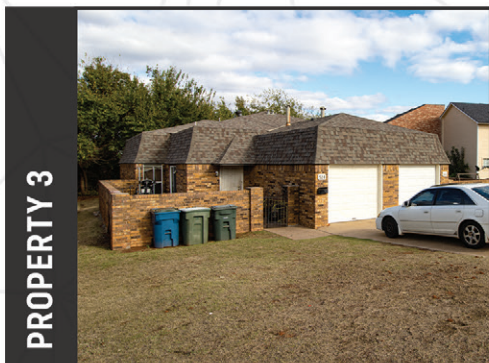


*Rare Single-Family
Residential Portfolio*

AUCTION

Tuesday, January 21 • 2pm *in the Heart of Edmond, OK!*



- 9 Doors in Excellent Locations • Beautiful Home in Copper Creek
- 10,498 Sq. Ft. on W Main - Downtown Redevelopment Potential
- 2 Duplexes Adjacent to UCO Campus • Well Maintained - Clean Portfolio
- Immediate Possession After Closing for Home Buyers!



Rare Single-Family Residential Portfolio

AUCTION

Tuesday, January 21 • 2pm *in the Heart of Edmond, Ok!*

AUCTION LOCATION: Venue 102 at Farmers Grain, 94 W 1st Street, Edmond, OK 73003

PROPERTY 1: 17521 Zinc Drive

PROPERTY 2: 1000-1002 Jefferson Street

PROPERTY 3: 922-924 Jefferson Street

PROPERTY 4: 67 Shirley Lane

PROPERTY 5: 218 W Main Street

PROPERTY 6: 200 W 8th Street

PROPERTY 7: 614 E 27th Place

OPEN HOUSE/INSPECTION DATES:

Monday, December 16th:

- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm

Tuesday, January 7th:

- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm

Thursday, January 16th

- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm



EXECUTIVE SUMMARY: Rare opportunity for End User Home Buyers and Investors alike to participate in a Single-Family Residential Portfolio sale of this quality in the Edmond, OK market. With a balance of properties that range from an exceptionally maintained home in Copper Creek to Duplexes adjacent to UCO Campus & a large lot in the Downtown District, there is truly an opportunity for a wide array of Buyers in this offering. For those seeking a home for your family, there are multiple options you will find attractive. While investors should be excited to expand your existing portfolio OR start a new one in the Edmond market. This multi-property offering will allow Buyers to place bids on an individual property or combination of properties!

PROPERTY 1



PROPERTY 1 - 17521 ZINC DRIVE: Exceptionally maintained, 3 Bedroom, 2 Bathroom, 1,629 Sq. Ft. home with a two-car garage in Copper Creek that was built in 2003. This ONE OWNER home is arguably one of the most attractive properties in the entire Copper Creek addition, check out the Matterport 3D Tour to explore this exciting offering for end user home buyers and investors alike!



PROPERTY 2



PROPERTY 3



PROPERTY 2 - 1000-1002 JEFFERSON STREET: Duplex unit adjacent to UCO campus, 2,126 Sq. Ft. with 2 Bedroom, 2 Bathroom, one-car garage floorplan on each side. 1000 Jefferson is fully remodeled, and tenant occupied on month-to-month basis. 1002 Jefferson is cleaned, vacant and ready to rent or remodel as desired!

PROPERTY 3 - 922-924 JEFFERSON STREET: Duplex unit adjacent to UCO campus, 2,117 Sq. Ft. with 2 Bedroom, 2 Bathroom, one-car garage floorplan on each side. Both units are currently tenant occupied on a month-to-month basis.

Rare Single-Family Residential Portfolio

AUCTION

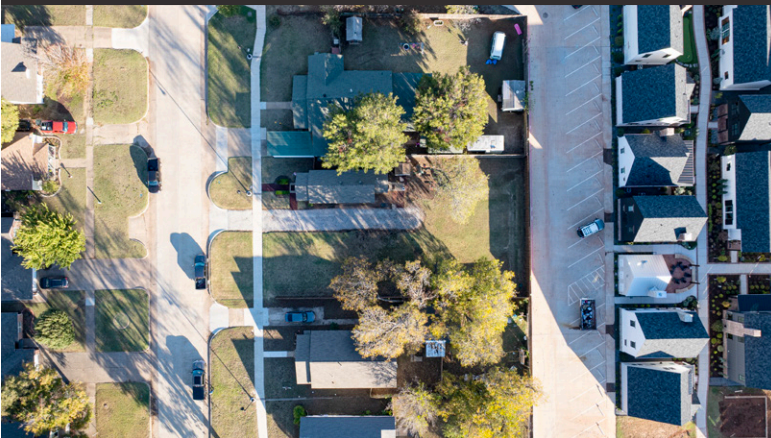
Tuesday, January 21 • 2pm *in the Heart of Edmond, OK!*

