

## !! Handyman Special !!

- P.O. Box 958 • Sykesville, MD 21784 • Phone# 877-334-3633 • Fax# 410-664-6520
- info@KeySolutionsLLC.com • www.KeySolutionsLLC.com

**To BUY, download the contracts and follow the checklist verbatim on the Tools page!**  
**Contracts accepted First-come, First-served via fax only!**

**1562 Clifton Ave., 21217**



**\$34,000\***

***\$1000 taken off the Price for a 7 day Cash Close!***  
***\$2000 Deposit needed to take it off the market.***

*\*1562 Clifton, LLC is the contract purchaser with an equitable interest in the property located at 1562 Clifton Ave., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 1562 Clifton, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1BA row home is ready for HUGE profits. After a NICE \$37K rehab, your ARV of \$115-120K will net a \$44-49K profit!!

Address: 1562 Clifton Ave., Baltimore, 21217  
Description: 3BR/1BA row home, needs rehab  
Rehab estimate: \$37K  
**Your Price: \$34K (ARV = \$115-120K)**  
**Your Profit: \$44-49K**  
Resale Info: \$950 Rent or <\$775 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
2102 BRYANT AVE	0.36	\$117,000	September-05
2305 OREM AVE	0.25	\$115,500	August-05
1550 RICHLAND ST	0.04	\$120,000	June-05
1563 RICHLAND ST	0.03	\$120,000	June-05
1567 RICHLAND ST	0.03	\$120,000	June-05
1568 RICHLAND ST	0.04	\$120,000	June-05
1118 WHITELOCK ST	0.36	\$115,000	July-05

**To BUY, download the contracts and follow the checklist verbatim on the Tools page!**  
**Contracts accepted First-come, First-served via fax only!**

**Target settlement date is Jan. 2, 2006!**