

AUCTION

METRO LOUISVILLE
INVESTOR AUCTION



SATURDAY NOV. 19TH 11:00AM

MUHAMMAD ALI CENTER

144 N 6TH ST, LOUISVILLE, KY 40202



270-769-1655

www.AUCTIONGROUPS.COM

800-664-1212

1828 Greenwood Ave.

#1

Louisville



4 Bedroom 1 Bath House
Currently Rented \$627.00
per month Section 8 Rent

4623 Herman Dr.

#2

Louisville



4 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Section 8 Rent

2830 Virginia Ave.

#3

Louisville



4 Bedroom 2 Bath House
Currently Rented for \$900.00
per month Market Rent

2823 W. Market St.

#4

Louisville



2 Bedroom 1 Bath House
Currently Rented for \$500.00
per month Section 8 Rent

233 Cecil Ave.

#5

Louisville



5 Bedroom 2 Bath House
Currently Rented for \$900.00
per month Section 8 Rent

3701 Powell Ave.

Louisville



#6

3 Bedroom 1 Bath House
Vacant Home Ready For Final
Remodel

725 W. Whitney Ave.

Louisville



#7

2 Bedroom 1 Bath House
Currently Rented for \$675.00
per month Market Rent

841 S. 23rd St.

Louisville



#8

2 Bedroom 2 Bath House
Currently Rented for \$650.00
per month Market Rent

4212 Sunset Ave.

Louisville



#9

3 Bedroom 2 Bath House
Currently Rented for \$885.00
per month Market Rent

817 Louis Coleman Blvd.

Louisville



#10

3 Bedroom 1 Bath House
Vacant Rented for \$600.00
per month Section 8 Rent

610 S. 38th St.

Louisville



3 Bedroom 1 Bath House
Vacant Full Walk Up
Basement Estate Sale

#11

634 S. 43rd St.

Louisville



3 Bedroom 1 Bath House
Currently Rented for \$864.00
per month Section 8 Rent

#12

3131 Garland Ave.

Louisville



2 Bedroom 1 Bath House
Vacant Rented for \$650.00 per
month Market Rent

#13

1231 Arcade Ave.

Louisville



3 Bedroom 1 Bath House
Currently Rented for \$750.00
per month Section 8 Rent

#14

503 Denmark St.

Louisville



2 Bedroom 1 Bath House
Currently Rented for \$650.00
per month Market Rent

#15

108 S. 42nd St.

Louisville



3 Bedroom 1.5 Bath House
Currently Rented for \$850.00
per month Section 8 Rent

#16

4219 Virginia Ave.

Louisville



4 Unit Property
Currently Rented at
\$350 Per unit
Total Rents \$1400.00 Per Month
Market Rents

#17

101 N. Longworth Ave.

Louisville



3 Bedroom 2 Bath House
Currently Rented for \$750.00
per month Section 8 Rent

#18

1348 S. Preston St.

Louisville



3 Bedroom 1 Bath House
Currently Rented for \$863.00
per month Section 8 Rent

#19

333 Cecil Ave.

Louisville



5 Bedroom 2 Bath House
Currently Rented for \$1000.00
per month Section 8 Rent

#20

4011 S. 5th St.



3 Bedroom 1 Bath House
Vacant Rented for \$750.00
per month Market Rent

#21

Louisville

654 S. 38th St.



3 Bedroom 1.5 Bath House
Currently Rented for \$650.00
per month Market Rent

