

AUCTION W/RESERVATIONS

Great Duplex in Midtown near Overton Square & the Cooper-Young Area.

This is a rare opportunity you don't want to miss!

Properties in this area don't come available very often!

Online & On-Site Thurs. Aug. 15th @ 11:07am
2280 & 2282 Monroe Ave, Memphis, TN 38104



Great Duplex with 2 Bedrooms & 1 Bath on each side!

Appliances in each unit with Washer & Dryer connections.

This property is a multiple occupancy home with a great rental income potential of \$20,000 annually!

- Duplex Total 2,010± sq ft
- Total of 4 Bedrooms & 2 Baths (2BR/1B on each side)
- Appliances in each unit
- Washer & Dryer Connections
- Zoned Commercial According to Seller

JDR Auction Services of FL, LLC (dba) **JOHN ROEBUCK AUCTIONS**

AL #823 • FL #CQ1042959 • GA #166853 KY #RP811 • LA #AB-292 • MS #276F • SC #73182 • TN #5896

www.JohnRoebuckAuctions.com

901-LANDMAN(526.3626) - 901-486-0839





**Perfect
location
for an
Air BnB!**

A note from the Auctioneer: Welcome to online bidding!

We will offer online bidding for your convenience for those who cannot attend the live auction. However, let me encourage you to be present for the Live On-Site auction instead of opting for the online bidding due to the chance of a technical or network coverage issue that may prevent us from receiving your online bid in a timely manner.

All bidders must receive financial approval to bid either online or at the live auction. In order to be pre-approved, you must present a letter from your bank guaranteeing your check to be able to cover the full deposit or you must receive approval from the auctioneer. To register to bid online, please go to johnroebuckauctions.com to register for this auction. Upon receipt of your online registration, our office will contact you to begin the pre-approval process. Once you are pre-approved to bid online you will be notified. For registration at the Live Auction, please be sure to bring a letter from your bank guaranteeing your check to be good. If you have any questions I can be reached directly at 901-486-0839 or by email at john@roebuckauctions.com.

When bidding online, you will see the current bid and the next asking bid which means the next bid increment not necessarily the final sales price.

Please note that the Seller retains the right to accept any Pre-Auction offer which would effectively end the bidding.

God bless and Good luck!



Great Location in the heart of Mid-town near Overton Square!

"Overton Square brings together people of all ages to shop, get fit, eat, and be entertained in a relaxed yet sophisticated environment in the heart of Midtown Memphis."

~ www.OvertonSquare.com

TERMS & CONDITIONS:

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due in 45 days.

All closings shall take place no later than 45 days after all parties have signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

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**Looking to buy or sell land properties?
Call the LANDMAN today and let us
help you with all your land sales!**

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