

# !! 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!**

**414 E. 28th Ave., 21218**



**\$89,000\***

**\$1000 taken off the Price for a 7 day Cash Close!**

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

*\*414 E. 28th, LLC is the contract purchaser with an equitable interest in the property located at 414 E. 28th Ave., Baltimore, MD 21218. If you were to purchase this property, you would accept the assignment of membership interest in 414 E. 28th, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-story 3BR/1BA row home in the **HISTORIC CHARLES VILLAGE** area is ready for HUGE profits. After a NICE \$44K rehab, your ARV of \$227-233K will net a \$94-100K profit!!

Address: 414 E. 28th Ave., Baltimore, 21218  
Description: 3BR/1BA row home, needs rehab  
Rehab estimate: \$44K  
**Your Price: \$89K (ARV = \$227-233K)**  
**Your Profit: \$94-100K**  
Resale Info: <\$1295 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
420 25TH ST	0.28	\$250,000	July-05
343 29TH ST	0.09	\$210,000	September-05
3023 ABELL AVE	0.2	\$260,000	September-05
341 28Th St E	<0.1	\$207,900	December-05
306 28Th St E	<0.1	\$247,500	November-05
340 Ilchester Ave	<0.3	\$204,900	August-05

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**Target settlement date is ASAP!**