



410-296-8440 

[ajbillig.com](http://ajbillig.com)



## ONLINE REAL ESTATE AUCTION

\$40,000 Opening Bid Per Property

### NORTHEAST BALTIMORE CITY Belair- Edison & Wrenlane Neighborhoods

#### FIVE RENTAL TOWNHOMES

2-3 Bedrooms ♦ \$684 – \$1,300 Rental Range

**BIDDING OPENS:  
TUESDAY, AUGUST 1, 2023**

**BIDDING CLOSES:  
THURSDAY, AUGUST 3, 2023**

*See Times and Addresses Below*

**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:**

The majority of the rental townhomes are located in the Belair-Edison neighborhood of northeast Baltimore City. As described by LiveBaltimore.com, "Belair-Edison in Northeast Baltimore is nestled between multiple green spaces. The 300-acre Herring Run Park runs along its north side, Lake Montebello to the west and Clifton Park to the southwest. The neighborhood contains more than 6,900 porch-front, park-front and detached homes, many with yards and off-street parking. Belair-Edison is home to a revitalizing business district along Belair Road and Erdman Avenue, shopping centers and a micro-brewery." Commuting to Baltimore City and surrounding areas is convenient with Belair Road being a major thoroughfare for north/south traffic, Moravia Road for east/west traffic and I-95 within 2.5 miles. Major employers nearby include Johns Hopkins East Baltimore and Bayview Campuses, as well as those in the Orangeville, I-95 and I-895 corridors.

4739 Ivanhoe Avenue is located in the Wrenlane neighborhood of Northeast Baltimore City. The property is bordered by two major roadways – E. Cold Spring Lane and York Road. The roadways provide convenient access to both Baltimore City and Baltimore County. Public transportation is available on both roads. There are a variety of restaurants, retail shops and entertainment spaces in the immediate area. The home is across the street from the Ivanhoe Community Garden where residents can grow and harvest their own fruits and vegetables. Major employers in the area include Johns Hopkins University, Loyola University and Morgan State University.

For more information about the area, please visit:

Belair-Edison – <https://livebaltimore.com/neighborhoods/belair-edison/>

Belair-Edison Neighborhoods, Inc. – <https://belair-edison.org/>

CityView Map – <https://cityview.baltimorecity.gov/cityview21/>

**AT 11:00 A.M.**

**4739 Ivanhoe Avenue 21212**

Two story porchfront townhome, built in 1951, contains 840 square feet of living area and 420 square feet of basement space, according to public tax records. Exterior features include a flat built-up roof, vinyl replacement windows and brick exterior. The home is arranged as living room, dining room, kitchen, on the first floor; two bedrooms and bathroom, on the second floor; finished basement area with room, half bathroom, washer/dryer and utility area. Utilities include gas forced air heat, 40 gallon gas water heater and 100 amp electrical circuit.

The home is believed to be rented for \$1,300 per month.

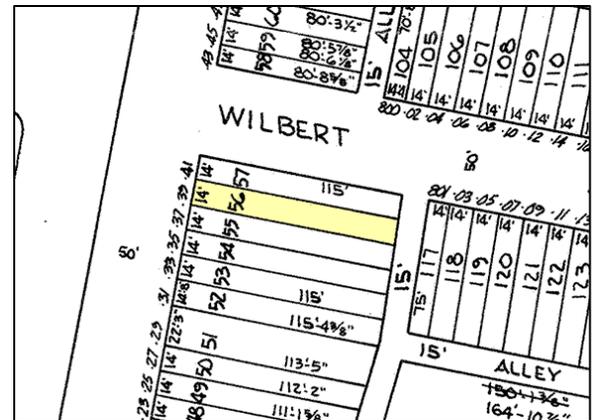
Rectangular lot – 14' x 115', more or less.

R-6, residential

All public utilities

[MDE Lead Inspection Certificate](#)

\$84 ground rent payable in semi-annual installments on 5/1 and 11/1; sold free and clear of liens. Published annual real estate taxes are \$1,062, based on a full value assessment of \$45,000.



**AT 11:05 A.M.**

**3310 Ramona Avenue 21213**

Two story porchfront townhome, built in 1936, contains 1,156 square feet of living area and 686 square feet of basement space, according to public tax records. Exterior features include a flat built-up roof, vinyl replacement windows and brick exterior. The home is arranged as living room, dining room, kitchen, on the first floor; three bedrooms and bathroom, on the second floor; partially finished basement area with room, full bathroom, washer/dryer and utility area. Utilities include gas boilers with steam radiators, 38 gallon gas water heater and 100 amp electrical circuit.

