

!! Handyman Special !!

- P.O. Box 958 • Sykesville, MD 21784 • Phone# 877-334-3633 • Fax# 410-655-9535
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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!

1709 Thomas Ave., 21216



\$32,000*

\$1000 taken off the Price for a 14 day Cash Close!

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

**1709 Thomas, LLC is the contract purchaser with an equitable interest in the property located at 1709 Thomas Ave., Baltimore, MD 21216. If you were to purchase this property, you would accept the assignment of membership interest in 1709 Thomas, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1BA Row House is ready for HUGE profits. **After a NICE \$37K rehab, your ARV of \$104K+ will net a \$35K+ profit!!**

Address: 1709 Thomas Ave., Baltimore, 21216
Description: 3BR/1BA Row House, needs rehab
Rehab Estimate: \$37K
Your Price: \$32K (ARV = \$104K+)
Your Profit: \$35K+
Resale Info: <\$750 Home Buyer mortgage (PITI) or Up to \$950 Rent

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

Highest recent neighborhood comparables:

Address	Distance (Miles)	Sale Price	Date
1651 Bentalou St N	<0.4	\$110,000	January-06
1717 Bentalou St N	<0.4	\$108,000	May-06
2008 Bentalou St N	<0.4	\$104,000	April-06
2006 Braddish Ave	<0.4	\$91,500	April-06

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Target settlement date is June 23, 2006!