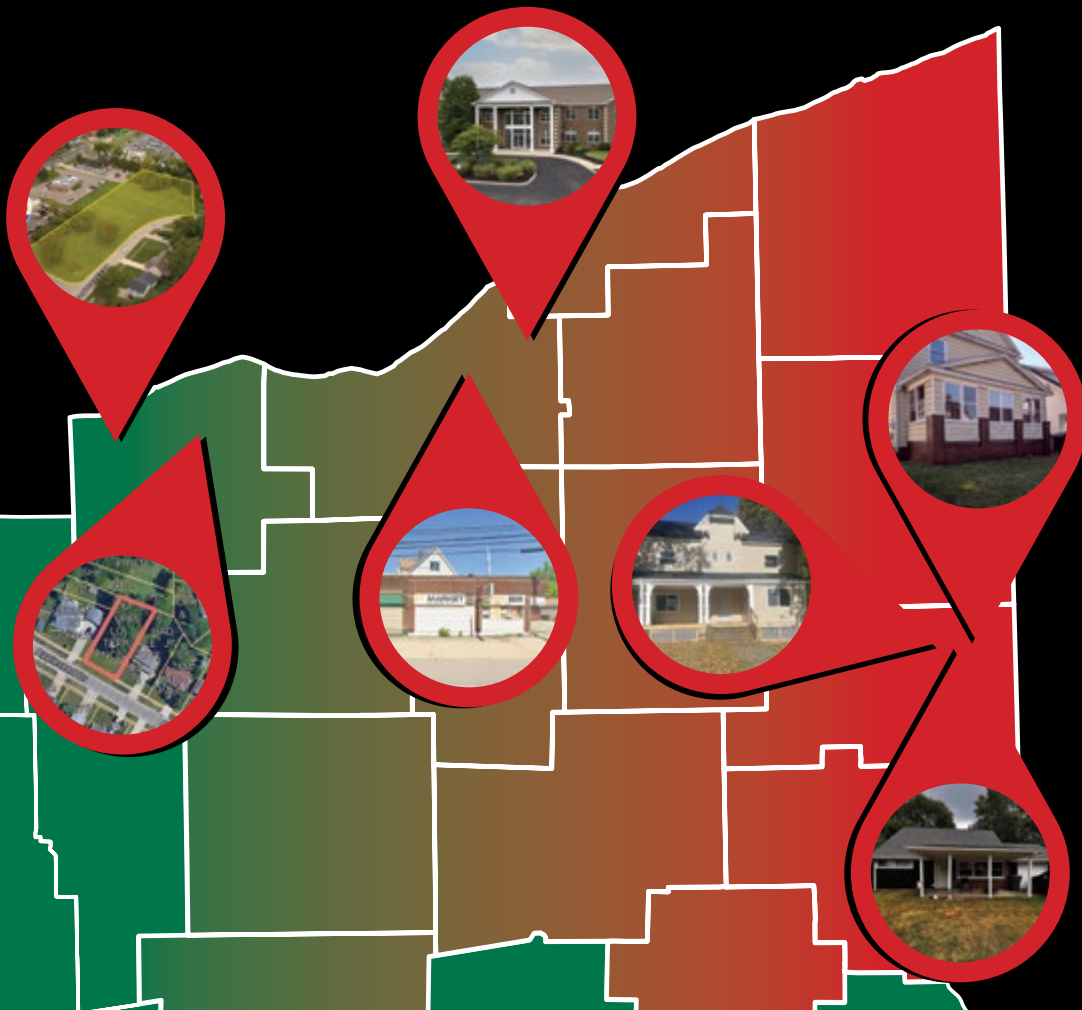


NORTHEAST OHIO'S PREMIER FALL REAL ESTATE AUCTION

OCT.
29TH

Auction Location: Holiday Inn, 6001 Rockside Rd., Independence, OH.
Registration beginning at 10:00 AM, Auction at 11:00 AM

**Retail, Commercial, Residential, Investment,
and Development Land Opportunities.**



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PARCEL 1

INCREDIBLE USER/INVESTOR OPPORTUNITY

387 Golf View Ln., Highland Heights, OH 44143

28,648 SF (plus 3,000 SF basement office) Office Building on 3.37 Acres in Aberdeen Business Park. Recently renovated with ample parking and close to major highway systems. Ideal for Investor or User/Investor.



Open House Dates: Wednesdays, October 7, 14, & 21,
10:00 AM to 12:00 Noon

RE Taxes: \$87,486

Cashier's Check Req to Bid: \$50,000

**OFFERED WITH A PUBLISHED
RESERVE OF ONLY \$995,000!**

PARCEL 2

EXCELLENT USER/INVESTOR OPPORTUNITY

4464 Warner Rd., Cleveland, OH 44143

1,776 SF Retail storefront with 2,160 SF, 4 bedroom, 3 bath Residential home attached. Excellent corner location on heavily traveled Warner Rd. The house is currently rented at \$1,400/Mo.



Open House Dates: Saturdays, October 10, 17, & 24,
10:00 AM to 11:30 AM

RE Taxes: \$2,186

Cashier's Check Req to bid: \$10,000

BIDDING TO COMMENCE AT ONLY \$50,000!

