

AJ BILLIG

REAL ESTATE • AUCTIONEERS

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REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding
– To the Highest Bidder Over \$300,000 –

HAMPDEN

Two Story Brick
FREESTANDING BUILDING
5,277 Sq. Ft. GBA – 0.14± Acre – Garage

REDEVELOPMENT OPPORTUNITY:

Single Family, Multi-Family, Commercial or Special Purpose

Sale On Premises:

3818 ROLAND AVENUE

Corner Rectory Lane
Baltimore City, Maryland 21211

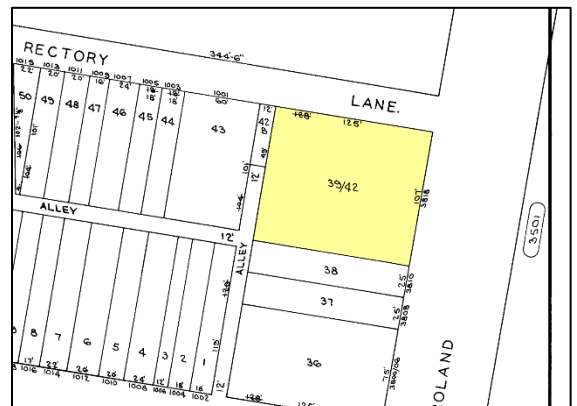
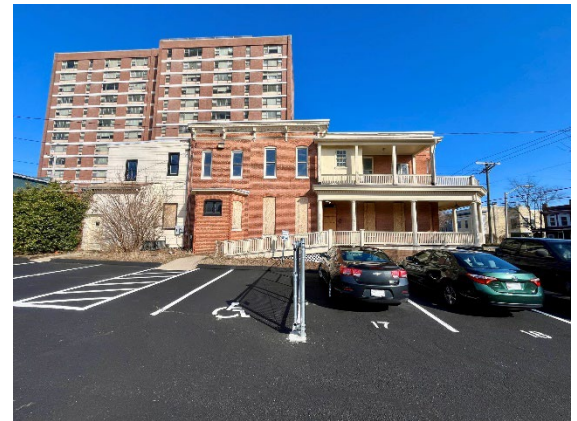
Online Bidding Opens
MONDAY, APRIL 7, 2025

Live Onsite Auction Begins
WEDNESDAY, APRIL 9, 2025
AT 1:00 P.M.

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:

3818 Roland Avenue is an architecturally unique building situated in a prime development location in North Baltimore's Hampden neighborhood. The two story brick structure has a Charleston Single House design, with covered porches, bow windows and a variety of architectural details. Over the course of the building's 100+ year lifespan it has been used for a variety of purposes, including both commercial and residential uses. With close proximity to a number of major area developments, including the newly redeveloped Rotunda mixed-use complex, the property is ideally situated for development as a single family home, apartment buildings, office, storefront or special purpose use. Concept drawings for use as an apartment building are available under the improvement description. The auction presents an opportunity to acquire a well-located building with good square footage, off-street parking and plenty of upside potential.



LOCATION:

3818 Roland Avenue is located in the Hampden neighborhood in North Baltimore. Roland Park and Medfield are located to the north, Jones Falls Expressway (I-83) and Woodberry to the west, Wyman Park and Johns Hopkins University to the east and Remington to the south. Hampden itself has seen a tremendous amount of development over the past couple of decades, as have the immediately surrounding areas. In addition to Johns Hopkins University, other major nearby employers include Loyola University of Maryland, Union Memorial Hospital and Sinai Hospital. Retail shopping in the immediate area is great, with the Rotunda a couple of blocks east, The Avenue (W. 36th Street) a couple of blocks south, and the Falls Road corridor two blocks west. Parks and recreational opportunities also abound nearby. Roland Avenue itself is among the most architecturally impressive in Maryland, and is home to a variety of stately homes, the Roland Park Water Tower, independent and public school buildings and a number of religious facilities.

For more information about the area, please visit:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

CityView Map – <https://cityview.baltimorecity.gov/cityview21/>

Community Development Map – <https://cels.baltimorehousing.org/codemapv2/>

SITE:

Lot size – 49' x 125', comprising 6,125 square feet or 0.14 acre, more or less, according to public tax records

49' frontage on Roland Avenue. 125' frontage along Rectory Lane.

Curb cut and parking pad (in front of 3 car garage) on Rectory Lane

All public utilities.

Please see this auction's web page to view the Block Plat and CELS Map:

<https://ajbillig.com/auction/3818-roland-avenue/>

ZONING:

R-6 Residential

For more information about zoning, please visit:

Department of Planning – <https://planning.baltimorecity.gov/>

IMPROVEMENTS:

Two story brick building – according to tax records was constructed in 1920, contains 3,518 square feet above grade, 1,759 square feet below grade and a 24' wide garage. Exterior styling is as a Charleston Single House, with covered front and side porches on the first and second floors, bow windows, oriel, decorative brick work and roof detail. The property is currently arranged for commercial use on the first floor and residential use on the second floor. Features include dual zone HVAC, front and rear stairwells, internal ramp to basement, some replacement windows and some new lighting and electrical service.

The first floor is arranged for 3 rooms with wood floors and powder room. The second floor is arranged for a living room, dining room and kitchen combination, 3 bedrooms (or offices), two full baths and laundry area. Partially finished basement with front and rear access.

The property has received some updating and renovation over the past couple of years, but further renovation, notably for different intended uses, is required.

Please see this auction's web page to view the Concept Drawings:

<https://ajbillig.com/auction/3818-roland-avenue/>

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Current annual real estate taxes are \$13,738.34 based on a full value tax assessment of \$582,133.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – a \$30,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by within 24 hours at the Auctioneer's office (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided).

Online Auction Bidders – a \$30,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction.

Please see this auction's web page for the Deposit Escrow Agreement: <https://ajbillig.com/auction/3818-roland-avenue/>

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. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, 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 contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. 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. 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. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, sample contract, and auction registration:

<https://ajbillig.com/auction/3818-roland-avenue/>



PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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.

INSTRUCTIONS FOR ONLINE AUCTIONS

REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.