

## !! Handyman Special !!

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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!**

**913 N. Payson Ave., 21217**



**\$40,000\***

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

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

*\*913 N. Payson, LLC is the contract purchaser with an equitable interest in the property located at 913 N. Payson Ave., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 913 N. Payson, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-story Duplex with Two 1BR/1BA apartment units is ready for HUGE profits.  
**After a modest \$30K rehab, your ARV of \$105K will net a \$35K profit!!**

Address: 913 N. Payson Ave., Baltimore, 21217  
Description: 2-story Duplex with Two 1BR/1BA apartment units, needs rehab  
Rehab Estimate: \$30K  
**Your Price: \$40K (ARV = \$105K)**  
**Your Profit: \$35K**  
Resale Info: \$1000 Rent (\$500 per unit)

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

**Highest recent neighborhood comparables (Comps are 1 Unit Row Homes EXCEPT Harlem):**

Address	Distance (Miles)	Sale Price	Date
2401 HARLEM AVE	<0.4	\$96,000	October-05
1006 WHATCOAT ST	0.45	\$102,100	September-05
1513 WINCHESTER ST	0.45	\$102,000	August-05
1114 WOODYEAR ST	0.55	\$102,000	October-05
1015 HARLEM AVE	0.7	\$130,000	September-05

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**Target settlement date is May 14, 2006!**