



## 6 Apartments

405 Church Street  
in Brooklyn Park, Anne Arundel County MD, 21225

- 5 One-Bedroom Apartments
- 1 Two-Bedroom Apartments

### » Property

<b>BUILT</b>	1948
<b>ZONING</b>	R-5 Verified Use as 6 Dwelling Units
<b>LOT</b>	50' x 130' = 6,500 sq.ft. of land = 0.15 acres Tax Account Number 90030183
<b>SIZE</b>	3,270 Gross Building Area

### » Exterior

<b>CONSTRUCT</b>	Stucco over masonry building with a block foundation.
<b>ROOF</b>	Asphalt Shingle roof.
<b>WINDOWS</b>	Vinyl replacement windows. Wood doors.
<b>PARKING</b>	9-car asphalt paved rear surface parking
<b>FIRE ESCAPE</b>	Steel fire escape on rear.
<b>AMENITIES</b>	Coin Washer & Dryer in the basement

### » Kitchens and Baths

<b>CABINETS</b>	Wood Cabinets, Formica counters. Stainless sink.
<b>APPLIANCES</b>	Refrigerator and 30" gas range provided in each apartment.
<b>BATH FIXTURES</b>	Typical bathroom has cast-iron tub with shower. Some ceramic and some vinyl shower enclosure. Some have vinyl sheets glued over the tile. Terrace level apartment has modern vinyl shower stall only. Modern vanity in each apartment.

### » Environmental

<b>LEAD PAINT</b>	Certified Lead Free per MDE standards
<b>OIL</b>	275 gallon above-ground oil tank in basement.
<b>ASBESTOS</b>	No asbestos observed.

### » Interior

<b>WALLS &amp; CEILINGS</b>	Drywall ceilings and walls throughout.
<b>FLOORS</b>	Most kitchen floors are 12x12 vinyl tile or linoleum. Bathroom floors are either vintage ceramic tile or 12x12 vinyl tile. Living areas are wall-to-wall carpet over hardwood floors. Terrace level units are wall-to-wall carpet over concrete. 2 <sup>nd</sup> floor west apartment has new laminate floor in the kitchen

### » Utilities

<b>HEAT</b>	Oil-fired Burnam hot water radiator heat.
<b>COOLING</b>	Tenants provide window air conditioning.
<b>HOT WATER</b>	Two 2007 AO Smith 50-gallon gas fired water heaters connected in tandem.
<b>ELECTRIC</b>	200 Amp total service with circuit breakers. 3 electric meters.
<b>GAS</b>	3 gas meters.
<b>PLUMBING</b>	Copper main with a mix of copper & plastic water pipe.
<b>TRASH</b>	AA County trash pick-up.

### » Utilities

Landlord pays all utilities



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**\$377,000 in fee simple**

\$62,833 per unit. \$115 per sq. ft. No ground rent.

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