

CINCINNATI PUBLIC SCHOOLS SURPLUS PROPERTIES

WINDSOR ELEMENTARY



Windsor Elementary
937 Windsor Avenue
Cincinnati, OH 45206

- 50,052± total sf school buildings on 2.112± acres
- Two-story and a three-story school, built in 1888 and 1892 with an auditorium added in 1918.
- Zoned: RMX; The school use is a permitted, nonconforming use.
- Frontage: 430±' on Windsor Ave. 289±' on St. James Ave. 430±' on Francisco St.

Directions: From I-71 Exit #3 onto ramp for .4 mile towards Taft Rd. Bear left onto Essex Place for .1 mile. Turn left onto E. McMillan Street. for .5 mile. Turn right onto St. James Ave. for .3 mile. Turn right onto Windsor Avenue to the property



CINCINNATI PUBLIC SCHOOLS SURPLUS PROPERTIES

FAIRVIEW SCHOOL



Fairview School
2232 Stratford Avenue
Cincinnati, OH 45219

- 83,331± total sf school buildings on 2.855± acres
- 43,331± sf built in 1888
- 40,000± sf Annex built in 1958
- Zoned: OG; Office General The school use is a permitted, non-conforming use.
- Frontage: 684±' on Stratford Ave. 170±' on Warner St.

Directions: Take I-75 Exit #2A for .2 mile towards Western Avenue/Liberty Street Keep left to stay on ramp. Turn left onto Findlay Street for .4 mile. Turn left onto Linn Street for .3 mile. Turn left onto US-27 then right onto Ravine Street for .4 mile. Turn right onto Warner Street for .1 mile then right onto Stratford Avenue to the property.



HOW AN AUCTION WORKS FREQUENTLY ASKED QUESTIONS

AUCTION

HOW DO I GET MORE INFORMATION ON THIS PROPERTY? A property information package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The property information package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

HOW DO I PREVIEW THE PROPERTIES? See each individual listing for scheduled preview times. Please plan to attend and have any inspections/appraisals, etc. done during this time. Any equipment in the properties at the preview time will be conveyed with the real estate, unless otherwise noted.

WHERE WILL THE SALE BE HELD? The auction will be held live at Cincinnati Public Schools, 2651 Burnet Avenue, Cincinnati, OH. Auction staff will begin registering bidders at 11:00 a.m.

WHAT IF I CANNOT ATTEND THE AUCTION? If you cannot attend the auction in person, you may arrange to bid via the Internet in real-time by calling our office no later than Friday, June 5th. You MUST be pre-registered to bid via the Internet. You may also listen live to the auction at www.higgenbotham.com.

WHAT IS AN ACCEPTABLE FORM OF DEPOSIT? Auction deposits can be made in the form of personal or business check.

WILL I GET CLEAR TITLE TO THE PROPERTY? All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

DO I NEED TO PRE-QUALIFY? No. We normally do not require any pre-qualification to bid; however, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Phone bidding is available to buyers who have properly registered with our company.

THIS IS MY FIRST AUCTION AND I DON'T KNOW HOW TO BID.

Step 1: Register to bid by filling out a bidder card at the registration table. By registering to bid, the buyer acknowledges that they have reviewed and understand the information in the bid packet and the Contract of Sale agreement. The bidder also acknowledges that immediately following the auction, they are prepared to execute the Contract of Sale agreement and pay the appropriate deposit at that time in a form that has previously been deemed acceptable to the Auction Company.

Step 2: Determine how much you are willing to pay for a piece of property. Since your needs and desires are unique, your evaluation of the property will be different from anyone else's.

Step 3: As the auctioneer progresses in his call for bids, simply raise your hand when you want to bid. If you're not sure if you're in or out, raise your hand again and the auctioneer will keep you in. He will not let you bid against yourself. The auction will be conducted under the total control of the auctioneer.

Step 4: If you have any questions, motion for one of Higgenbotham's Auction Team members. These Team Members are here to help you understand the process completely.

WHAT IS A BUYER'S PREMIUM? A buyer's premium is a percentage that is added to the bid price to determine the total purchase price. In this auction there will be a 10% buyer's premium added to the successful bid amount to create the total purchase price. The Earnest Money (pursuant to the Contract of Sale), will be non-refundable (except as otherwise provided in the Contract of Sale) and due on the date of auction in the form of a personal or business check. The balance of the contract purchase price shall be due at closing on or before 45 days.

RESTRICTION: Building may not be used as any type of educational facility.

The most important thing to do at an auction is relax and have fun. If you have a question, ask it. We strive to insure that all of our customers are fully informed and educated. And remember,

You're only going to pay one bid more than someone else was willing to pay.

IMPORTANT NOTICE: To continue receiving notification of our upcoming sales, we must have your current e-mail address. Contact our office immediately if you want to remain on our mailing list.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 090609 Produced by Brenmar Advertising, Inc. (863)644-6887

AUCTION

Cincinnati Public Schools

Cincinnati Public Schools

Cincinnati Public Schools



1:00 PM, TUESDAY, JUNE 9

CINCINNATI PUBLIC SCHOOLS SURPLUS PROPERTIES



1666 Williamsburg Square, Lakeland, FL 33803
M.E. Higgenbotham, CAI

an alliance partner of **NAI Global**



Two locations to be sold ABSOLUTE to the highest bidder, regardless of price! No Minimums! No Reserves!

