

!! 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!**

2526 Francis St., 21217



\$29,000*

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

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

**2526 Francis, LLC is the contract purchaser with an equitable interest in the property located at 2526 Francis St., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 2526 Francis, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1BA row home is *just outside* of the **DRUID HILL PARK and RESERVOIR HILL AREAS** and is ready for HUGE profits. After a NICE \$40K rehab, your ARV of \$113-119 will net a \$44-50K profit!!

Address: 2526 Francis St., Baltimore, 21217
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$40K
Your Price: \$29K (ARV = \$113-119K)
Your Profit: \$44-50K
Resale Info: \$995 Rent or <\$800 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
1550 RICHLAND ST	0.15	\$120,000	June-05
1563 RICHLAND ST	0.14	\$120,000	June-05
1567 RICHLAND ST	0.15	\$120,000	June-05
1118 WHITELOCK ST	0.24	\$115,000	July-05
2305 Orem Ave	<0.3	\$115,000	August-05
2440 McCulloh St	<0.4	\$100,000	October-05
2226 Druid Hill Ave	<0.3	\$110,000	October-05

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Target settlement date is Nov. 23, 2005!