

For Sale by Public AUCTION

6 HIGH INCOME PRODUCING PROPERTIES
1 SOLD ABSOLUTE, NO-MINIMUM, NO RESERVE

Saturday, April 18th at 11:30am

AUCTIONS HELD AT: 1522 NELSON AVE, CLEARWATER

	Address	Income	Taxes	Insurance	Description
1	1142 & 1144 7th St. N.W. Largo, FL	\$18,000/Year 1142 is Section 8	\$1,669.20	520.00	1142: 2 bed / 2 bath 1144: 1 bed / 2 bath Two Single Family Homes
2	605 Woodlawn Ave & 1506 Carmel Ave Clearwater, FL	\$25,800/Year Section 8	\$2,960.01	\$1,760	605: 4 bed / 2.5 bath 1506: 2 bed / 1 bath One Parcel
3	1630 S. Martin Luther King Ave. Clearwater, FL	\$23,500/Year Section 8	\$2,047.38	\$729	Unit A: 3 bed / 1 bath Unit B: 3 bed / 1 bath Duplex
4	1919 Macomber Ave Clearwater, FL	\$23,000/Year Section 8	\$2,104.59	\$1,693	Unit A: 3 bed / 1 bath Unit B: 3 bed / 1 bath Duplex
5	1917 Macomber Ave Clearwater, FL	\$18,500/Year Section 8	\$1,993.00	\$810	Unit A: 3 bed / 1 bath Unit B: 1 bed / 1 bath Duplex
6	1522 Nelson Ave & 1639 Flagler Clearwater, FL	\$21,000/Year	\$2,300.44	\$1,067	1522: 3 bed / 1 bath 1639: 2 bed / 1 bath Duplex

