

!! Handyman Special !!

- P.O. Box 958 • Sykesville, MD 21784 • Phone# 877-334-3633 • Fax# 410-664-6520
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To BUY, download the contracts and follow the checklist verbatim on the Tools page!
Contracts accepted First-come, First-served via fax only!

1118 N. Carey St., 21217



\$38,000*

\$1000 taken off the Price for a 5 day Cash Close!

\$2000 Deposit needed to take it off the market.

**1118 N. Carey, LLC is the contract purchaser with an equitable interest in the property located at 1118 N. Carey St., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 1118 N. Carey, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3-story 4-5BR/1BA row home in the **HOT SANDTOWN-WINCHESTER area** is surrounded by homes worth >\$170K and is ready for HUGE profits. **After a NICE \$39K rehab, your ARV of \$117-121K will net a \$40-44K profit!!**

Address: 1118 N. Carey St., Baltimore, 21217
Description: 4-5BR/1BA row home, needs rehab
Rehab estimate: \$39K
Your Price: \$38K (ARV = \$117-121K)
Your Profit: \$40-44K
Resale Info: \$1095 Rent or <\$825 Home Buyer mortgage (PITI)

Key Solutions, LLC can help you renovate and resell the property ... email the office!

Highest recent neighborhood comparables:

Address	Distance (Miles)	Sale Price	Date
1228 LAFAYETTE AVE	0.17	\$102,000	August-05
1510 RIGGS AVE	0.16	\$102,000	July-05
1512 RIGGS AVE	0.17	\$102,000	August-05
1227 Lafayette Ave W	0.17	\$100,000	November-05
1319 Lanvale St W	<0.3	\$141,000	July-05
710 Gilmor St N	<0.4	\$170,000	November-05
1202 Laurens St	<0.4	\$110,000	August-05

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Target settlement date is ASAP!