

Tuesday, August 27 at 2pm

Held at Campbell Hotel Renaissance Square Event Center - Tulsa, OK

9 Properties in Tulsa & Broken Arrow, OK

Auction Manager:
Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

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9 Properties in Tulsa & Broken Arrow, OK

- Excellent Potential Rental Portfolio
- Great Opportunity for Fix & Flip Investors
- Attractive Starter Homes
- (6) Single Family Homes
- (3) Multi-Tenant Properties

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Single Family Residential Portfolio AUCTION

Corporate Headquarters: #112774
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606
Oklahoma Office: Branch Office - Stillwater, OK #172583
101 N Main St, Stillwater, OK 74075



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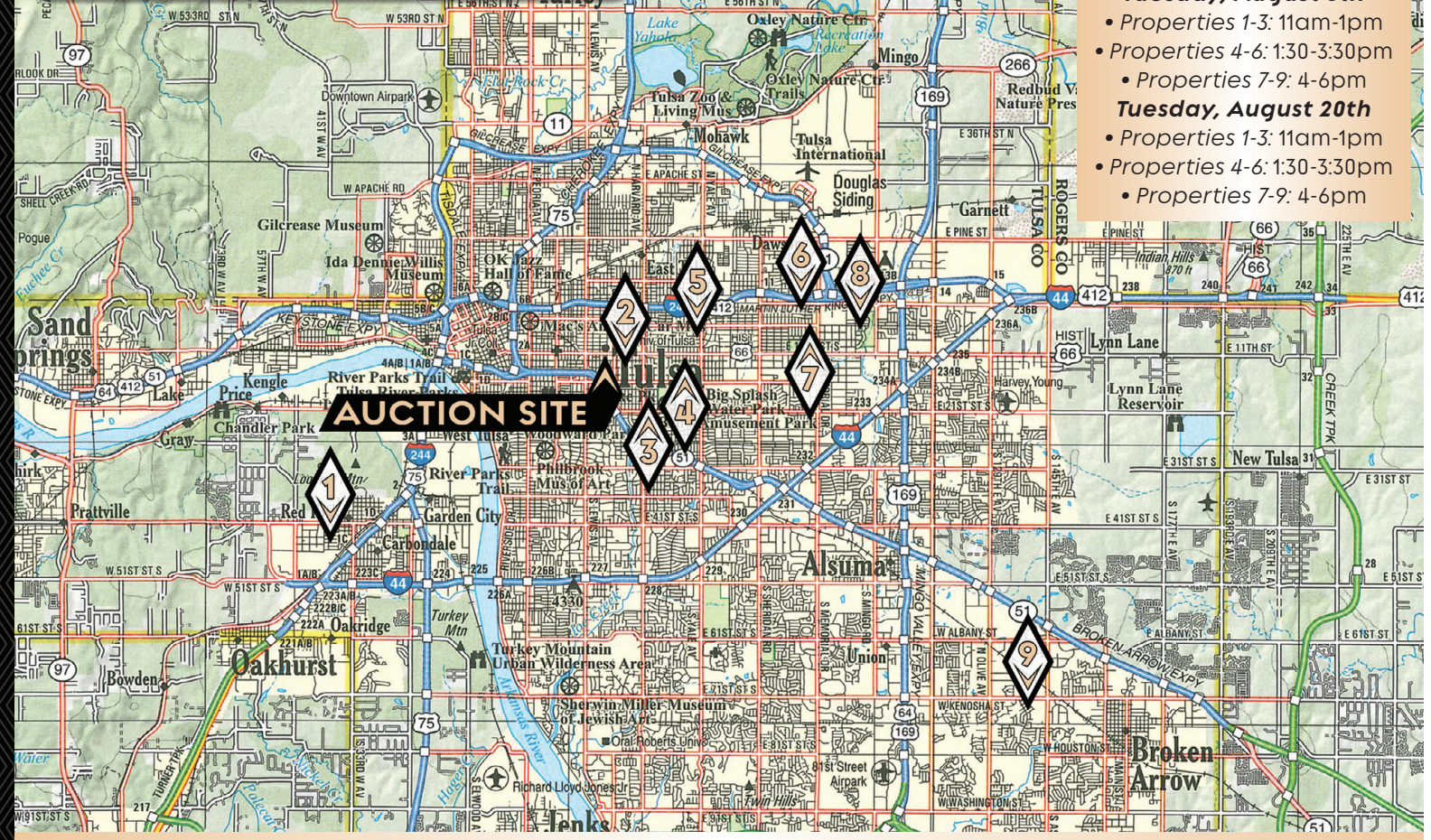
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Single Family Residential Portfolio AUCTION

