

!! Handyman Special !!

- P.O. Box 958 • Sykesville, MD 21784 • Phone# 877-334-3633 • Fax# 410-664-6520
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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!**

4751 Park Heights Ave., 21215



\$26,000*

\$1000 taken off the Price for a 5 day Cash Close!

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

**4751 Park Heights, LLC is the contract purchaser with an equitable interest in the property located at 4751 Park Heights Ave., Baltimore, MD 21215. If you were to purchase this property, you would accept the assignment of membership interest in 4751 Park Heights, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-story 3BR/1BA row home in the **PARK HEIGHTS** area is ready for HUGE profits. After a modest \$34K rehab, your ARV of \$99-102K will net a \$39-42K profit!!

Address: 4751 Park Heights Ave., Baltimore, 21215
Description: 3BR/1BA row home, needs rehab
Rehab estimate: \$34K
Your Price: \$26K (ARV = \$99-102K)
Your Profit: \$39-42K
Resale Info: \$900 Rent or <\$695 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
4550 DERBY MANOR DR	0.56	\$91,000	July-05
3302 GARRISON AVE	0.27	\$87,550	September-05
3022 GRANTLEY AVE	0.57	\$89,900	July-05
3009 Dupont Ave	<0.6	\$93,275	December-05
3700 Garrison Ave W	<0.5	\$110,000	May-05
5005 Sunset Rd	<0.6	\$100,000	July-05
5011 Sunset Rd N	<0.6	\$125,000	August-05

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Target settlement date is ASAP!