford, OH | \$15,000 |

made payable to the following Title Companies as Escrow agent: For Parcels 1-3, Barristers of Ohio., located at 6000 Parkland Blvd, 2nd Floor, Cleveland, OH 44124, Attn: Lisa Serre, telephone: 216-986-7625. For Parcel 4, Revere Title Agency, Inc., located at 6480 Rockside Woods Blvd. South Suite 280 Independence, OH 44131, Attn: Roger Frisman, telephone: 216-447-4070, and sign the Real Estate Purchase Agreement. The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, by 4:00 P.M., Tuesday, April 11, 2017 with funds delivered to the offices of the specified Escrow Agent.

AUCTION PROCEDURE. Each Parcel is Offered as follows:

1. 456 College St., Wadsworth, OH Offered With A Published Reserve Price of \$150,000.
2. 337 E. Garfield Rd., Aurora, OH Offered With A Published Reserve Price of \$75,000
3. 11864 Mumford Rd., Hiram, OH Offered With A Published Reserve Price of \$370,000.
4. 22101 Rockside Rd., Bedford, OH Offered With A Published Reserve Price of \$200,000.

***ALL PROPERTIES ARE OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.**

The authorized signatory of each Seller will be at the auction. The final high bid will be accepted at the time and place of the auction in the event the high bid is equal to or greater than the Published Reserve Price. The Auctioneer reserves the right to ask for an opening bid below the Published Reserve Prices. In the event the bidding level does not reach the Published Reserve Price, the high bid offer will be considered With Reserve, Subject to Seller Acceptance. The final high bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction.

CLOSING DATES. The sale of all properties will close on or before May 12, 2017 at the Offices of the Title Companies at which time Purchaser shall pay the balance of the Purchase Price. **Time is of the essence.**

BUYER'S PREMIUM. Each sale at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to the following percentage of the high bid or offer price:

- | | |
|---|-----|
| 1. 456 College t., Wadsworth, OH..... | 10% |
| 2. 337 E. Garfield Rd., Aurora, OH..... | 10% |
| 3. 11864 Mumford Rd,Hiram, OH..... | 10% |
| 4. 22101 Rockside Rd., Bedford, OH..... | 10% |

The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

FINANCING. These sales at auction are not offered subject to Purchasers obtaining financing.. **CONDUCT OF THE AUCTION.** Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AGENCY DISCLOSURE. Hanna Commercial Real Estate, Chartwell Auctions, LLC, Michael Berland, OH Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers / Auctioneers, represent the Sellers in this sale.

BROKER PARTICIPATION. A referral fee equal to 2.00% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Mike Berland, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to March 28, 2017, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. **ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE.** This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.

Chartwell Auctions

1350 Euclid Avenue, Suite 700

Cleveland, OH 44115

(216) 861-7200 / Fax: (216) 861-4672

ChartwellAuctions.com

Michael Berland, AARE, OH Salesperson & Auctioneer

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AUCTION
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NE OHIO BUSINESS, COMMERCIAL & DEVELOPMENT OPPORTUNITIES



TCN WORLDWIDE WITH 1200+ INDUSTRY EXPERTS IN 62 COMMERCIAL OFFICES SERVING OVER 200 MARKETS INCLUDING:
LONDON • NEW YORK • WASHINGTON DC • CLEVELAND • CHICAGO • DALLAS • LOS ANGELES • SYDNEY • SEOUL • BEIJING

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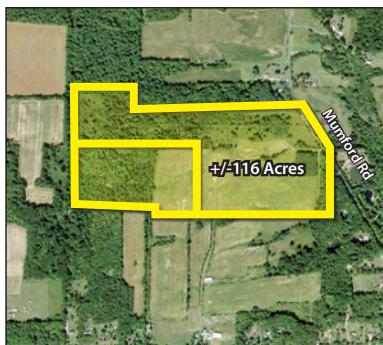
NE OHIO BUSINESS, COMMERCIAL & DEVELOPMENT OPPORTUNITIES



WADSWORTH



BEDFORD



HIRAM TWP. (GARRETTSVILLE)



AURORA