

!! 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!

3111 Ravenwood Ave., 21213



\$31,000*

\$1000 taken off the Price for a 7 day Cash Close!
\$2000 Deposit needed to take it off the market.

**3111 Ravenwood, LLC is the contract purchaser with an equitable interest in the property located at 3111 Ravenwood Ave., Baltimore, MD 21213. If you were to purchase this property, you would accept the assignment of membership interest in 3111 Ravenwood, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1BA row home in the **VERY HOT BELAIR-EDISON AREA** is surrounded by houses worth >\$141K and is ready for HUGE profits. **After a NICE \$36K rehab, your ARV of \$108-111K will net a \$41-44K profit!!**

Address: 3111 Ravenwood Ave., Baltimore, 21213
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$36K
Your Price: \$31K (ARV = \$108-111K)
Your Profit: \$41-44K
Resale Info: \$1050 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 |
|-----------------------|------------------|------------|-----------|
| 3233 CLIFTMONT AVE | 0.46 | \$106,000 | July-05 |
| 2900 EDISON HWY | 0.39 | \$100,000 | June-05 |
| 2715 EDISON HWY | 0.42 | \$110,250 | June-05 |
| 3518 ELMLEY AVE | 0.48 | \$100,000 | August-05 |
| 3501 Kentucky Ave | <0.6 | \$110,000 | July-05 |
| 3512 Elmley Ave | <0.6 | \$102,000 | July-05 |
| 3531 Elmley Ave | <0.6 | \$100,000 | August-05 |
| 2910 Clifton Park Ter | <0.6 | \$141,500 | August-05 |

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Target settlement date is Dec. 27, 2005!