The home is rented for \$1,300 per month.

Rectangular lot – 17'8" x 90', more or less

Detached garage in the rear of the property

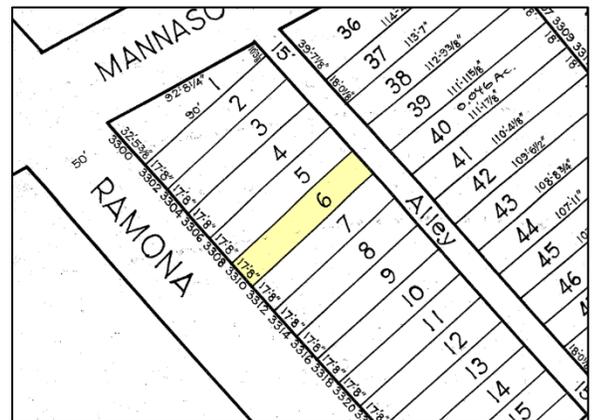
Fenced rear yard

R-7, residential

All public utilities

[MDE Lead Inspection Certificate](#)

\$90 ground rent payable in semi-annual installments on 6/3 and 12/3; sold free and clear of liens. Published annual real estate taxes are \$2,056.34, based on a full value assessment of \$87,133.



**AT 11:10 A.M.**

**3400 Ramona Avenue 21213**

Two story end-of-group townhome, built in 1936, containing 1,332 square feet of living area and 618 square feet of basement space, according to public tax records. Exterior features a flat built-up roof, vinyl replacement windows and brick exterior. The home is arranged as living room, dining room, kitchen, on the first floor; three bedrooms and bathroom, on the second floor; finished basement area with room, flush, washer/dryer and utility area. Utilities include central air conditioning, gas forced air heat, 38 gallon gas water heater and 100 amp electrical circuit.

The home is currently leased for \$1,350 per month. There is an eviction scheduled for August 10, 2023.

Corner lot – 17' x 90', more or less.

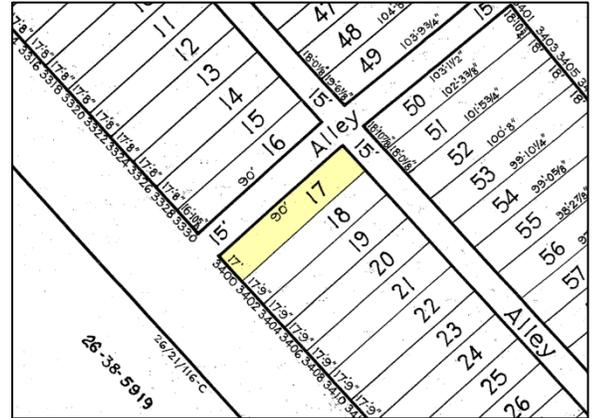
Detached garage in the rear of the property.

R-7, residential

All public utilities

[MDE Lead Inspection Certificate](#)

\$90 ground rent payable in semi-annual installments on 1/10 and 7/10; sold free and clear of liens. Published annual real estate taxes are \$2,147.60, based on a full value assessment of \$91,000.



**AT 11:15 A.M.**

**3523 Clifftmont Avenue 21213**

Two story end-of-group townhome, built in 1943, containing 1,344 square feet of living area and 672 square feet of basement space, according to public tax records. Exterior features a flat built-up roof, vinyl replacement windows and brick exterior. The home was previously two units but is currently arranged as a single family dwelling containing living room, dining room, bonus room, on the first floor; three bedrooms and bathroom, on the second floor; finished basement area with kitchen, bonus room, full bathroom, washer/dryer and utility area. Utilities include gas boilers with steam radiators, 40 gallon gas water heater and 100 amp electrical circuit.

The home is rented to a long term Section-8 tenant for \$1,375 per month. [HABC Letter \(updated, full scan\)](#)

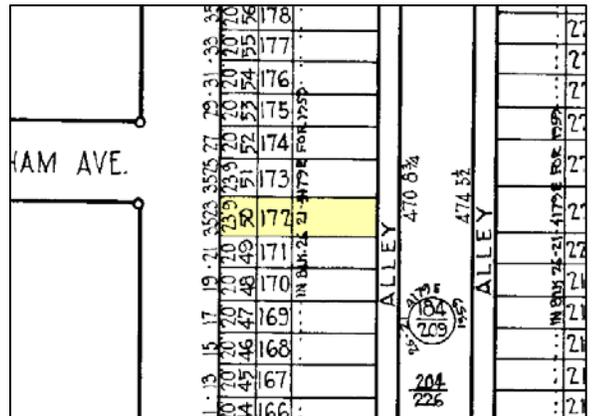
Rectangular lot – 23'9" x 100', more or less

R-6, residential

All public utilities

[MDE Lead Inspection Certificate](#)

In fee simple; sold free and clear of liens. Published annual real estate taxes are \$2,268.74, based on a full value assessment of \$96,133.



