

!! 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!

2009 Harlem Ave., 21217



\$38,000*

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

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

**2009 Harlem, LLC is the contract purchaser with an equitable interest in the property located at 2009 Harlem Ave., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 2009 Harlem, 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 \$22K rehab, your ARV of \$90K will net a \$30K profit!!**

Address: 2009 Harlem Ave., Baltimore, 21217
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$22K
Your Price: \$38K (ARV = \$90K)
Your Profit: \$30K
Resale Info: \$800 Rent or <\$575 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
2401 HARLEM AVE	0.28	\$96,000	November-05
2519 LANVALE ST	0.4	\$89,900	October-05
2312 Calverton Heights Ave	<0.4	\$85,000	February-06

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Target settlement date is May 12, 2006!