

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding
Opening Bid: \$250,000

McELDERRY PARK

c. 1910 CHURCH BUILDING & TWO TOWNHOMES

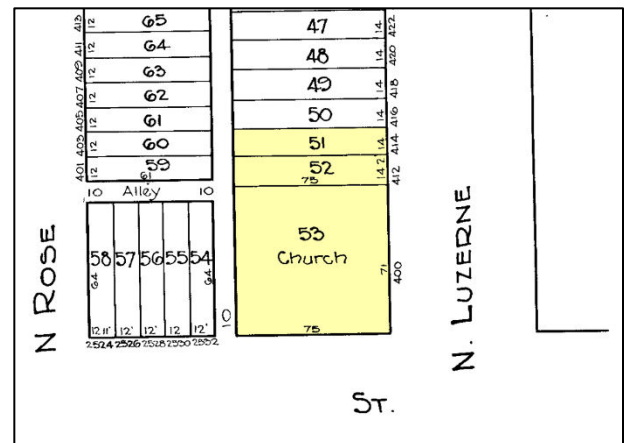
Sale On Premises:

**400, 412 & 414
N. LUZERNE AVENUE**

Corner Orleans Street
Baltimore City, MD 21224

**Online Bidding Opens
MONDAY, JANUARY 22, 2024**

**Live Onsite Auction Begins
WEDNESDAY, JANUARY 24, 2024
AT 11:00 A.M.**



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:

400, 412 and 414 N. Luzerne Avenue are located within the McElderry Park neighborhood in east Baltimore. McElderry Park sits a short distance east of the Johns Hopkins Hospital East Baltimore campus, and a short distance north of Patterson Park. The neighborhood has been experiencing significant investment over the past two plus decades, spurred in part by significant development surrounding and expanding out from Johns Hopkins. The neighborhood is strategically located, with close proximity to Downtown, I-95, I-83 and a significant number of major employers. The community is comprised predominantly of the rowhomes for which Baltimore is known, with businesses, school buildings and religious facilities lining the neighborhood's edges.

The church, located at 400 N. Luzerne Avenue, has been a community cornerstone since at least 1910. The existing building replaced a prior church, providing continued use for approximately 150 years. The facility has been known as the Second and Fourth Baptist Church, East Baltimore Baptist Church, Paradise Community Church and Captivate, all of which have served the spiritual needs of generations of Baltimoreans. The rowhomes included in the sale have further served that purpose, having been used as offices, meeting spaces, fellowship space and residences.

LOCATION (continued):

The auction provides an excellent opportunity to purchase a high-exposure site with a rich history and ample redevelopment potential. Unique architecture, proximity to some of the City's largest institutions and an overall convenient location further enhance the asset's potential. The three buildings share a rear patio, but are otherwise well situated for continued use as one facility or subdivision back to three separate uses.

For more information about the area, please visit:

City Of Baltimore – <https://www.baltimorecity.gov/>

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

Community Development Map – <https://cels.baltimorehousing.org/codemapv2/>

400 N. LUZERNE AVENUE – CHURCH

Circa 1910 brick church building with Spanish Colonial Revival architecture. The building contains 4,206 square feet of gross building area above grade plus unfinished basement. Exterior features include curved and stepped gables, prominent support columns and stained glass. Interior features include impressive hand-crafted beams and trusses, mixed flooring and radiant heat.

The building is arranged for an approximately 160 person sanctuary, fellowship areas, kitchen, childcare rooms, office and powder rooms. The main sanctuary is partially divided from a large fellowship area by removable partitions, allowing for flexible space utilization.

Lot size: 71' x 75', more or less, according to public tax records. All public utilities. Zoned R-8 residential.

412 N. LUZERNE AVENUE – OFFICE

Two story brick semi-detached home – constructed in 1910, containing 2,744 square feet of living area above grade and 1,372 square feet below, according to public tax records. Actual square footage is believed to be approximately 1,372 above grade and 686 below.

The building is currently arranged as an office and meeting space, with an open floor plan on the first floor; three rooms and powder room on the second floor; unfinished basement with gas forced air heat and CAC.

Lot size: 14'2" x 75', more or less, according to public tax records. All public utilities. Zoned R-8 residential.

414 N. LUZERNE AVENUE – HOME

Two story inside-group brick townhome – constructed in 1910, containing 1,372 square feet of living area above grade and 686 square feet of basement space.

The home is being used as a residence, and is arranged as follows: entry foyer (wood floor), parlor (wood floor), office nook, full bath and living room, on the first floor; primary suite with large closet and en-suite bath, additional bedroom and hall bath, on the second floor; kitchen, dining area, flush and unfinished utility area in the basement; radiant heat; gas water heater; vinyl clad replacement windows; some new plumbing.

Lot size: 14' x 75', more or less, according to public tax records. All public utilities. Zoned R-8 residential.

TITLE:

Fee simple as to 400 and 414 N. Luzerne Avenue; Subject to an annual \$78 ground rent as to 412 N. Luzerne Avenue; sold free and clear of all liens.

TAXES:

The properties have no stated tax bills with Baltimore City in conjunction with religious use. SDAT tax assessments as of 7/1/2023 are as follows:

400 N. Luzerne Avenue –	\$467,567
412 N. Luzerne Avenue –	\$ 69,167
414 N. Luzerne Avenue –	\$ 64,933
Total –	\$601,667

SUMMARY TERMS OF SALE:

Please see the [contract of sale](#) for complete terms.

Live Auction Bidders – a \$35,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders – a \$35,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction.

[Deposit Escrow Agreement](#)

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. 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, 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. 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. 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. Time is of the essence. A 6% buyer's premium will be added to the final bid price.


Sale Conducted in Collaboration With:

MacKenzie Commercial Real Estate

Please visit this auction's web page for more photos and auction registration:

<https://ajbillig.com/auction/400-412-414-n-luzerne-avenue/>



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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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INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to 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

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

