

# INVESTOR DEALS4U.com

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## For Sale Greenspring Area

Great Deal!



**4455 Pall Mall Road  
Baltimore, MD 21215**

**\$29,000**  
**ARV: \$88,000**

### Neighborhood Comps:

Address	BR FB HB	Sold Date	List Price
4569 Derby Manor	3/2/0	Under Contract	\$129,900
2620 Violet Avenue	3/1/0	Active	\$165,000
2618 Violet Avenue	3/1/0	Active	\$165,000



## Why You'll Like This Deal...

This is a good deal — either Buy Fix and Sell or simply Buy and Hold. As a rental this has all you want. Great bones, only needs light cosmetic repairs and you can be reaping a \$500/month cash flow while enjoying an equity over 40%.

Cosmetic updates only - Solid brick 3 BR 2 FB with finished club room in basement; new windows; baths in good shape; nice utility area; updated gas boiler; nice front and rear yards; covered front porch; good home owner neighbors.

Great Features Include - Refrigerator, Stove, Hardwood Floors, Replacement Windows, Roof 10-Years Old, Bath - Good Ceramic Walls and Floor.

- Living Area : 2936sf
- Year Built : 1940
- Living Room 18 x 13
- Dining Room 14 x 10
- Kitchen 14 x 7
- Bedroom 1 12 x 11
- Bedroom 2 15 x 10
- Bedroom 3 12 x 7
- Bathroom 7 x 7
- Club Room 13 x 18
- Utility Room 13 x 18
- Bathroom 5 x 5

**OLDHAM MURDOCK**  
► PROPERTIES ◀

BUY · SELL · RENT · RENOVATE · FINANCE



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**See Full Details And Additional Photos At:**  
**[www.omprealty.com/investors/pall-mall-4455](http://www.omprealty.com/investors/pall-mall-4455)**