

Real Estate Auction

TIMED ONLINE

TWO INCOME PRODUCING PROPERTIES IN WATERLOO, IA



Built on Trust.

LOT #1



LOT #2



Open House for both properties on Thursday, February 27, from 4-5PM

OPENS: Thurs, March 5 / CLOSSES: THURSDAY, MARCH 12 at 4PM

Located at 905 Logan Avenue, Waterloo, IA

THREE BEDROOM HOME

Long term tenants with this investment property!
The one-story home with a fully finished attic was built in 1907 with 1,381 sq.ft. of total living space. This three-bedroom home offers 1-1/2 baths and is situated on a 46'x122' lot with a detached garage with alley access. Tenant lease \$725/month.

Not included: All personal property of tenant's
Included: All items present on the day of closing.

Assessed Value: \$51,340.00 | **Real Estate Taxes:** Gross/Net (ROUNDED) (\$1,154.08)



Located at 415 Shilliam Avenue, Waterloo, Iowa

THREE BEDROOM HOME

Another opportunity for an investment property!
This two-story home was built in 1900 with 1,078 sq.ft. of living space on two levels. This three-bedroom home offers 1 bath and is situated on a 56'x151' lot. Tenant lease \$625/month.

Not included: All personal property of tenant's
Included: All items present on the day of closing.

Assessed Value: \$37,940.00 | **Real Estate Taxes:** Gross/Net (ROUNDED) (\$678.08)



TERMS: 10% down payment on March 12, 2020. Balance due at closing with a projected date of April 24, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of April 24, 2020.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

SPECIAL PROVISIONS:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes.
- The homes are rented on a month to month basis and are selling subject to tenant's rights. The rent will be prorated to the date of possession, any security deposits, if any, will be transferred at closing. It is the responsibility of the new buyer to give tenants notice, if so desired.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer acknowledges that buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



JOHN G. SNYDER ESTATE

Michael Snyder - Executor
Benjamin M. Lange - Attorney for Estate

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120



SteffesGroup.com

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Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

