

!! 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!

1737 N. Payson St., 21217



\$32,000*

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

**1737 N. Payson, LLC is the contract purchaser with an equitable interest in the property located at 1737 N. Payson St., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 1737 N. Payson, 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 modest \$35K rehab, your ARV of \$104-109K will net a \$37-42K profit!!**

Address: 1737 N. Payson St., Baltimore, 21217
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$35K
Your Price: \$32K (ARV = \$104-109K)
Your Profit: \$37-42K
Resale Info: \$975 Rent or <\$725 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
1556 RICHLAND ST	0.41	\$120,000	June-05
1567 RICHLAND ST	0.4	\$120,000	June-05
2125 RIDGEHILL AVE	0.24	\$156,609	July-05
2216 North Ave W	<0.4	\$127,000	November-05
1724 Pulaski St N	<0.4	\$89,900	June-05
2042 Bentalou St N	<0.4	\$87,000	December-05
2214 Clifton Ave	<0.4	\$87,500	June-05

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Target settlement date is Jan. 2, 2006!