

# !! Handyman Special !!

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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!**

**1900 Homewood Ave., 21218**



**\$57,000\***

**\$1000 taken off the Price for a 7 day Cash Close!**

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

*\*1900 Homewood, LLC is the contract purchaser with an equitable interest in the property located at 1900 Homewood Ave., Baltimore, MD 21218. If you were to purchase this property, you would accept the assignment of membership interest in 1900 Homewood, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3-story 5BR/1BA row home just EAST of the CHARLES VILLAGE AREA VILLAGE area is ready for HUGE profits. After a NICE \$42K rehab, your ARV of \$143-153K+ will net a \$44-54K+ profit!!

Address: 1900 Homewood Ave., Baltimore, 21218  
Description: 5BR/1BA row home, needs rehab  
Rehab estimate: \$42K  
**Your Price: \$57K (ARV = \$143-153K+)**  
**Your Profit: \$44-54K**  
Resale Info: <\$945 Home Buyer mortgage (PITI) or \$1095 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
420 25TH ST	0.48	\$250,000	July-05
2335 CALVERT ST	0.45	\$200,000	August-05
2229 GUILFORD AVE	0.37	\$156,000	July-05
2037 GUILFORD AVE	0.29	\$140,100	June-05
1911 Homewood Ave	<0.1	\$135,000	December-05
2324 Guilford Ave	<0.4	\$165,000	December-05
528 North Ave E	<0.3	\$154,500	December-05

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**Target settlement date is ASAP!**