

ABSOLUTE AUCTION

FRIDAY, FEBRUARY 21, 2025, 12:30 PM



INVESTMENT
PROPERTY



Auction #1:
1068 Florida Ave., Akron, OH 44314



Auction #2:
889 Polk Ave., Akron, OH 44314



Auction #3:
1512 White Ave., Akron, OH 44307



Auction #4:
1197 7th Ave., Akron, OH 44306

(6) INCOME
PRODUCING
PROPERTIES

Buy One Or All
Akron City, Summit Co.,
Akron CSD

AUCTION LOCATION: EVENT
CENTER AT ST. PAUL - 196 E.
VORIS ST., AKRON, OH 44311

LIVE AUCTION WITH
ONLINE BIDDING
AVAILABLE

Exciting investment opportunity in Summit County!
(6) income producing residential rental properties
to be sold the same day. Properties consolidated
to southern/southwest Akron. All have tenants and
leases in place and are ready for the new owner.
Many homes with recent updates. Buy one home,
multiple, or all of the portfolio. You decide.

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



Scan for auction
details, including
directions.

Absolute auction. All sells
to the highest bidders on
location.



Auction # 5:
627 Arden Pl., Akron, OH 44306



Auction #6:
2217 10th St. SW, Akron, OH 44314

Auction #1.1068 Florida Ave., Akron, OH 44314.
(3) bedroom, (1) bath home, bonus room in finished attic, water owner expense, balance utilities tenant, remodeled bath, new vinyl flooring, fully fenced backyard. Rent is \$1,205 per month. Section-8. Summit Co. parcels: #6724976, #6736394. Half year taxes are \$667.

Auction #2.889 Polk Ave., Akron, OH 44314.
(3) bedroom, (2.5) bath home, water owner expense, balance utilities tenant, updated furnace (2024), hardwood floors. Rent is \$1,300 per month. Section-8. Summit Co. parcel #6744938. Half year taxes are \$867.

Auction #3. 1512 White Ave., Akron, OH 44307.
(3) bedroom, (1) bath home, central A/C, new flooring throughout (2023), new fixtures (2023), vinyl windows and siding within 5 years, city utilities tenant paid. Rent is \$1,000 per month. Summit Co. parcel #6763335. Half year taxes are \$606.

Auction #4. 1197 7th Ave., Akron, OH 44306.
(2) bedroom, (1) bath, city utilities tenant paid. New tenant, rent is \$1,100 per month. Section-8 approved rent increase to \$1,100 under new management - current tenant will be out in May. Summit Co. parcel #6734522. Half year taxes are \$346.

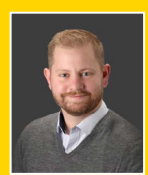
Auction #5. 627 Arden Pl., Akron, OH 44306.
(2) bedroom, (1) bath, city utilities tenant paid. Rent is \$1,000 per month. Summit Co. parcel #6805180. Half year taxes are \$561.

Auction #6.2217 10th St. SW, Akron, OH 44314.
(3) bedrooms, (1) bath, roof and water heater updated (2024), water owner expense, balance utilities tenant. Rent is \$1,231 per month. Section-8. Summit Co. parcel #6801835. Half year taxes are \$691.

Note: To be offered multi par, highest bidder(s) can select one property, multiple, or all. Call Auctioneer with questions. These properties are ready for the next owner! Don't miss the opportunity. Onsite and Online Bidding Available.

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.

Auction By Order Of: Sweet Rockie Properties, LLC.



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