

Investor Deals

Renovations • Rentals

For Sale McElderry Park Area

616 N. Decker Ave
Baltimore, MD 21205

Close to Johns Hopkins Hospital

\$18,675
ARV: \$48,750

Neighborhood Comps:

Address	BR FB HB	Sold Date	DOM	Sold Price
3025 McElderry	4/2/0	05/26/10	205	\$69,900
3027 McElderry	3/1/0	04/08/10	156	\$28,500
533 N Decker	3/1/1	07/29/10	18	\$30,000
Area Rents		\$950.00 - \$1,100.00		

Why You'll Like This Deal...

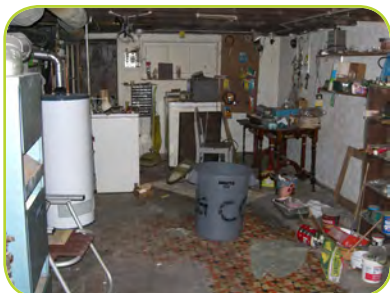
Located in the 600 Block of Decker Ave — just a couple blocks west of Edison Highway — a reasonably quiet area comprised of a mix of homeowners and renters who take pride in their neighborhood. The southern cross street is the 3000 block of McElderry where some nice renovations have taken place. Property is very close to Johns Hopkins Hospital and is part of the Johns Hopkins Zone.

616 N. Decker is a solid house in need of some repairs primarily — update the kitchen and bath — clean and paint the rest and you will have an profitable property. Deals such as this are great cash flow opportunities especially in the current market.

A lockbox is on property and it can be seen at your convenience.

OLDHAM MURDOCK
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See Full Details And Additional Photos At:
www.omprealty.com/investors/616deckern



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