CINCINNATI PUBLIC SCHOOLS SURPLUS PROPERTIES

AUCTION

1:00 PM, TUESDAY
JUNE 9TH



PREVIEW

9:00 AM - 3:00 PM, Tuesday, May 19
11:00 AM - 4:00 PM, Monday, June 8
(all previews to be held on site)

Auction Site (All Properties):
Cincinnati Public Schools Education Center
2651 Burnet Avenue, Cincinnati, OH

800-257-4161

WWW.HIGGENBOTHAM.COM
EMAIL: AUCTION@HIGGENBOTHAM.COM



Broker Participation Welcome.
Call for details.

Joel T. Wilson Co., Ltd.
P.O. Box 361,
Batavia, Ohio 45103



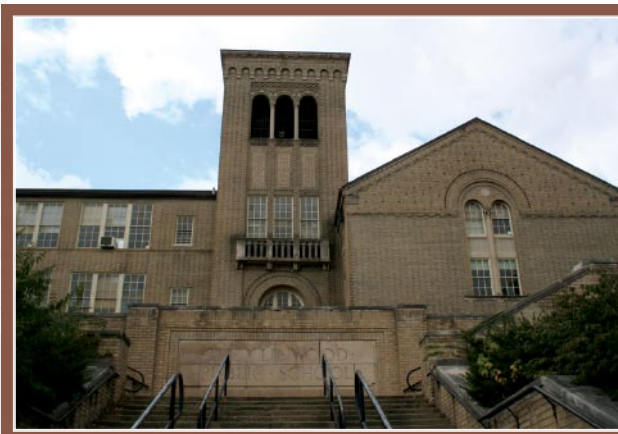
In cooperation with:
Commercial Real Estate Services, Worldwide.
513-322-6307
Laurence Bergman, BK#348029
Andrew Kahn



Terms: 10% deposit day of sale. Balance in cash due at closing on or before 45 days. 10% buyer's premium.

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Joel T. Wilson, Auctioneer #6319979829

LINWOOD ELEMENTARY



Linwood Elementary
4900 Eastern Avenue
Cincinnati, OH 45208

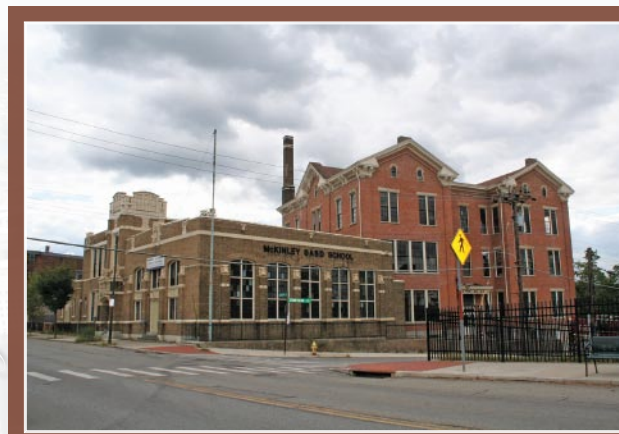
- 35,447± sf school building on 2.30± acres
- Two-story school, built in 1929
- Former Linwood Fundamental Academy
- Zoned: CC-P; Community Commercial Pedestrian Oriented. The school use is a permitted, non-conforming use.
- Frontage: 717±' on Eastern Ave. 485±' on Columbia Pkwy.



Directions: From I-71, Exit #9 for .6 mile towards Red Bank Road. Bear right onto Red Bank Expressway for 2.2 miles. Turn left onto ramp towards US-50/Milford. Turn left to stay on ramp for .1 mile towards US-50/Cincinnati. Keep right to stay on ramp for .1 mile. Keep straight onto US-50/Columbia Parkway for .9 mile. Keep right onto ramp for .3 mile towards US-50 Truck/OH-32. Bear right onto US-50 Truck/Eastern Avenue for .3 mile to the property.

Linwood Elementary

MCKINLEY ELEMENTARY



McKinley Elementary
3905 Eastern Avenue
Cincinnati, OH 45226

- 44,326± total sf school buildings situated on 1.32± acres
- Two-story/three-story
- Built: 1876 & 1919
- Formerly McKinley SASD
- Zoned: ML, Manufacturing Limited
- Frontage: 148±' on Eastern Ave. 351±' on Tennyson St.
- Located less than 1/2 mile from Lunken Airport and Alms Park, a 93± acre public park.



Directions: From I-71, Exit #5 towards Dana Avenue. Turn left on Dana Avenue for .6 mi. Bear left on Observatory Avenue for .6 mi. Keep straight on SR-561/Observatory Avenue for .2 mi. Bear right on SR-561/Linwood Avenue for .8 mi. Turn right on Delta Avenue for 1 mi. Turn left on US-50 Truck/Eastern Avenue for .6 mi. to the property.