#22

Louisville

132 S. 44th St.



3 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Market Rent

#23

Louisville

107 S. 42nd St.



4 Bedroom House
Currently Rented for \$800.00
per month Section 8 Rent

#24

Louisville

951 S. Shelby St.



3 Bedroom 2 Bath House
Currently Rented for \$975.00
per month Section 8 Rent

#25

Louisville

2121 W. Lee St.

Louisville



3 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Market Rent

#26

3714 Powell Ave.

Louisville



3 Bedroom 1 Bath House
Currently Rented for \$650.00
per month Market Rent

#27

613 Cecil Ave.

Louisville

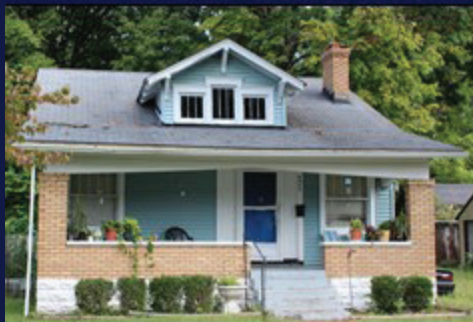


4 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Section 8 Rent

#28

4411 Parker Ave.

Louisville



4 Bedroom 2 Bath House
Currently Rented for \$950.00
per month Section 8 Rent

#29

825 S. 33rd St.

Louisville

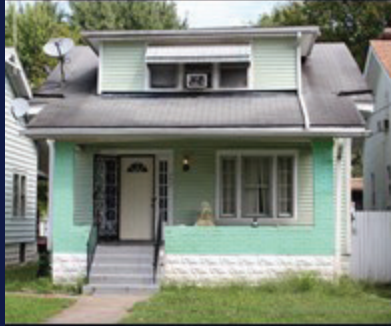


4 Bedroom 2 Bath House
Currently Rented for \$912.00
per month Section 8 Rent

#30

4621 Herman Ave.

Louisville



4 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Section 8 Rent

#31

4005 Muhammad Ali Blvd

Louisville



3 Bedroom 1 Bath House
Currently Rented for \$950.00
per month Section 8 Rent

#32

4062 Lasalle Ave.

Louisville



3 Bedroom 1 Bath House
Vacant Rented for \$750.00
per month Market Rent

#33

2303 Burnett St.

Louisville

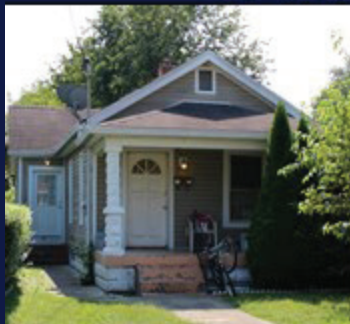


5 Bedroom 2 Bath House
Currently Rented for \$800.00
per month Market Rent

#34

3112 W. Magnolia St.

Louisville



4 Bedroom 2 Bath House
Currently Rented for \$850.00
per month Section 8 Rent

#35

322 N. 44th St.

Louisville



#36

4 Bedroom 2 Bath House
Currently Rented \$750.00
per month Section 8 Rent

4013/4015 Sunset Ave

Louisville



#37

Double Vacant
Lot
Build Ready
Can Be separated into 2
Lots. 2 Deeds

337 N. 24th Ave.

Louisville



#38

2 Bedroom 1 Bath House
Vacant Rented for \$650.00
per month Market Rent

3655 Lentz Ave.

Louisville



#39

2 Bedroom 1 Bath House
Vacant Rented for \$650.00
per month Market Rent

2313 W. Chestnut St.

Louisville



#40

3 Bedroom 1 Bath House
Vacant Ready for Remodel
and new tenants

Meet The **RE/MAX** Group Auctioneers Team



J.E. BRAMBLETT, CAI
AUCTIONEER / BROKER



BILLY WARD, CAI
AUCTIONEER / REALTOR



BLAKE BRAMBLETT
AUCTION MANAGER



GREG BROWNFIELD
AUCTIONEER / REALTOR



JEANNE' BRASHEAR
BUSINESS MANAGER



ANGIE ASHE
AUCTION COORDINATOR



MARGARET THOMPSON
FINANCIAL MANAGER

