



## ONLINE REAL ESTATE AUCTION

Starting Bid: \$35,000

**GAY STREET**  
"Johns Hopkins Area"

**TWO STORY  
TOWNHOME**

~Within Opportunity Zone~

Known As

**1620 ASHLAND AVENUE**

Off E. Broadway Street  
Baltimore, MD 21205

**BIDDING OPENS:  
TUESDAY, NOVEMBER 1, 2022**

**BIDDING CLOSES:  
THURSDAY, NOVEMBER 3, 2022  
AT 11:30 A.M.**



200'-8 1/4"					316'-3 1/2"					445'-7 3/8"					
ALLEY															
23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
4'0"	3'2"	1'7"	1'2"	14'-4"	14'-4"	14'-4"	14'-4"	14'	14'	14'	14'	14'	14'	14'	14'
6'06"	16'08"	16'10"	16'12"	16'14"	16'16"	16'18"	16'20"	16'22"	16'24"	16'26"	16'28"	16'30"	16'32"	16'34"	16'36"

**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

### LOCATION:

1620 Ashland Avenue is located in the Gay Street neighborhood of East Baltimore City. Surrounding neighborhoods include Eager Park, Dunbar-Broadway and Oldtown. The home is located in a bustling area of East Baltimore – close to the shops, restaurants and community services on N. Broadway and stabilized by the presence of world renowned Johns Hopkins Hospital. Being a half block away from Hopkins, the property benefits from the immense economic investments being made in the surrounding area not only from the hospital but by federal opportunity zones. Commuters within the area can take advantage of Orleans Street to the south for east/west travel and Broadway to the east for north/south travel. Various bus routes and a metro line are all within a short walk. Major employers in the area include Johns Hopkins Hospital, Johns Hopkins Bayview Campus and various industrial jobs throughout east Baltimore City.

For more information, please visit:

Neighborhoods – <https://livebaltimore.com/neighborhoods>

East Baltimore Development Inc. – <http://ebdi.org/>

East Baltimore Development Initiative –

<https://president.jhu.edu/strategic-priorities/commitment-to-baltimore/east-baltimore-development-initiative/>

### SITE:

Lot size – 14'4" x 68', more or less.

Zoned R-8, residential

All public utilities

**IMPROVEMENTS:**

Two-story inside-group townhome – constructed in 1920, according to public tax records. The home is arranged for a living room, dining room, kitchen and half bathroom, on first floor; three rooms and bathroom, on second floor; unfinished basement with a flush.

The home needs renovation.

**OPPORTUNITY ZONES:**

The property falls within one of Baltimore's opportunity zone areas. According to the Baltimore Development Corporation, "The program provides a federal tax incentive for investors, who invest in real estate projects and operating businesses located in designated low-income communities through deferral and partial tax reductions of reinvested capital gains, and forgiveness of tax on new capital gains."

For more information about opportunity zones click the link below:

Opportunity Zones – <http://baltimoredevelopment.com/opportunity-zones>

**TITLE:**

Subject to a \$68 ground rent, payable in semi-annual installments on 5/15 and 11/15; sold free and clear of liens.

**TAXES:**

Published annual real estate taxes are \$1,770 based on a full value assessment of \$75,000.

**SUMMARY TERMS OF SALE – PLEASE REFER TO THE CONTRACT FOR THE COMPLETE TERMS OF SALE:**

A \$5,000 deposit or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by Thursday, November 3, 2022 at 4:00 P.M. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, ground rent and all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.



**REAL ESTATE • AUCTIONEERS**

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## **PURCHASING REAL ESTATE AT AUCTION**

*The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.*

**TERMS OF SALE:** Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

**CONDITION OF PROPERTY:** The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

**DEPOSIT:** Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

**EXPENSES:** You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

**SETTLEMENT:** The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

**FINANCING:** It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

**BIDDING PROCEDURE:** At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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