Big G Properties has decided to sell their existing rental portfolio in the Tulsa Metropolitan Area, consisting of 6 single family homes & 3 multi-tenant properties located throughout the metro. The properties are well appointed in Tulsa & Broken Arrow with excellent opportunity for rental investors, fix & flip investors & individual home buyers alike. Whether you are looking to buy one property or add multiple properties to an existing portfolio, this is an exciting opportunity for all! Buyers may place bids on any individual property or combination of properties that fit THEIR NEEDS!

ONLINE BIDDING AVAILABLE 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.



PROPERTY TOUR/ INSPECTION DATES:
Tuesday, August 6th
 • Properties 1-3: 11am-1pm
 • Properties 4-6: 1:30-3:30pm
 • Properties 7-9: 4-6pm
Tuesday, August 20th
 • Properties 1-3: 11am-1pm
 • Properties 4-6: 1:30-3:30pm
 • Properties 7-9: 4-6pm

AUCTION LOCATION: Campbell Hotel Renaissance Square Event Center • 2636 E 11th Street, Tulsa, OK 74104
PROPERTY LOCATION: See Property Descriptions for Addresses



PROPERTY 1: 3756 W 44th St, Tulsa - 1-Story Ranch Home, 3 Bedroom, 1 bath, 1034 sq. ft., built in 1957, lot size 0.18 acres.
PROPERTY 2 - DUPLEX: 1305 & 1307 S College Ave, Tulsa - 2 Bedroom, 2 Bath per side Total 1685 sq. ft., built in 1930, lot size 0.16 acres.
PROPERTY 3 - 2 SINGLE-FAMILY HOMES ON ONE PARCEL: 1603 S Indianapolis Ave, Tulsa - 2 Bedroom, 1 Bath, 911 sq. ft., built 1934. 3408 E 16th St, Tulsa - 2 Bedroom, 1 Bath, 868 sq. ft., built 1934, lot size 0.17 acres.
PROPERTY 4 - SINGLE-FAMILY HOME WITH GARAGE APARTMENT: 1139 S Sandusky Ave, Tulsa - 2 Bedroom, 1 Bath, 1284 sq. ft., built 1928. 1139 1/2 S Sandusky Ave, Tulsa - Studio Garage Apartment, 1 Bath 400 sq. ft., lot size 0.24 acres.
PROPERTY 5: 4724 E 6th St, Tulsa - 2 Bedroom, 1 Bath, Single Family Home 1076 sq. ft., built in 1945, lot size 0.16 acres.
PROPERTY 6: 7487 E 2nd St, Tulsa - 3 Bedroom, 2 Bath Single Family Home, 1360 sq. ft. built in 1953, lot size 0.18 acres.
PROPERTY 7: 416 S 80th E Ave, Tulsa - 3 Bedroom, 1 Bath, Single Family Home, 1084 sq. ft., built in 1954, lot size 0.17 acres.
PROPERTY 8: 9211 E 5th St, Tulsa - 3 Bedroom, 2 Bath Single Family Home, 1174 sq. ft., built in 1962, lot size 0.21 acres.
PROPERTY 9: 2517 W Greeley St, Broken Arrow - 3 Bedroom, 2 Bath, Single Family Home, 1516 sq. ft., built in 1974, lot size 0.23 acres.



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TERMS & CONDITIONS:
PROCEDURE: Properties 1 through 9 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 all tracts & 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, with 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.
DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed or an appropriate form of Fiduciary Deed, as applicable.
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). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".
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: 2024 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 and 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.