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REAL ESTATE • AUCTIONEERS

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REAL ESTATE AUCTION

Featuring Live Onsite & Simulcast Online Bidding
\$200,000 Opening Bid

LAKE ASHBURTON - Forest Park Neighborhood -

Grand Three Story
WATER VIEW COLONIAL HOME
5,793+ Sq. Ft. • 0.27± Acre • Garage

Arranged & Zoned for:
4 DWELLING UNITS

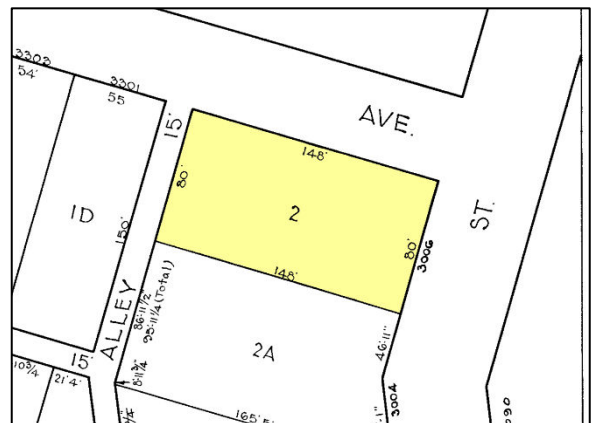
Sale On Premises:

3006 N. HILTON STREET

Corner Fairview Avenue
Baltimore City, Maryland 21216

Online Bidding Opens
FRIDAY, SEPTEMBER 6, 2024

Live Onsite Auction Begins
TUESDAY, SEPTEMBER 10, 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.

GENERAL INFORMATION:

3006 N. Hilton Street comprises a stately three story New England style Colonial Home perched prominently above Lake Ashburton in Baltimore's Forest Park Neighborhood. The home sits along an architecturally significant corridor with grand structures intended to maximize views of the Lake and down to the downtown skyline. There are more than 12 structures or neighborhoods in the immediate area that appear on the Maryland Historic Registry. The home itself retains some local provenance, believed to have been constructed originally for Winfield F. Roberts, a Chairman of the Board of Johns Hopkins Hospital and Charles M. Schwab mentee, subsequently owned by local automotive magnate Abe Legum, and later by well-known jurists Ellis Peregoff and Charles Josey. The home was subdivided into 4 units in more recent decades and sits in a ready to renovate condition. Whether intended as a magnificent single-family home, multifamily investment or some combination thereof, the auction provides an excellent opportunity to purchase an impressively situated home and restore it to its original glory.

LOCATION:

The property is located in the Forest Park neighborhood in west Baltimore. The neighborhood is located south of Liberty Heights Avenue between Berwyn Avenue and Lake Ashburton, and is known for impressive single family homes constructed in the early 1900s. Downtown Baltimore, whose skyline is visible from the front windows and porch of the home, is about 3 miles southeast. Shopping, dining and public transportation options are located conveniently throughout the immediate area. The home itself sits at the corner of Hilton Street and Fairview Avenue with direct views of the Lake Ashburton reservoir. The home next door, as well as a half-dozen others along Hilton Street and Powhatan Avenue, are included on the Maryland Historic Registry, a testament to the quality and age of architecture facing the lake.

For more information about the area, please visit:

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

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

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

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

SITE:

Lot size – 80' x 148', comprising 11,840 square feet or 0.272 acre, more or less

The elevated lot fronts 80' on N. Hilton Street and 148' on Fairview Avenue. Curb cut to detached two car garage along Fairview Avenue. Retaining walls, grand front and side stairway entrances. Fenced rear yard. Limited landscaping.

ZONING:

R-1-E – Residential – Approved Use for 4 Dwelling Units

The R-1-E zone comprises detached dwellings located upon lots of 9,000 square feet or more

For more information about zoning, please visit:

Department of Planning – <https://planning.baltimorecity.gov/>

IMPROVEMENTS:

Three story New England style Colonial Home believed to have been constructed circa 1920 and two car detached garage. According to tax records, the home contains 5,793 square feet above grade and 1,959 square feet of basement space. The home has been subdivided into four self-contained units, with full floor units on the first and third floors and two units on the second floor. The home needs full renovation. Further details as follows:

Interior:

Unit 1 – First Floor Full Level Unit – 4 Bedrooms & 3 Baths

- Front entry foyer – terra cotta tile
- Living room – wood floor, fireplace
- Dining Room
- Kitchen – ceramic tile floor, laminate countertops, updated cabinetry
- Primary suite with full bath – wood floor in the bedroom. Ceramic tile floor and jetted tub in the bathroom.
- Bedroom with en suite bath – wood floor in the bedroom. Tile floor and shower stall in the bath.
- Bedroom – wood floor
- Jack and Jill Bath – ceramic tile floor and shower stall
- Bedroom – wood floor

Unit 2 – Second Floor – 3-4 Bedrooms & Bath

- Living room with walk-out to second floor balcony
- Dining Area
- Kitchen with walk-in pantry – vinyl plank flooring, granite countertops
- Bedroom – wood floor
- Bedroom – wood floor
- Bedroom – wood floor
- Full bath – laminate floor, shower/tub combo
- Den or Bedroom

Unit 3 – Second Floor – Efficiency Unit

- Two rooms
- Full bath – ceramic tile
- Kitchenette

Unit 4 – Third Floor Full Level Unit – Gutted and arranged for 3 rooms (1-2 bedrooms), kitchen and bath (roughed-in)

Exterior:

- Stucco exterior
- Frame construction
- Field stone foundation
- Asphalt architectural roof
- Mixed windows with third floor dormers
- Second story balcony overlooking Lake Ashburton
- Rear steel fire escape

Basement/Mechanical:

- Full, unfinished basement with several separate areas
- 5 electric meters
- 4 gas meters
- Gas forced air furnaces and central air conditioning (condition unknown)

Please see this auction's web page to view the Floor Plans: <https://ajbillig.com/auction/3006-n-hilton-street/>

TITLE:

Subject to an annual \$150 ground rent; sold free and clear of all liens.

TAXES:

Current annual real estate taxes are \$10,024.50, based on a full value tax assessment of \$424,767.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$25,000 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 with 24 hours at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders – a \$25,000 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. Please see this auction's web page to view the Deposit Escrow Agreement: <https://ajbillig.com/auction/3006-n-hilton-street/>


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, 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, and 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

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

<https://ajbillig.com/auction/3006-n-hilton-street/>



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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.

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.

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.

