



4 Charles Village Rental Townhomes

324 East 28th Street
2704 Saint Paul Street
2621 Maryland Avenue
2449 Maryland Avenue

» Property

BUILT	~1900.
ZONING	324: R-7; 2704 & 2621: R-8; 2449: C-1. Each licensed for 1 Dwelling Unit.
LOT	Block 3847, Lot 030; Block 3841, Lot 032; Block 3637, Lot 040; Block 3624, Lot 025.
SIZE	324: 1,244 Sq. Ft.; 2704: 1,860 Sq. Ft.; 2612: 1,554 Sq. Ft.; 2449: 1,604 Sq. Ft.

» Exterior

CONSTRUCT	Brick buildings with stone foundations.
ROOF	Mostly rubber roofs; 1 with aluminum fiber coating. 2449 Maryland has a built-up hot tar roof.
WINDOWS	Vinyl replacement windows. 2704 has 1 small wooden basement window.
PARKING	2621 Maryland has an asphalt parking pad in rear.

» Environmental

LEAD PAINT	Risk Reduction lead certificates for each home.
OIL TANKS	Three homes have abandoned oil tanks.
ASBESTOS	No asbestos observed.

» Utilities

HVAC	Two homes have gas boilers; two homes have gas-fired furnaces with central air.
HOT WATER	Gas-fired water heaters.
ELECTRIC	100-amp+ service to each building.
GAS	1 gas meter for each building.
PLUMBING	Interior supply lines are C-PVC or copper. Interior drain lines are C-PVC.

» Interiors

324 EAST 28TH	3 BR/1 BA: Wood cabinets, laminate counters and 30" gas range. Hardwood floors throughout living areas; ceramic tile in kitchen and vinyl in bathroom. Cast iron tub with ceramic tile tub surround. Some exposed brick walls and drywall.
2704 SAINT PAUL	5 BR/2 BA: Wood cabinets, laminate counters and 30" gas range. Stained plywood flooring in living areas; ceramic tile in kitchen and baths. Steel tubs with vinyl surrounds. Walls are plaster.
2621 MARYLAND	4 BR/2.5 BA: Wood cabinets, laminate counters and 30" gas range. Hardwood and plywood floors throughout living spaces and mixed flooring in kitchen and bathrooms. One vinyl shower stall and one fiberglass tub. Walls are a mix of drywall, wood panel and plaster.
2449 MARYLAND	4 BR/2 BA: Wood cabinets, Formica counters and 30" gas stove. Exposed brick walls, plaster and wood paneling. Hardwood floors throughout living spaces, with vinyl in the kitchen and ceramic tile in bathrooms. Both bathrooms have shower stalls with vinyl base and ceramic shower surrounds.
LAUNDRY	Each home has a full-size washer and dryer.



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\$1,125,000 Subject to Annual Ground Rent of \$345/year.
\$281,250 per unit, \$142 per sq. ft.

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