

!! Handyman Special !!

- P.O. Box 958 • Sykesville, MD 21784 • Phone# 877-334-3633 • Fax# 410-655-9535
- 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!

3429 Saint Ambrose Ave., 21215



\$23,000*

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

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

**3429 Saint Ambrose, LLC is the contract purchaser with an equitable interest in the property located at 3429 Saint Ambrose Ave., Baltimore, MD 21215. If you were to purchase this property, you would accept the assignment of membership interest in 3429 Saint Ambrose, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 3BR/1BA row home is in a **GOOD RENTAL** area, and is ready for HUGE profits.
After a modest \$35K rehab, your ARV of \$88K will net a \$30K profit!!

Address: 3429 Saint Ambrose Ave., Baltimore, 21215
Description: 3BR/1BA row home, needs rehab
Rehab Estimate: \$35K
Your Price: \$23K (ARV = \$88K)
Your Profit: \$30K
Resale Info: Up to \$895 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
2853 EDGECOMBE CIR	0.44	\$90,000	November-05
4000 GRANTLEY RD	0.5	\$86,000	November-05
2622 PARK HEIGHTS TER	0.49	\$85,000	November-05
3719 Manchester Ave	<0.4	\$79,000	January-06
3312 Royce Ave	<0.4	\$93,000	March-06
3009 Dupont Ave	<0.4	\$93,275	January-06

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Target settlement date is May. 30, 2006!