

!! 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!**

1635 Ashburton Ave., 21216



\$31,000*

***\$1000 taken off the Price for a 5 day Cash Close!
\$2000 Deposit needed to take it off the market.***

**1635 Ashburton, LLC is the contract purchaser with an equitable interest in the property located at 1635 Ashburton Ave., Baltimore, MD 21216. If you were to purchase this property, you would accept the assignment of membership interest in 1635 Ashburton, 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 \$39K rehab, your ARV of \$110-120K will net a \$40-50K profit!!

Address: 1635 Ashburton Ave., Baltimore, 21216
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$39K
Your Price: \$31K (ARV = \$110-120K)
Your Profit: \$40-50K
Resale Info: \$950 Rent or <\$750 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
1711 ASHBURTON ST	0.09	\$145,000	June-05
2228 BRADDISH AVE	0.44	\$98,000	July-05
3200 NORMOUNT AVE	0.53	\$152,000	September-05
2119 Dukeland St N	<0.5	\$100,000	September-05
2829 Windsor Ave	<0.5	\$104,000	September-05
2703 Baker St	<0.5	\$100,000	September-05

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Target settlement date is Dec. 21, 2005!