

3201 NORTH CALVERT STREET - REAR GARAGES

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:				INVESTMENT OFFERING:		
Loan-to-Value	75%			SUGGESTED LOAN AMOUNT		350,000
Loan Amount	262,500			ESTIMATED CLOSING COSTS		17,500
Interest Rate	5.00%			TOTAL INVESTMENT		105,000
Term	20			All In per unit	44	7,954.55
Monthly P & I	\$ 1,732.38			Price Per Sq.Ft.	8,800	39.77
Number	Size	Lease Expires	Average Rent	Average Market	Current Rent	Market Rent
44	1-Car	monthly	\$ 75.00	\$ 100.00	3,300	4,400
Total Monthly Rental Income					3,300	4,400
Gross Annual Income					39,600	52,800
Vacancy / Credit Loss					5.0%	(18,000)
Effective Annual Income					21,600	50,160
Real Estate Taxes		actual	7/1/2017	216,000	5,098	
Charles Village Special Benefits District					259	
Ground Rent		none			0	
Insurance		budget	50 per unit		2,200	
License - Baltimore City MFD		actual	0 per resid unit		35	
Lead Paint Registration Fee		actual	0 per resid unit		30	
Trash/Cleaning/Snow		budget	50 per month		600	
Repairs & Maintenance		budget	100 per unit		4,400	
Gas & Electric		budget	0 per month		0	
Water		actual	0 per unit per mo		0	
Expense/Unit= \$290		25%			TOTAL EXPENSES	12,622
Cap Rate= 10.73%					NET OPERATING INCOME	37,538
DCR= 1.81					<i>Less: Mortgage Payments:</i>	20,789
ROI= 16.0%				Monthly Cash Flow:	\$1,396	Annual Cash Flow:
						16,750

Call Ben Frederick, III, CCIM

410 435 5040

Seller's Exclusive Agent

www.BenFrederick.com

Property offered without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or handicap. Property offering is subject to prior sale & withdrawal at any time in the owner's discretion. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Information presented is believed accurate & from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of their agents make any warranties or representations regarding this information, the Property; its physical condition, any of its components, or its financial performance.

