


**AJ****BILLIG****REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com****BUY IT NOW****FRANKFORD****Northeast Baltimore City****RENTED  
TOWNHOME****3 Bedrooms • 1.5 Baths**

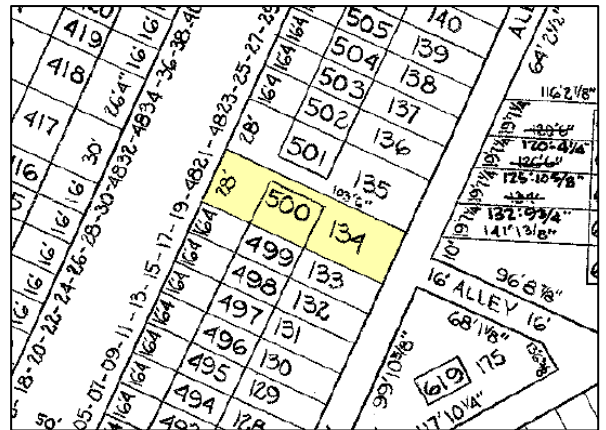
Known As

**4821 GREENCREST ROAD**Near Frankford Avenue & Sinclair Lane  
Baltimore City, MD 21206

**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:**

End-of-group townhome rented to the same HABC tenant since 2002. The property is leased on a month-to-month lease for \$1,408, tenant responsibility is \$769. Featuring 3 bedrooms and 1.5 bathrooms, the property provides an investor with reliable cash-flow while new lease terms are negotiated.

**LOCATION:**

4821 Greencrest Road is located in the Frankford neighborhood in northeast Baltimore City. Surrounding neighborhoods include Cedonia, Parkside and Waltherson. The home is conveniently situated to major commuter routes throughout the area, including I-95, I-895, the Baltimore Beltway (I-695), Belair Road and Moravia Road. Belair Road provides ample access to retail, dining and entertainment options. The Hamilton-Lauraville Main Street corridor along Harford Road is also within 2 miles and features over 250 local businesses and services. Local events such as Shop Small Saturday and First Friday are hosted by the Hamilton Business Association for the community. Public transportation options are available on both Belair Road and Moravia Road. Major employers in the area include Morgan State University and Johns Hopkins Bayview Medical Center.

For more information:

Frankford – <https://livebaltimore.com/neighborhoods/frankford/>Hamilton-Lauraville Main Street – <https://hamiltonlauraville.org/>**SITE:**

Rectangular lot: 28' x 103'6"

Zoning, R-6, residential

Alley access with parking potential

Fenced front and rear yards

All public utilities

**IMPROVEMENTS:**

Two story end-of-group townhome, constructed in 1957, containing 1,088 square feet of living area and 544 square feet of basement space, according to public tax records.

The property is leased for \$1,408 per month to a long term tenant (2002) on a month-to-month tenancy. Rent is subsidized by HABC with the tenant being responsible for \$769 per month. Current lease rate is below market value and new purchasers can void the lease by giving 60 day notice through HABC.

Original lease, rent increase letter, lead certificate and property registration certificate are available by completing the Waiver and Confidentiality Agreement on this property's web page: <https://ajbillig.com/auction/4821-greencrest-road/>

**EXTERIOR:**

- Brick facade
- Concrete front porch
- Vinyl replacement windows
- Concrete foundation
- Built up roof

**INTERIOR:****First floor**

- Living room – hardwood flooring
- Dining room – vinyl flooring
- Kitchen – vinyl flooring, wood cabinets, laminate counter tops, breakfast bar, exit to rear

**Second floor**

- Bedroom – hardwood flooring
- Bedroom – hardwood flooring
- Bedroom – hardwood flooring
- Bathroom – vinyl flooring

**Basement/mechanical**

- Partially finished with concrete flooring and knotty pine paneling
- Half bathroom
- Washer/dryer area with utility sink
- Gas forced air heat
- Gas water heater
- 100 amp electrical circuit
- Sump pump

**TITLE:**

Sold subject to a \$96 annual ground rent payable in semi-annual installments on 1/25 and 7/25. Baltimore City Deed Book Liber FMC 4856, folio 404.

**TAXES:**

Published annual real estate taxes are \$2,161.76 based on a full value assessment of \$91,600.

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A \$7,500 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), payable by cashier's check, will be required of the purchaser. 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, rent, 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 settlement and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to any leases, 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.

Please visit this property's web page for more photos and sample contract:

<https://ajbillig.com/auction/4821-greencrest-road/>