

AMERICAN HERITAGE
AUCTIONEERS, LLC

A Licensed Real Estate Broker



"Our Family Tradition Since 1959"
Experience the Concept ... That Others Try to Imitate

AMERICAN HERITAGE
REALTY, INC

28461 US HWY 19 N, Clearwater, FL 33761

Everyone Welcome
FINANCING
AVAILABLE

For Sale By **AUCTION**
13 CONDOS AND TOWNHOMES *Sold Separately*

ALL LEASED!
INCOME
PRODUCING

OPEN HOUSE
Sat, Nov 14th from 9 AM

Saturday, November 14th
Auction Held on Site at Villages of Bloomingdale Clubhouse
6301 Valleydale Drive, Riverview, FL 33578



Condominiums

- 6433 Cypressdale Dr, Unit 201, Riverview, FL - 1,151SF, 3BR/2BA, leased
- 6433 Cypressdale Dr, Unit 101, Riverview, FL - 1,151 SF, 3BR/2BA, leased
- 6445 Cypressdale Dr, Unit 201, Riverview, FL - 1,151SF, 3BR/2BA, leased
- 6421 Cypressdale Dr, Unit 102, Riverview, FL - 1,151 SF, 3BR/2BA, leased
- 6412 Cypressdale Dr, Unit 201, Riverview, FL - 1,151 SF, 3BR/2BA, leased
- 6454 Cypressdale Dr, Unit 101, Riverview, FL - 1,151 SF, 3 BR/2BA, leased
- 6415 Cypressdale Dr, Unit 202, Riverview, FL - 1,151 SF, 3BR/2BA, leased
- 9523 Grovedale Cr, Unit 102, Riverview, FL - 1,151 SF, 3BR/2BA, leased
- 9529 Newdale Way, Unit 201, Riverview, FL - 1,151 SF, 3BR/2BA, leased



Townhomes

- 9614 Carlsdale Dr, Riverview, FL - 1,232 SF, 3BR/2.5BA, leased
- 6205 Olivedale Dr, Riverview, FL - 1,438 SF, 3BR/2.5BA, leased
- 9921 Carlsdale Dr, Riverview, FL - 1,232 SF, 3BR/2.5BA, leased
- 9625 Carlsdale Dr, Riverview, FL - 1,578 SF, 2BR/2.5BA, leased



For Details on Financing, Leases, Condo Fees and Taxes
Visit www.AmericanHeritageAuctioneers.com

For More Information Call Josh McLennan (813) 849-8918

All information provided for this property has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s), or the Seller(s) representative. Therefore, you must rely on your own inspection and judgement as to its accuracy. Auctioneers opening statement shall supersede all written or verbal information

TERMS AND CONDITIONS: At the Auction, the winning bidder will be required to place a \$2,500 deposit with American Heritage Auctioneers, LLC., as escrow agent. Personal checks will be accepted. The balance will be due at closing within 45 days. The seller will pay for and will provide a Title Insurance Policy. The Seller will convey a General Warranty Deed. The Seller will pay for the documentary stamps. All prorations will be as of the day before closing. A 10% buyer premium will be added to the bid to create the purchase price.

www.AmericanHeritageAuctioneers.com

EVERYONE IS WELCOME TO PARTICIPATE AT OUR AUCTION.

If this property should interest you, I recommend that you attend the sale. You will never know the selling price unless you are present. The advantage is buying Real Estate by the “Auction Method” is that you are going to pay just one bid more than someone else is willing to pay, which lets you determine the price. We realize that some of you have never been to an auction, and perhaps you don't quite understand how the process works. We recommend that you attend this auction because prior to the sale, the Auctioneers thoroughly explain the auction process, and will conduct a “mock” auction to show you an example of exactly how the auction process works.

The auction usually lasts less than 30 minutes from start to finish. If this property should interest you, we recommend that you take the following steps to prepare for the auction day:

- Attend the Open House
- If financing is needed, try to get pre-approval for an amount that you would be willing to spend on this particular property and be prepared to close within the time indicated on the front of this info sheet under “terms and conditions.”
- Come to the sale prepared with an amount that you would be willing to pay for this property, and simply bid up to that amount. If someone outbids you, you can always continue to bid.

Typical Questions and Answers

Q. Does this property have a clear title?

A. When the title is transferred to you it is guaranteed to be free and clear of all liens and encumbrances with a title insurance policy that the Seller will pay for.

Q. Is a home warranty available?

A. Yes, at a minimal cost to the buyer. Contact our office prior to the closing date.

Q. What is the buyers premium?

A. It's an auction tradition which helps defray the Seller's costs and here's an example:

Your High Bid \$100,000

The 10% Buyers Premium + 10,000

Which creates the Contract Sales Price paid to the seller \$110,000

Q. Will you accept my personal check for the deposit?

A. Yes- As long as funds are available, and if you need to transfer funds, please let us know on auction day when funds will be available (must be available within 3 days)

Q. Is there a starting bid?

A. No- you can start the bidding process at any amount. The high bid will be presented to the seller for their acceptance. If this auction is an “absolute” auction, it will be sold to the highest bid regardless of price.

Q. Is there a charge to register to bid?

A. No-Just come to the auction. Our auction team will be happy to assist you.

If you have any other questions, please call us at 727-726-7272 (Main Office)