

# INVESTOR DEALS4U.com

RENOVATORS • LANDLORDS • PARTNERS

A Stable Community of Homeowners & Renters

## For Sale Belair-Edison Area



**3604 Lyndala Ave  
Baltimore, MD 21213**

**\$32,000**  
**ARV: \$80,000 - \$115,000**

### Neighborhood Comps:

Address	BR FB HB	Sold Date	Sold Price
3444 Clifftmont	3/1/1	12/29/11	\$115,000
3828 Ravenwood	2/1/1	01/30/12	\$80,000
3632 Kenyon	2/1/1	08/19/11	\$80,000
<b>Area Rents</b>	<b>\$1,000.00 - \$1,150.00</b>		



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

Belair Edison — it's a great investor and a great homeowner neighborhood. Many investors bought their first property here and have enjoyed increasing success ever since.

Built in the 1950's Belair Edison was the new home community for many veterans of WWII. Hardworking family loving people have made this a well appreciated community for over 50 years and it continues to enjoy a solid reputation.

3604 Lyndale offers an investor a great opportunity to add to their rent portfolio. Typical investor strategies work on the notion of being "all in for \$50,000". You can do this on this property.

In fact, depending on your portfolio model, you can do some minor repairs and have a tenant moved in within 30 days!!

Belair-Edison is convenient to many Baltimore employers and is well served by public transportation.

**So, what are you waiting for?  
Great Cash Flow • Solid ARV  
This deal's for you!**

Call today — this won't last long. This morning I received a post for a similar deal on Elmora at \$58,000 and a buddy just picked up a comparable deal for \$45,000 on Bonview.

**OLDHAM MURDOCK**  
► PROPERTIES ◀

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**See Full Details And Additional Photos At:**  
**[www.omprealty.com/investors/3604lyndale](http://www.omprealty.com/investors/3604lyndale)**