

## !! 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!**

**3106 Chelsea Terrace, 21216**



**\$64,000\***

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

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

*\*3106 Chelsea, LLC is the contract purchaser with an equitable interest in the property located at 3106 Chelsea Terrace, Baltimore, MD 21216. If you were to purchase this property, you would accept the assignment of membership interest in 3106 Chelsea, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1.5BA Single Family Home is in the **FOREST PARK AREA**, a **GREAT HOMEBUYER** area. This home is ready for HUGE profits. **After a NICE \$60K rehab, your ARV of \$199K++ will net a \$75K++ profit!!**

Address: 3106 Chelsea Terrace, Baltimore, 21216  
Description: 3BR/1.5BA Single Family Home, needs rehab  
Rehab Estimate: \$60K  
**Your Price: \$64K (ARV = \$199K++)**  
**Your Profit: \$75K++**  
Resale Info: <\$1200 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
3206 BARRINGTON RD	0.86	\$220,000	November-05
3723 COLD SPRING LN	0.9	\$182,500	November-05
4315 FOREST PARK AVE	0.4	\$174,000	November-05
4301 LIBERTY HEIGHTS AVE	0.59	\$180,000	December-05
4814 Liberty Heights Ave	<0.7	\$215,000	March-06
4000 Bateman Ave	<0.7	\$245,000	February-06
4120 Kathland Ave	<0.7	\$225,000	March-06
4100 Dorchester	<0.7	\$245,000	April-06

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**Target settlement date is June 1, 2006!**