

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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ajbillig.com



REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding
– Opening Bid: \$150,000 –

ATTORNEY-IN-FACT SALE

LITTLE ITALY

THREE STORY END-OF-GROUP BUILDING

3,550 Sq. Ft. GBA • Zoned C-1 • Garage
Formerly Storefront & 3 Apartments

Known As:

1021 STILES STREET

Corner Lloyd Street
Baltimore City, Maryland 21202

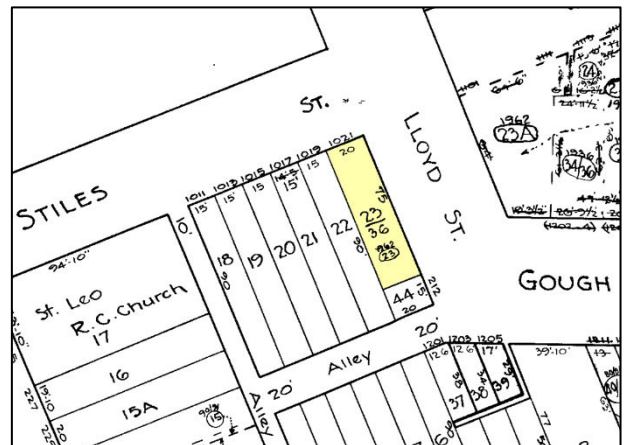
Online Bidding Opens

WEDNESDAY, OCTOBER 15, 2025

Live Onsite Auction

FRIDAY, OCTOBER 17, 2025

AT 12:00 NOON



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:

1021 Stiles Street is a three story corner building located in Baltimore's well-known Little Italy neighborhood near Downtown Baltimore and Harbor East. The building sits prominently at the corner of Stiles Street and Lloyd Street near Central Avenue. Significant development is and has been ongoing in the area for the past several years. The building was used at one time as a beauty shop and three apartments, but has been most recently used as a single family residence. The property is well situated to be renovated for continued single family use, or redeveloped as a commercial, multifamily or mixed use property.

LOCATION:

The property is located in the Little Italy neighborhood in Baltimore. Surrounding neighborhoods include Harbor East, Inner Harbor, Downtown, Perkins and Fells Point. Little Italy is strategically situated close to commuter routes, destination locations and major employers. President Street (three blocks west) provides immediate access to I-83, Central Avenue (one block east) provides good access to US-40, and Eastern Avenue (2 blocks south) is a major east-west thoroughfare for traffic throughout the southeast Baltimore area. The National Aquarium in Baltimore, Pier Six Concert Pavilion, Power Plant entertainment district, Broadway Market, Baltimore Waterfront Promenade, Frederick Douglass-Isaac Myers Maritime Park and Historic Fells Point are all within a few blocks. Johns Hopkins Hospital, Constellation Energy, T. Rowe Price and a number of other very large employers are all nearby.

Significant development has been ongoing in the area, including the 12 acre redevelopment of Perkins, which comprises a mix of affordable and market-rate apartments, townhomes, retail, public park and a school. Other projects along Central Avenue and Broadway complement the vast developments at Harbor East and Harbor Point that have been ongoing for the past twenty plus years.

For more information about the area, please visit:

Live Baltimore – <https://livebaltimore.com/>

CoDeMap – <https://cels.baltimorehousing.org/codemapv2ext/>

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

Little Italy – <https://baltimore.org/neighborhoods/little-italy/>

SITE:

Lot size: 20' x 75', comprising 3,500 square feet, more or less, according to public tax records

Fronts 20' on Stiles Street and 75' on Lloyd Street. Curb cut (access to garage) on Lloyd Street.

Zoned C-1, commercial, approved as one dwelling unit. Formerly approved for three dwelling units and beauty shop.

IMPROVEMENTS:

Three story end-of-group brick building – constructed in 1900, containing 2,950 square feet above grade and 600 square feet of basement space, according to public tax records. The property has been well-maintained, but is in need of updating and cosmetic repair.

