



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

2418 Harriet Ave; Baltimore MD 21230

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.

2418 Harriet is a great opportunity for a home in the Lakeland community of Baltimore. A must for the investor as this is an all brick house with 3 bedrooms, 1 bathroom, a rear yard and access to the alley.

This property is close to major commuter routes, commerce, public transit, public land use and more.



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

מכירות: 073-207-2388 Sales:

דוא"ל: info@tsurel.co.il Mail:

www.tsurel-estates.co.il

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YIELD		PROPERTY DETAILS	
\$101,000	Price	2418 Harriet Ave Baltimore MD 21230	Address
\$1,215	Monthly rental income (gross)	3	No. of bedrooms
\$14,600	Annual rent income (gross)	1	No. of bathrooms
14.4%	Gross annual yield	1024 square feet 95 square meters	Living space in sq. ft
		1649	Ground area in sq. ft
	Fixed expenses	1958	Year built
\$1,400	Annual City taxes	No	Basement
\$1,500	Annual management fees		
\$400	Annual insurance	Forced air	Heating
\$1,200	Annual general costs	Fireplace	
	Summary	Hvac	A/C
\$4,500	Total fixed costs		
\$10,100	Annual income (net)		
10.0%	Annual yield		

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