

# Investor Deals

Renovations • Rentals

## For Sale Westport Area

2327 Sidney Street  
Baltimore, MD 21230

*the next waterfront development*

**\$38,650**  
ARV: \$100,000

### Neighborhood Comps:

Address	BR FB HB	Sold Date	DOM	Sold Price
2224 Sidney	2/1/1	07/07/10	81	\$101,500
2226 Sidney	3/1/0	08/12/10	12	\$41,000
2222 Sidney	3/1/0	08/12/10	71	\$33,000
<b>Area Rents</b>		<b>\$1,075.00</b>		



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

This is a "feel good" area. Residents know that they are in a possible revitalization zone and it seems to come through in the feel of the neighborhood. If you follow the news you know that Westport is an area much considered for future development because of its proximity to the water and other city amenities. The houses in this area are all porch front and this property is located in a pleasant tree lined block.

The house is pretty much move-in ready except for the need of a new furnace. This will be a nice cash flow rental from the first day of ownership. Other repairs include tightening up some of the structure of the rear deck, re-decking the front porch, removing some wall covering and painting.

One of the features that I like — despite that it's not typical — vinyl tile floors throughout the 1<sup>st</sup> and 2<sup>nd</sup> floor. They give a clean feel yet offer plenty of opportunity for area rugs if desired. On the 2<sup>nd</sup> floor all ceilings are suspended and in excellent shape. All walls in bedrooms are paneled and in good shape — obviously this helps keep maintenance costs down for rental prospects.

Finally, the basement offers storage and recreational utility. Former owner's family played in the basement and enjoyed practicing DJ skills.

All appliances convey — stove, refrigerator, washer, dryer.

**OLDHAM MURDOCK**  
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