PARCEL 3

COMMERCIAL/RETAIL DEVELOPMENT OPPORTUNITY

2.06 Acres Zoned B-2 Commercial

Nantucket Dr., Lorain, OH 44053

Terrific location adjacent to major retail trade area. Great demographics and 11,299 VPD. Opportunity for a variety of possible commercial/retail uses. All utilities available and ready for development.



RE Taxes: \$2,512

Cashier's Check Req to Bid: \$5,000

**OFFERED WITH A PUBLISHED
RESERVE PRICE OF ONLY \$45,000!**

PARCEL 4

TERRIFIC RESIDENTIAL RENTAL OPPORTUNITY

34 Illinois Ave., Youngstown, OH

4 Bedroom, 2.5 bath & 1-car detached garage, 2,500 SF and located approx. 3 miles from Youngstown State University. Ready to be rented. Potential rent of \$3,000/Mo.



Open House Dates: Saturdays, Oct 10, 17 & 24,
10:00–11:30 AM

RE Taxes: \$468
Cashier's Check Req to Bid: \$12,500

OFFERED WITH A PUBLISHED
RESERVE PRICE OF \$130,000!

PARCEL 5

TERRIFIC RESIDENTIAL RENTAL OPPORTUNITY

3533 Wyandot Ln., Youngstown, OH

4 Bedroom, 2 bath & 1-car attached garage, 1,287 SF and located approx. 3 miles from Youngstown State University. Currently rented at \$1,050/Mo.



Open House Dates: Saturdays, Oct 10, 17 & 24,
12:30–2:00 PM

RE Taxes: \$1,034
Cashier's Check Req to Bid: \$6,500

OFFERED WITH A PUBLISHED
RESERVE PRICE OF \$67,500!

PARCEL 6

TERRIFIC RESIDENTIAL RENTAL OPPORTUNITY

127 Courtland Ave., Campbell, OH

3 Bedroom, 1 bath & 2-car detached garage. 1,304 SF and located approx. 3 miles from Youngstown State University. Currently rented at \$950/Mo.



Open House Dates: Saturdays, Oct 10, 17 & 24,
3:00–4:30 PM

RE Taxes: \$645
Cashier's Check Req to Bid: \$6,500

OFFERED WITH A PUBLISHED
RESERVE PRICE OF \$65,000!

PARCEL 7

RESIDENTIAL DEVELOPMENT OPPORTUNITY

682 Appleseed Dr., Lorain, OH 44053

0.24 Acre Residential Homesite

Ideal Site within the Amherst School System and close to I-80/I-90. Easy access to retail shopping and restaurants. Quiet established neighborhood with all utilities.



RE Taxes: \$563

*Personal or Business Check Req to Bid: 10% of total purchase price.

OFFERED ABSOLUTE, REGARDLESS OF PRICE!

**TERMS OF SALE FOR OCTOBER 29,
2026 MULTIPLE PROPERTY 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. 387 Golf View, Highland Heights, OH.....\$50,000
2. 4464 Warner, Cleveland, OH.....\$10,000
3. 2 Acres, Nantucket, Lorain, OH.....\$5,000
4. 34 Illinois, Youngstown, OH.....\$12,500
5. 3533 Wyandot, Youngstown, OH.....\$6,500
6. 127 Courtland, Campbell, OH.....\$6,500

made payable to **Guardian Title and Guaranty Agency, Inc.**, as Escrow Agent ("Escrow Agent") located at 7550 Lucerne Drive Suite 310, Middleburg Heights, OH 44130, Attn.: Gayle Jonas, telephone: 216-898-4933 and sign the Real Estate Purchase Agreement.

The High Bidder on parcels #7 will be required to immediately tender a personal or business check of:

7. 682 Appleseed, Lorain, OH.....10% of the total Purchase Price.
The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, if applicable, by 4:00 P.M., Thursday, November 5, 2026 with funds delivered to the offices of the specified Escrow Agent.

AUCTION PROCEDURE. Each Parcel is Offered as follows:

1. 387 Golf View, Highland Heights, OH: With Reserve. Published Reserve Price of \$995,000.
2. 4464 Warner, Cleveland, OH: With Reserve. Bidding to Commence at \$50,000.
3. 2 Acres, Nantucket, Lorain, OH: With Reserve. Published Reserve Price of \$45,000
4. 34 Illinois, Youngstown, OH: With Reserve. Published Reserve Price of \$130,000.
5. 3533 Wyandot, Youngstown, OH: With Reserve. Published Reserve Price of \$67,500.
6. 127 Courtland, Campbell, OH: With Reserve. Published Reserve Price of \$65,000
7. 682 Appleseed, Lorain, OH: Offered Absolute, Without Reserve.

*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. All sales shall close on or before 12:00 Noon on December 3rd, 2026, at the Offices of the Title Company 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 8% of the high bid or offer price for Parcel #1, and 10% of the high bid or offer price for Parcels 2, 3, 4, 5, 6 & 7. 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.

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. The 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, Chartwell Auctions, LLC (DBA Chartwell Real Estate Auctions), 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 October 22, 2026, (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.



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