

!! 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!

748 N. Grantley St., 21229



\$39,900*

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

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

**748 N. Grantley, LLC is the contract purchaser with an equitable interest in the property located at 748 N. Grantley St., Baltimore, MD 21229. If you were to purchase this property, you would accept the assignment of membership interest in 748 N. Grantley, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-Story, 4BR/1BA Row House is ready for HUGE profits. **After a NICE \$40K rehab, your ARV of \$124.9K+ will net a \$45K+ profit!!**

Address:	748 N. Grantley St., Baltimore, 21229
Description:	4BR/1BA 2-Story Row House , needs rehab
Rehab Estimate:	\$40K
Your Price:	\$39.9K (ARV = \$124.9K++)
Your Profit:	\$45K+
Resale Info:	<\$825 Home Buyer mortgage (PITI) or Up to \$1100 Rent

Key Solutions, LLC can help you renovate and resell the property ... email the office!

Highest recent neighborhood comparables:

**** See Next Page ****

To BUY, download the contracts and follow the checklist verbatim on the Tools page!
Contracts accepted First-come, First-served via fax only!

Target settlement date is ASAP!

Residential

CMA Summary Detail - Photo

SOLD

6 LISTINGS



3641 Gelston Dr BALTIMORE, MD 21229 **BA5564625**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$127,000 \$129,900 -2.23 7 7 3 1 0 3 0 2,178 0 1930
Seller Subsidy \$0 **Sold Date** 03-May-2006
Adv Sub: EDMONDSON VILLAGE **Model:**
Total Assessed: \$59,440 **Style:** Colonial **Bsmt:** Yes, Full, Fully Finished, Improved, Walkout Stairs
Total Taxes: \$1450.34 **Type:** Townhouse **Water Oriented/Front/Access:** No//

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711 Lyndhurst St BALTIMORE, MD 21229 **BA6008427**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$128,000 \$128,000 .00 4 4 4 2 0 2 0 4,158 0 1932
Seller Subsidy \$0 **Sold Date** 30-May-2006
Adv Sub: BALTIMORE CITY **Model:**
Total Assessed: \$76,180 **Style:** Colonial **Bsmt:** Yes, Fully Finished
Total Taxes: \$1858.79 **Type:** Semi-Detached **Water Oriented/Front/Access:** No//

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412 Edgewood St BALTIMORE, MD 21229 **BA6061456**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$115,000 \$115,000 .00 57 57 4 1 1 3 0 1,530 0 1925
Seller Subsidy \$5,000 **Sold Date** 17-Aug-2006
Adv Sub: EDMONDSON VILLAGE **Model:**
Total Assessed: \$72,940 **Style:** Other **Bsmt:** Yes, Improved, Outside Entrance, Unfinished
Total Taxes: \$1476.44 **Type:** Attach/Row Hse **Water Oriented/Front/Access:** No//

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3925 Woodridge Rd BALTIMORE, MD 21229 **BA6066195**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$135,000 \$138,000 -2.17 21 21 3 2 0 2 0 1,400 0 1936
Seller Subsidy \$0 **Sold Date** 05-Sep-2006
Adv Sub: EDMONDSON VILLAGE **Model:**
Total Assessed: \$70,740 **Style:** Colonial **Bsmt:** Yes, Full, Improved, Partially Finished
Total Taxes: \$1539.88 **Type:** Attach/Row Hse **Water Oriented/Front/Access:** No//

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No Photo Available

3905 Stokes Dr BALTIMORE, MD 21229 **BA6068664**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$125,000 \$150,000 -16.67 0 0 4 2 0 2 0 1,980 0 1949
Seller Subsidy \$7,500 **Sold Date** 04-Aug-2006
Adv Sub: EDMONDSON VILLAGE **Model:**
Total Assessed: \$81,240 **Style:** Other **Bsmt:** Yes, Unfinished
Total Taxes: \$1723.62 **Type:** Attach/Row Hse **Water Oriented/Front/Access:** No//



3701 Cranston Ave Nw BALTIMORE, MD 21229 **BA6092389**
Sold Price **List Price** **% Diff** **DOMM** **DOMP** **BR** **FB** **HB** **Lvls** **Fpls** **Gar** **Lot Sqft** **Liv Sqft** **Built**
 \$121,000 \$116,000 4.31 8 8 3 1 1 2 0 1,305 0 1937
Seller Subsidy \$0 **Sold Date** 24-Jul-2006
Adv Sub: EDMONDSON VILLAGE **Model:**
Total Assessed: \$61,480 **Style:** Colonial **Bsmt:** Yes, Partially Finished
Total Taxes: \$1742.40 **Type:** Attach/Row Hse **Water Oriented/Front/Access:** No//

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SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$129,483	\$125,167	-2.79	16	2,092
Median	\$128,950	\$126,000	1.09	8	

Courtesy of: Nataki Johnson

Home: Office: (443) 757-5000
 Cell: Email: nataki@mriss.com
 Company: Fairfax Realty, Inc.
 Office: (443) 757-5000 Fax: (443) 757-5012

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 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal.
 It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

Residential

CMA Summary Detail - Photo**Report Totals****Properties: 6**

Avg List Price	\$129,483	Avg Sold Price	\$125,167	Avg DOM-P	16
Median List	\$128,950	Median Sold	\$126,000	Median DOM-P	8
Low List Price:	\$115,000	Low Sale Price:	\$115,000		
High List Price:	\$150,000	High Sale Price:	\$135,000		

Courtesy of: Nataki Johnson

Home: Office: (443) 757-5000
 Cell: Email: nataki@mris.com
 Company: Fairfax Realty, Inc.
 Office: (443) 757-5000 Fax: (443) 757-5012

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