McKinley Elementary

HEBERLE SCHOOL



Heberle School
2015 Freeman Avenue
Cincinnati, OH 45214

- 93,591± sf school building on 1.239± acres
- Built in 1929
- Zoned: RM-0.7; Multi-Family Residential
- The school use is a permitted, non-conforming use.
- Frontage: 320±' on Freeman Ave. 299±' on Bank St.



Directions: Take I-75, Exit #2A for .2 miles towards Western Avenue/Liberty Street. Keep left to stay on ramp. Turn left onto Findlay Street for .1 mile. Turn left onto Freeman Avenue and proceed .2 mile to the property.

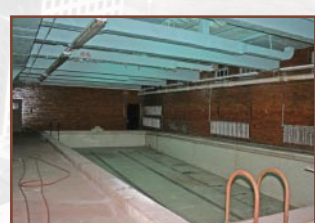
Heberle School

BLOOM MIDDLE SCHOOL



Bloom Middle School
1941 Baymiller Street
Cincinnati, OH 45214

- 104,229± sf school building on 1.99± acres
- Three-story school, built in 1915
- Former Lafayette Bloom School
- Zoned: RM-1.2; Multi-Family Residential
- The school use is a permitted, non-conforming use.
- Frontage: 320±' on Baymiller St. 215±' on Bank St. 337±' Dayton St.



Directions: From I-75, Exit #2A for .2 mile towards Western Avenue/Liberty Street. Keep left to stay on ramp. Turn left onto Findlay Street and proceed .2 mile. Turn left onto Baymiller Street and proceed .2 mile to the property.

Bloom Middle School

OLD SWIFTON ELEMENTARY



Old Swifton Elementary
5771 Rhode Island Avenue
Cincinnati, OH 45237

- 32,484± sf school building on 2.23± acres
- Single story, built in 1959
- Former Project Succeed Academy/Old Swifton School
- Zoned: SF-2, Single Family Res.
- Frontage: 170±' frontage on Rhode Island Ave.



Directions: From I-75 Exit #9, go right on Paddock Ave./SR-4. Turn left on SR-561/Seymour Ave. & go .9 mil. Keep straight on E. Seymour Ave. for .3 mi. Turn right onto Rhode Island Ave. Turn left to stay on Rhode Island Ave. for .4 mi. to the property.

Old Swifton Elementary

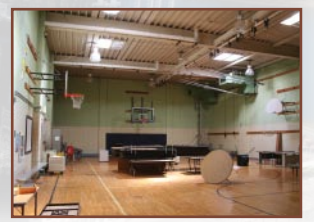
BRAMBLE ACADEMY



ABSOLUTE!
TO BE SOLD ABSOLUTE TO THE LAST AND HIGHEST BIDDER, REGARDLESS OF PRICE! NO MINIMUMS! NO RESERVES!

Bramble Academy, 4324 Homer Avenue, Cincinnati, OH 45227

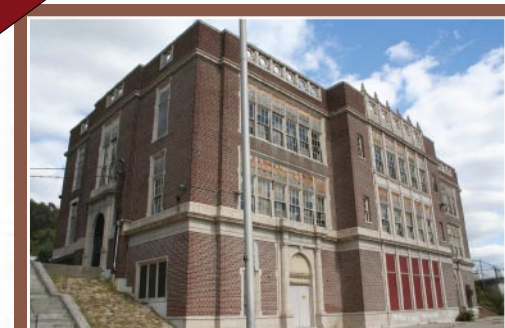
- 34,726± sf one/two story school building on 7.44± acres
- Built in 1964
- Subject to a partial conservancy easement with the Park Board
- Zoned: SF-6; Single Family Res.
- Frontage: 400±' on Bramble Ave. 500±' on Homer Ave.



Directions: From I-71, Exit #9 for .6 mi. towards Red Bank Rd. Bear right on Red Bank Expy for 1.4 mi. Turn left on Brotherton Ct. Turn left on Erie Ave. for .1 mi. Bear right on Bramble Ave. for .7 mi. Turn left on Homer Ave. to the property.

Bramble Academy

ROOSEVELT SCHOOL



ABSOLUTE!
TO BE SOLD ABSOLUTE TO THE LAST AND HIGHEST BIDDER, REGARDLESS OF PRICE! NO MINIMUMS! NO RESERVES!

Roosevelt School

- 29,374± total sf school buildings on 2.07± acres
- 1550 Tremont St., Cincinnati, OH 45214
- 24,279± sf built in 1925 on .82± acres
- 1546 Waverly Ave., Cincinnati, OH 45214
- 5,095± sf built in 1964 on 1.25± acres
- Zoned: SF-2; Single Family Residential.
- Frontage: 200±' on Tremont Ave. 188±' on Pinetree St. 488±' total on Waverly Ave.



Directions: From I-75 Exit #2B on ramp for .3 mile. Keep straight onto Western Hills Viaduct for .6 mile. Road name changes to Beekman St. for .1 mile. Turn left onto Tremont St. for .1 mile to the property.

Theodore Roosevelt School