**AT 11:20 A.M.**  
**3340 Kenyon Avenue 21213**

Two story porchfront townhome, built in 1930, containing 1,010 square feet of living area and 665 square feet of basement space, according to public tax records. Exterior features a flat built-up roof, vinyl replacement windows and brick exterior. The home is arranged as living room, dining room, kitchen, on the first floor; two bedrooms and bathroom, on the second floor; partially finished basement area with room, washer/dryer and utility area. Utilities include gas forced air heat and central air conditioning, 38 gallon gas water heater and 100 amp electrical circuit.

The home is rented for \$684 per month.

Rectangular lot – 15'6" x 94', more or less

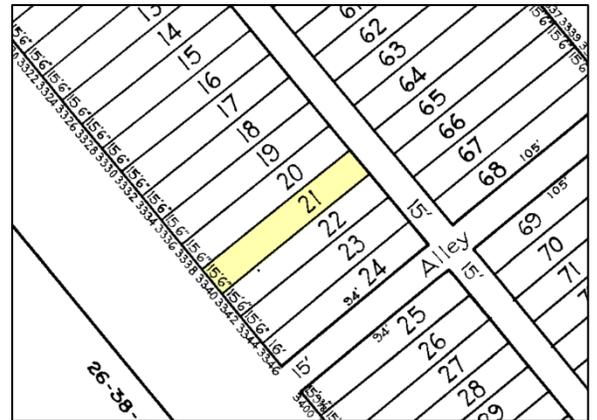
Concrete parking pad in the rear of the property.

R-7, residential

All public utilities

[MDE Lead Inspection Certificate](#)

In fee simple; sold free and clear of liens. Published annual real estate taxes are \$1,755.84, based on a full value assessment of \$74,400.



**ADDITIONAL INFORMATION:**

Please complete the [Waiver and Confidentiality agreement](#) to view the leases.

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

A \$5,000 deposit, per property, 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, Thursday, August 3, 2023 by 4:00 P.M. Deposit funds shall be held by A. J. Billig & Co., LLC. 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. All adjustments, including taxes, rents, ground rent, 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 settlement and assumed thereafter by the purchaser. Security deposits, if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing leases of the tenants in place, 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.



## INSTRUCTIONS FOR ONLINE AUCTIONS

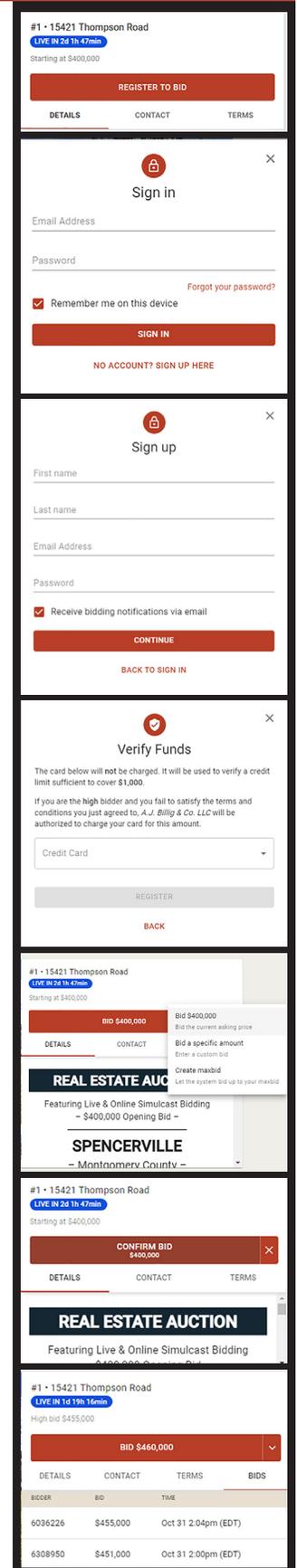
### REGISTERING TO BID

1. Go to [ajbillig.com/auctions](http://ajbillig.com/auctions) and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
  - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
  - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card\* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

### INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: [ajbillig.com/buyers-faqs](http://ajbillig.com/buyers-faqs)

\*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



## **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.

**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.