PREVIEW DAY OF SALE 8-11AM

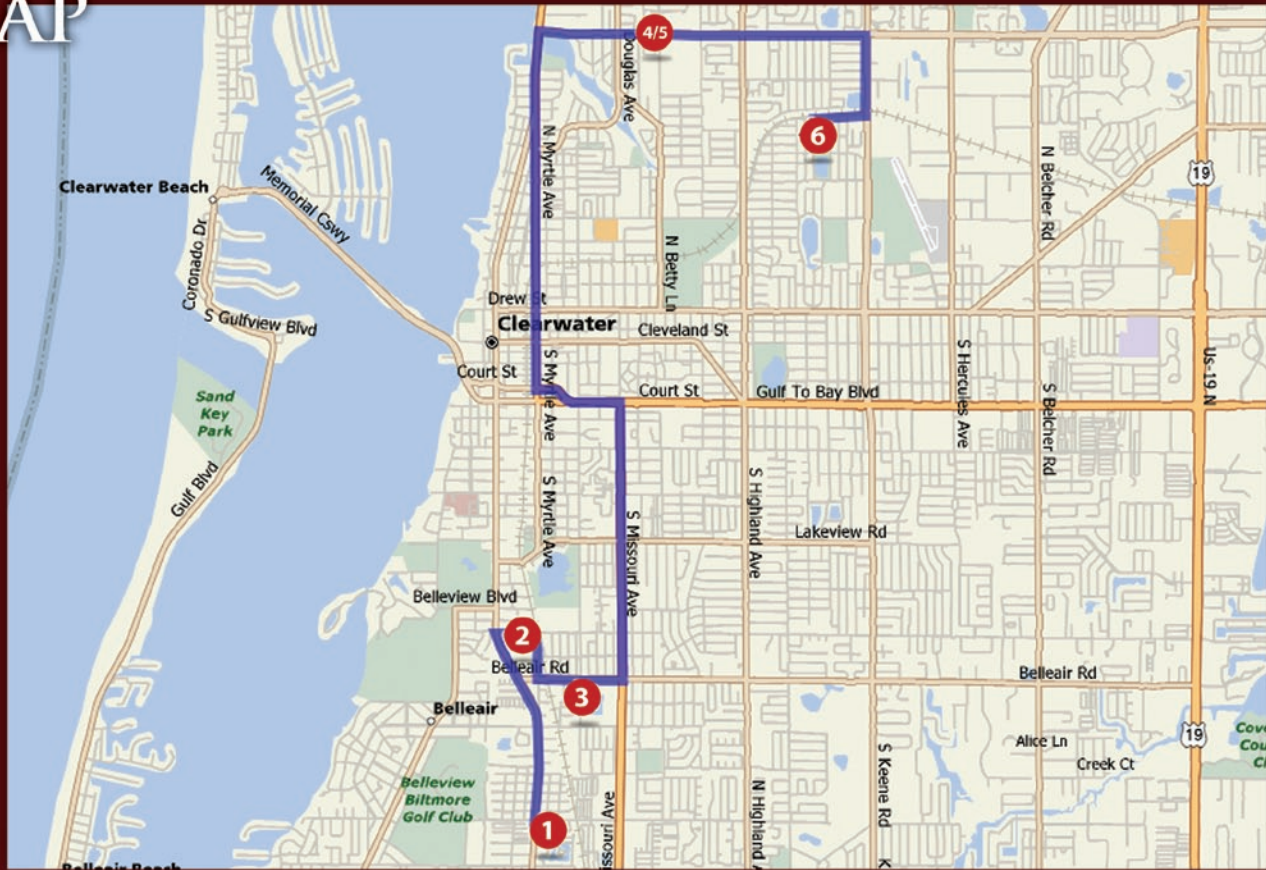
SEE REVERSE FOR MAP

Terms and conditions: At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. A 10% Buyer Premium will be added to the bid to create the purchase price. Premier Auction Group and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Premier Auction Group, Inc represents the seller only.



Steve Doran (813) 317-5711

MAP



DRIVING DIRECTIONS

1) 1142 7th St NW, Largo, FL 33770-1114 US

1. Start out going NORTH on 7TH ST NW toward ROSERY RD NW. (go 0.0 miles)
2. Turn LEFT onto ROSERY RD NW. (go 0.1 miles)
3. Turn RIGHT onto CLEARWATER LARGO RD N. (go 0.8 miles)
4. CLEARWATER LARGO RD N becomes S FORT HARRISON AVE. (go 0.3 miles)
5. Turn RIGHT onto WOODLAWN ST. (go 0.1 miles)
6. End at 605 Woodlawn St Clearwater, FL 33756-2019

2) 605 Woodlawn St, Clearwater, FL 33756-2019 US

1. Start out going EAST on WOODLAWN ST toward CARMEL AVE. (go 0.1 miles)
2. Turn RIGHT onto S MYRTLE AVE. (go 0.3 miles)
3. Turn LEFT onto BELLEAIR RD/CR-464. (go 0.3 miles)
4. Turn RIGHT onto S GREENWOOD AVE/S MARTIN LUTHER KING JR AVE. (go 0.1 miles)
5. End at 1630 S Martin Luther King Jr Ave Clearwater, FL 33756-1106

3) 1630 S Martin Luther King Jr Ave, Clearwater, FL 33756-1106 US

1. Start out going NORTH on S GREENWOOD AVE/S MARTIN LUTHER KING JR AVE toward BELLEAIR RD/CR-464. (go 0.1 miles)
2. Turn RIGHT onto BELLEAIR RD/CR-464. (go 0.3 miles)
3. Turn LEFT onto S MISSOURI AVE/US-19 ALT N/FL-651 N. Continue to follow S MISSOURI AVE/US-19 ALT N. (go 1.5 miles)
4. Turn LEFT onto COURT ST/US-19 ALT N/FL-60 W. (go 0.5 miles)
5. Turn RIGHT onto S MYRTLE AVE/US-19 ALT. Continue to follow US-19 ALT. (go 2.0 miles)
6. Turn RIGHT onto SUNSET POINT RD/CR-576. (go 0.7 miles)
7. Turn LEFT onto MACOMBER AVE. (go 0.0 miles)
8. End at 1919 Macomber Ave Clearwater, FL 33755-1479

4/5) 1919 Macomber Ave, Clearwater, FL 33755-1479 US

1. Start out going SOUTH on MACOMBER AVE toward SUNSET POINT RD/CR-576. (go 0.0 miles)
2. Turn LEFT onto SUNSET POINT RD/CR-576. (go 1.3 miles)
3. Turn RIGHT onto N KEENE RD/CR-1 S. (go 0.4 miles)
4. Turn RIGHT onto FLAGLER DR. (go 0.3 miles)
5. Turn LEFT onto NELSON AVE. (go 0.1 miles)
6. End at 1522 Nelson Ave Clearwater, FL 33755-2835

6) 1522 Nelson Ave, Clearwater, FL 33755-2835 US



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