

6049 FALLS ROAD

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	295,000
Loan-to-Value	80%	SUGGESTED LOAN AMOUNT	236,000
Loan Amount	236,000	ESTIMATED CLOSING COSTS	14,750
Interest Rate	5.00%	TOTAL INVESTMENT	73,750
Term	30	Price Per Unit	3
Monthly P & I	\$ 1,266.90	Price Per Sq.Ft.	2,390
			98,333
			123

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Office	600 sq ft	vacant				750
1st Flr Apt	1 BR 1 BA	vacant				900
2nd Flr Apt	2BR 1 BA	vacant				1,300
GRM (actual) =		Total Monthly Rental Income			-	2,950
GRM (market) = 8.3		<i>Effective Annual Income</i>			-	35,400

Real Estate Taxes	actual	7/1/2017	281,533	3,682	
Sewer	actual			671	
Ground Rent	none			0	
Insurance	budget	800 per unit		2,400	
License - Baltimore County MFD	actual	150 per resid unit		300	
Lead Paint Registration Fee	actual	30 per resid unit		60	
Lawn/Landscaping	budget	40 per cut		1,080	
Repairs & Maintenance	budget	1000 per unit		3,000	
Gas & Electric	none - tenant pays all			0	
Water	budget	25 per unit per mon		900	
Expense/Unit= \$4,040	34%			TOTAL EXPENSES	12,093
Cap Rate= 7.90%				NET OPERATING INCOME	23,307
DCR= 1.53				<i>Less: Mortgage Payments:</i>	15,203
ROI= 11.0%				Monthly Cash Flow:	\$675
				Annual Cash Flow:	8,104

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
4201 Roland	Apr-17	396,000	5	4,025	79,200	8.2
5700 Cross Count	Mar-17	270,000	2	-	135,000	#DIV/0!
1206 W Northern	Aug-16	120,100	2	-	60,050	#DIV/0!
2310 Sulgrave	Jul-16	490,000	3	4,300	163,333	9.5
1307 W Northern	May-17	275,000	4	4,000	68,750	5.7



Call Ben Frederick, III, CCIM

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Seller's Exclusive Agent

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