Exterior features include a garage, two story recessed porch, steel fire escape, replacement windows, multiple exterior entrances and flat built-up roof. Interior features include hardwood floors, plumbing for multiple kitchens, common access hallway (interior access to all levels), 4 existing electric meters and 3 existing gas meters.

The property is arranged as follows:

First Floor –

- Living room – wood floor
- Dining room/bedroom – wood floor
- Utility closet – plumbed with ceramic tile
- Partial kitchen – laminate floor, walk-out to side patio
- Full bath
- Center hall with ceramic tile floor

Second floor –

- Kitchen – laminate floor
- Dining room – wood floor
- Non-contiguous bathroom – separate powder room and shower areas
- Bedroom – wood floor
- Pass-through bedroom or office
- Bedroom
- Laundry area
- Full bath – ceramic tile floor and surround, shower/tub combo

Third Floor –

- Kitchenette and living room combination – laminate floor
- Bedroom – wood floor
- Full bath

Basement/Mechanical

- Unfinished basement – interior and exterior cellar access
- Gas fired boiler
- Gas hot water heater

Note: According to the seller, the property has galvanized pipes, dated wiring, some moisture entering the basement and should otherwise be treated as renovation required. Disclosure/disclaimer statement to be included with sample contract of sale.

TITLE:

\$40 annual ground rent; sold free and clear of liens.

TAXES:

Current annual real property taxes are \$6,935.26 based on a full value tax assessment of \$293,867.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A deposit of \$20,000, payable by cashier's check, will be required of the purchaser at time and place of sale. That deposit must be increased by the purchaser to 10% as necessitated by price by 12 Noon on Monday, October 20, 2025.

Online Auction Bidders – A deposit of \$20,000 or 10%, whichever is greater, payable by cashier's check or wire transfer, is required of the purchaser by 4 P.M. on the day of the auction.

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 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. 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 6% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, Block Plat,
CELS Map, CityView Map, and auction registration:

<https://ajbillig.com/auction/1021-stiles-street/>



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

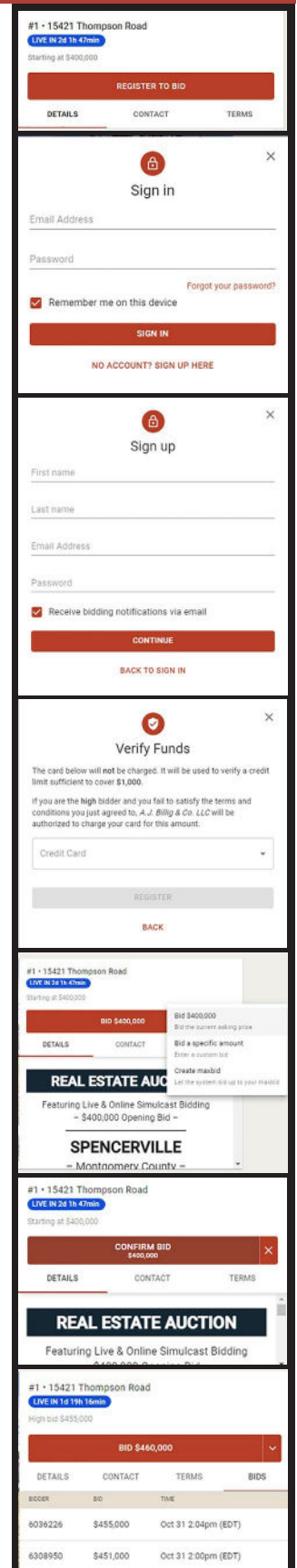
REGISTERING TO BID

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.



#1 - 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

Remember me on this device

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 - 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

BID \$400,000

Bid the current asking price

Bid a specific amount

Enter a custom bid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
- \$400,000 Opening Bid -

SPENCERVILLE
- Montgomery County -

#1 - 15421 Thompson Road
LIVE IN 28 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding
- \$400,000 Opening Bid -

#1 - 15421 Thompson Road
LIVE IN 1d 1h 11min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)