

## !! 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!**

**928 N. Payson Ave., 21217**



**\$30,000\***

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

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

*\*928 N. Payson, LLC is the contract purchaser with an equitable interest in the property located at 928 N. Payson Ave., Baltimore, MD 21217. If you were to purchase this property, you would accept the assignment of membership interest in 928 N. Payson, LLC, for an assignment fee included in the price quoted above.*



Dear Investor,

This 2-story 3BR/1BA row is ready for HUGE profits. **After a modest \$31.5K rehab, your ARV of \$100K will net a \$38.5K profit!!**

Address: 928 N. Payson Ave., Baltimore, 21217  
Description: 3BR/1BA row home, needs rehab  
Rehab estimate: \$31.5K  
**Your Price: \$30K (ARV = \$100K)**  
**Your Profit: \$38.5K**  
Resale Info: \$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
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

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**Target settlement date is February 17, 2005!**