

!! 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!

1695 Darley Ave., 21213



\$37,000*

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

**1695 Darley, LLC is the contract purchaser with an equitable interest in the property located at 1695 Darley Ave., Baltimore, MD 21213. If you were to purchase this property, you would accept the assignment of membership interest in 1695 Darley, 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 \$35K rehab, your ARV of \$111-119K will net a \$39-47K profit!!

Address: 1695 Darley Ave., Baltimore, 21213
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$35K
Your Price: \$37K (ARV = \$111-119K)
Your Profit: \$39-47K
Resale Info: \$975 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
1669 CLIFTVIEW AVE	0.05	\$147,500	June-05
1660 CLIFTVIEW AVE	0.07	\$147,500	June-05
1730 NORMAL AVE	0.07	\$147,500	June-05
2025 Wolfe St N	<0.4	\$115,999	September-05
1651 CLIFTVIEW AVE	0.06	\$88,500	June-05
1614 CLIFTVIEW AVE	0.09	\$88,500	June-05

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Target settlement date is Dec. 21, 2005!