



כולם משקיעים בנדל"ן - מעטים ישנים בשקט...

46 MORLEY ST N, BALTIMORE, MD 21229

About the city

Baltimore is the largest city in the U.S. state of Maryland, and the 29th-most populous city in the country. It is the largest independent city in the United States, with the population of the Baltimore Metropolitan Area being 2.7 million, making it the 21st largest in the country.

After a decline in major manufacturing, industrialization and rail transportation, Baltimore shifted to a service-oriented economy, with the Johns Hopkins Hospital (founded 1889), and Johns Hopkins University (founded 1876), now the city's top two employers.

Industries such as health care and life sciences, international finance and banking, hospitality and entertainment, and maritime commerce attract a highly educated and productive workforce that according to the BDC includes the nation's highest concentration of residents with advanced degrees. The city is located at a distance of less than 50km from the capital of the USA, Washington D.C., and there is a close urban connection between them, as well as a mutual airport.

Following rapid decay in the 1960s and 70s, Baltimore initiated urban renewal efforts that rank among the most ambitious in the United States. Downtown and many other neighborhoods have been revitalized. Hotels, office buildings and entertainment facilities like the Maryland Science Center and National Aquarium (Maryland's largest tourist attraction) have replaced dilapidated wharves and warehouses. State-of-the-art stadiums have been constructed for the Baltimore Orioles and Baltimore Ravens.

About the property

A gorgeous must see spacious row-home. Great opportunity with this four bedroom, one bath, with a separate dining room, front porch and fenced-in yard.

Convenient to shopping and close to public bus routes. In close proximity to elementary, middle and high schools. As well as to the
Undergone complete repairs.



**CYT Holdings in Israel:
1 Yehuda Street P. O. Box 23, Elazar, Israel 90942**

**Sales: 073-207-2388
info@tsurel.co.il**

www.tsurel-estates.co.il



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YIELD		PROPERTY DETAILS	
\$85,600	Price	46 N. MORLEY STREET BALTIMORE MD 21229	Address
\$1,050	Monthly rental income (gross)	4	No. of bedrooms
\$12,600	Annual rent income (gross)	1	No. of bathrooms
14.7%	Gross annual yield	1,263	Living space in sq. ft
Fixed expenses		2,289	Ground area in sq. ft
Annual property taxes	Annual property taxes	1921	Year built
Annual management	Annual management fees	yes	Basement
Annual insurance	Annual insurance	\$119,000	Market value during peak – Dec 2007
\$240	Annual repairs and maintenance		
Summary		Additions	
\$4,040	Total fixed costs	No	Parking
\$8,560	Annual income (net)	Yes	Heating system
10%	Annual yield	No	Cooling system

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