

## !! 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!**

**2736 Winchester St., 21216**



**\$37,000\***

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

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

*\*2736 Winchester, LLC is the contract purchaser with an equitable interest in the property located at 2736 Winchester St., Baltimore, MD 21216. If you were to purchase this property, you would accept the assignment of membership interest in 2736 Winchester, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-story 3BR/1BA Row House is ready for HUGE profits. **After a modest \$22K rehab, your ARV of \$87-89K will net a \$28-30K profit!!**

Address: 2736 Winchester St., Baltimore, 21216  
Description: 2-story 3BR/1BA Row House, needs rehab  
Rehab Estimate: \$22K  
**Your Price: \$37K (ARV = \$87-89K)**  
**Your Profit: \$28-30K**  
Resale Info: \$900 Rent or \$650 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	<0.5	\$96,000	October-05
925 Rosedale St N	<0.4	\$85,000	February-06
2807 Presstman St	<0.4	\$87,000	November-06
1203 Oakhurst Pl	<0.2	\$85,000	February-06

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**Target settlement date is May 14, 2006!**