

# HOLMES COUNTY INVESTOR SPECIAL

## **ABSOLUTE ONLINE ONLY AUCTION**



**BIDDING WILL END MONDAY, JUNE 30TH AT 5:30PM**

**RENOVATED TRIPLEX | INSTANT INCOME | GREAT LOCATION**



The property is located at 164 North Mad Anthony Street, Millersburg. From Millersburg take Jackson Street East to North Mad Anthony. Watch for RES signs.

**Schedule your private showing today and explore the potential of this turnkey investment!**

**OPEN HOUSE:** The property will be open for inspection Saturday, June 21st 10AM-12 Noon. Private showings available through Tracy Kauffman, 330-231-4044. Showings are by appointment only on Saturdays and Sundays—please do not disturb tenants.



**833.SOLD.RES | WWW.RES.BID**

**10% BUYER'S PREMIUM  
LIC# 2022000271**



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**REAL ESTATE:** Selling to the highest bidder this exceptional investment property, ideally situated in-town Millersburg, and generating a strong monthly income of \$2,200—with potential to increase! This triplex underwent a complete interior and exterior renovation in 2020/2021, featuring modern, custom finishes that enhance its appeal and functionality.

- **UNIT A:** 1-bedroom with two additional unfinished rooms upstairs—perfect for conversion into a 3-bedroom to boost rental income.
- **UNIT B:** 2-bedroom unit with in-unit washer and dryer.
- **UNIT C:** Lower-level 1-bedroom apartment with basement access and laundry.

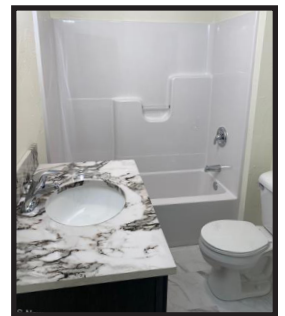
Each unit includes a full set of appliances and is equipped with central air. Utilities are individually metered, and tenants are responsible for their own usage. All three units are currently on fixed leases, with professional local property management in place for a smooth transition to new ownership. This hidden gem offers proximity to all the charm and convenience of downtown Millersburg.

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**TAXES/LEGAL:** Holmes County Parcel # 07-00903-00 is located in the village of Millersburg and West Holmes School District. The current annual taxes are \$1,285.54 and will be prorated to the date of closing.

**TERMS:** The successful purchaser will be required a non-refundable 10% down payment due at the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be made prior to the auction. Additional details are available at [www.RES.bid](http://www.RES.bid).



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