PROPERTY 4

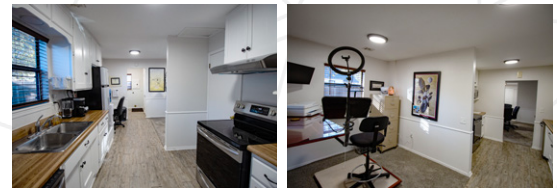


PROPERTY 4 - 67 SHIRLEY LANE: Excellent potential rental unit or a fix & flip opportunity in the quickly redeveloping Mason Acres neighborhood! 3 Bedroom, 1 Bathroom, 1,150 Sq. Ft. home that was built in 1961. Includes a large back yard and a 12'x16' storage shed. Currently tenant occupied on a month-to-month lease basis.

PROPERTY 5



PROPERTY 5 - 218 W MAIN STREET: Very exciting feature of the portfolio is this sensational re-development opportunity on West Main. 10,498 Sq. Ft. lot located in the heart of the Downtown District. Currently Zoned "CBD", allowing for excellent flexibility in repurposing the property. Includes a 530 Sq. Ft. home that has been converted to office space and completely remodeled with conference room, kitchen area, bathroom and private office space.



OPEN HOUSE/INSPECTION DATES:

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- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm

Tuesday, January 7th:

- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm

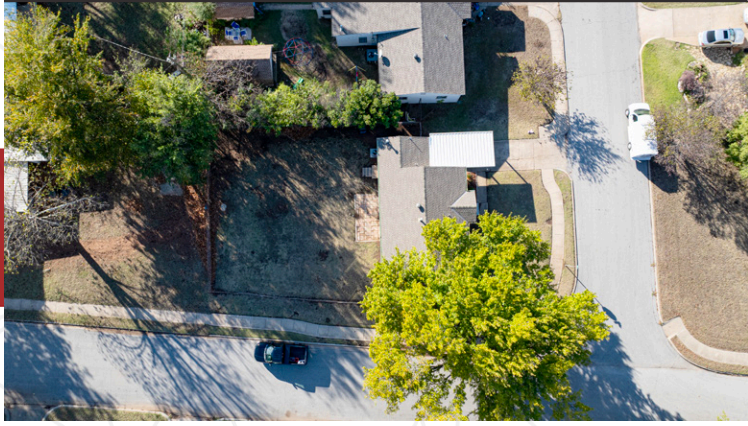
Thursday, January 16th

- Properties 1-3: 9-11am
- Properties 4-5: 12-2pm
- Properties 6-7: 3-5pm

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

AUCTION MANAGER: Brent Wellings
EMAIL: brent@schraderauction.com

PROPERTY 6



PROPERTY 6 - 200 W 8TH STREET: Completely remodeled, 3 Bedroom, 1 Bathroom, 892 Sq. Ft. home located on a large corner lot with a carport in Sunset Heights neighborhood! Excellent potential rental unit or family home! Property is currently vacant and ready for the new owner to immediately go the direction they desire.



PROPERTY 7



PROPERTY 7 - 614 E 27TH PLACE: Superbly maintained 3 Bedroom, 2 Bathroom, 1,114 Sq. Ft. home located in Parker Estates neighborhood near Orvis Risner Elementary. Includes a 2-car garage and large backyard with 10x12' storage shed. Excellent option for families seeking an affordable price range home in the heart of Edmond or investors pursuing to add a quality property to their portfolio. Currently owner-occupied!



TERMS & CONDITIONS

PROCEDURE: Property 1 will be offered as an individual unit, Buyer(s) will not be permitted to bid on Property 1 in combination w/ any other property in the sale. Properties 2 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on properties 2 through 7 & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DELIVERY OF TITLE: The property will be conveyed by Special Warranty Deed, subject to all easements & other Permitted Exceptions as defined in the purchase contract.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s).

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at Closing, subject to the rights of current tenants.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: The sale of the Purchased Tracts will include the minerals currently owned by Seller, if any. However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE & DIMENSIONS: All acreages & dimensions are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

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<i>January</i>	SU	M	TU	W	TH	F	SA
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	

CORPORATE HEADQUARTERS:

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#112774

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101 N Main St, Stillwater, OK 74075
Branch Office - Stillwater, OK #172583



AUCTION MANAGER:

Brent Wellings Branch Broker #158091
EMAIL: brent@schraderauction.com

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PROPERTIES 2 & 3