THE SALE OF REAL ESTATE THROUGH PUBLIC AUCTION IS BECOMING MORE AND MORE POPULAR. AT ONE TIME, PEOPLE OFTEN ASSOCIATED REAL ESTATE SALES BY AUCTION WITH BANKRUPTCY, SHERIFF SALES, AND FORECLOSURES. THAT IS NO LONGER THE CASE. TODAY, OUR REAL ESTATE CLIENTS ARE FINDING SUCCESS IN SELLING THEIR PRIVATE ESTATES AND PROPERTIES IN LESS TIME AND OFTEN AT HALF THE COST OF A PRIVATE REAL ESTATE TRANSACTION. FOR NEARLY FOUR DECADES, RE/MAX GROUP AUCTIONEERS, LLC. HAS BEEN PERFECTING THE ART OF REAL ESTATE SALES THROUGH AUCTION AND OUR SUCCESS IN BRINGING BUYER'S AND SELLERS TOGETHER IS WELL DOCUMENTED. IF YOU ARE THINKING OF SELLING OR BUYING AT PUBLIC AUCTION, PLEASE GIVE US A CHANCE TO SHOW YOU WHAT WE CAN DO FOR YOU. IF YOU HAVE QUESTIONS PLEASE LET US KNOW AND WE'LL BE HAPPY TO GET YOU THE ANSWER.



RE/MAX[®]
GROUP AUCTIONEERS



NOTES:

TERMS & CONDITIONS

ORDER OF SALE:

PROPERTIES WILL BE SOLD IN THE SAME ORDER AS LAID OUT IN THIS CATALOG.

INSPECTIONS:

PROPERTIES THAT ARE VACANT CAN BE SCHEDULED FOR INSPECTIONS AS NEEDED. PROPERTIES THAT ARE UNDER A LEASE WILL NEED TO BE SCHEDULED WITH THE TENANTS SO PLEASE ALLOW TIME FOR LANDLORDS AND TENANTS TO COORDINATE AN ACCEPTABLE TIME FOR INSPECTIONS. ANY PROPERTY BUILT BEFORE 1978 IS SUBJECT TO LEAD BASE PAINT. BUYERS WILL BE ABLE TO CONDUCT A LEAD BASE PAINT TEST PRIOR TO DAY OF AUCTION. A WAIVER WILL BE SIGNED BY ALL BUYERS AT TIME OF CONTRACT SIGNING.

CONDITIONS OF SALE:

EACH PROPERTY WILL BE SOLD INDEPENDENTLY. THERE WILL BE A 10% BUYERS PREMIUM ADDED TO THE FINAL BID TO DETERMINE THE FINAL SALES PRICE. 15% OF THE FINAL SALES PRICE IS DUE THE DAY OF THE SALE. BALANCE OF THE PURCHASE PRICE IS DUE WITHIN 30 DAYS OF THE SALE. BUYER WILL RECEIVE POSSESSION OF THE PROPERTY THE DAY OF SALE, IF THE PROPERTY IS CURRENTLY UNDER A LEASE AGREEMENT, THE NEW BUYER WILL RECEIVE LANDLORD POSSESSION DAY OF CLOSING.

ALL TAXES WILL BE PRORATED ALONG WITH RENTS. ALL SECURITY DEPOSITS WILL TRANSFER TO NEW OWNER DAY OF CLOSING. EACH PROPERTY IS BEING SOLD AS - IS, WHERE - IS, WITH NO EXPRESSED OR IMPLIED WARRANTY'S BY THE SELLER OR THE AUCTIONEER. ALL VERBAL DISCLOSURES THE DAY OF SALE TAKE PRECEDENCE OVER ANY TERMS HERE. INFORMATION IN THIS CATALOG IS BELIEVED TO BE ACCURATE. IT IS THE BUYERS/BIDDERS RESPONSIBILITY TO VERIFY ANY INFORMATION NEEDED IN ORDER TO BID ON THEIR OWN ACCOUNT.



A Division Of RE/MAX Executive Group, Inc. Each Office Independently Owned & Operated

WWW.AUCTIONGROUPS.COM

270-769-1655

EACH TO THE HIGHEST BIDDER
SELLING 40 PROPERTIES

144 N. 6TH ST. LOUISVILLE

CENTER

MUHAMMAD ALI

SATURDAY, NOV. 19TH 11AM

AUCTION



Elizabethtown, KY 42701
100 Chase Way Ste. 1

270-268-2599
Auctioneer

Greg Brownfield

270-765-0119
Auction Manager

Blake Bramblett

270-769-1655
Auctioneer / Broker

JE Bramblett, CAI



Standard
Presorted Mail
U.S. Postage
PAID
Elizabethtown,
KY
Permit No. 63