



©Copyright 2007 MRIS ©



Status: ACTIVE
Legal Sub:
Tax ID: 0314030322 011
Type: Attach/Row Hse
Lot Size SF: 2,160
Singles: 0
Efficiencies: 0
One Bedrooms: 1
Two Bedrooms: 2
Three Bedrooms: 0
Total Units: 3
Gross Mo Rent: \$1,750
Vacancy Rate: 33.00

Exterior:
Exterior Const: Brick
Basement: Yes, Full
Parking: Street
Heat System: Forced Air
Water: Public
Cool System: None
Sewer/Septic: Public Sewer

Remarks: WOW, CHECK OUT THIS 3-UNIT IN THE HOT, HOT, HO DRUID HILL AREA! CURRENT RENT ONLY \$1750/MO, BUT ROOM TO INCREASE W/SPRUCE UP. SOLD STRICTLY AS-IS, BUYER TO VERIFY GROUND RENT IF ANY, LA TO HOLD ALL DEPOSITS, STRIKE PARAS 18,21,32 FR MAR CONTRACT, CPOUFS. DO NOT DISTURB TENANTS, CALL SHOWING VIA LA BY APPT ONLY SUN-FRI 9A-6P.

List Date: 16-Apr-2007 **Update Date:** 01-May-2007
Listing Company: PLANTERS REALTY, INC.
Show Instructions: Appt Only-Lister,No Sign on Prop,Restricted Times

Vacation Prop: No
Directions: MCCULLOH AT ROBERT ST

Listing Agent: STEWART BERNSTEIN
Agt Off: (410) 764-9800 **Home:**
Owner(s): PRIVATE
Show Contacts: STEWART BERNSTEIN
Sub Comp: 3 **Buy Comp:** 3
Alt Agent:

Ownership: Fee Simple, Sale

Adv. Sub: DRUID HILL
Tax Year: 2006
Year Built: 1920
#Levels: 3
Average Mo Rent:
Average Mo Rent:
Average Mo Rent: \$550
Average Mo Rent: \$600
Average Mo Rent:
Annual Gross Income: \$21,000
Annual Expenses: \$6,000
Annual Net Income:

Roofing:

Heating Fuel: Natural Gas
Hot Water: Natural Gas
Cooling Fuel: None
Metering: Fully Separate

List Price: \$189,900
Area:
Old Map/TBM: XXX /
Total Taxes: \$600
#Fireplaces: 0

Broker Code: PLNT1
Pager:
Add'l: 0
Alt Aqt Office:

Brkr Off: (410) 764-9800
Cell: (410) 207-4770
Ow Home:
Shw Home: (410) 207-4770
Dual: N **DesR:** N **VarC:** N
Alt Aqt Home:

