

# 3002 SAINT PAUL STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

### SUGGESTED FINANCING:

Loan-to-Value	75%
Loan Amount	446,250
Interest Rate	4.25%
Term	25
Monthly P & I	\$ 2,417.51

INVESTMENT OFFERING:	595,000
SUGGESTED LOAN AMOUNT	446,250
ESTIMATED CLOSING COSTS	29,750
TOTAL INVESTMENT	178,500

<b>Price Per Unit</b>	<b>6</b>	<b>99,167</b>
<b>Price Per Sq.Ft.</b>	<b>3,807</b>	<b>156</b>

Unit	Size	Util	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1	2 bedroom	Y LL	4/30/2018	1,100	4/6/2017	1,100	1,200
2F	1 bedroom	Y T	1/31/2018	800	2/5/2016	800	900
2R	Studio	M LL	4/30/2018	1,500	4/4/2017	750	875
3F	1 bedroom	Y LL	6/30/2017	875	6/15/2015	875	1,000
3R	Studio	Y LL	6/30/2017	845	5/17/2016	845	875
TERRACE	1 bedroom	Y LL	6/30/2017	825	6/2/2016	825	925
parking	no leases - first come first served				2 space @\$50	-	100

Tenants pay a share of water bill and heat bill (apt 2F only)	-	101
Y = Yearly Auto Renew	Total Monthly Rental Income	5,195
M = Month-to-month on renewal	Gross Annual Income	62,340
<b>GRM (actual) = 9.5</b>	Vacancy / Credit Loss	3.0% (1,870)
<b>GRM (market) = 8.3</b>	<b>Effective Annual Income</b>	<b>60,470</b>

Real Estate Taxes	actual	7/1/2017	347,533	8,202
Charles Village Special Benefits				459
Ground Rent	none			0
Insurance	actual	540 per unit		3,240
License - Baltimore City MFD	actual	35 per resid unit		210
Lead Paint Registration Fee	actual	30 per resid unit		180
Property Management	budget	5.0% of collections		3,478
Repairs & Maintenance	budget	1000 per unit		6,000
Gas & Electric	actual	234 per month		2,803
Water	actual	62 per unit per MO		4,490
<b>Expense/Unit= \$4,850</b>	42%			<b>TOTAL EXPENSES</b>
<b>Cap Rate= 6.81%</b>				<b>NET OPERATING INCOME</b>
<b>DCR= 1.40</b>				Less: Mortgage Payments:
<b>ROI= 6.4%</b>				<b>Monthly Cash Flow: \$958</b>
				<b>Annual Cash Flow: 11,492</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
3110 Calvert	Sep-15	1,525,000	17	15,956	89,706	8.0
300 E Universit	Aug-15	2,212,500	24	22,475	92,188	8.2
201 E 30th	Nov-16	2,250,000	15	21,626	150,000	8.7



Call Ben Frederick, III, CCIM

**410 435 5040**

*Seller's Exclusive Agent*

[www.BenFrederick.com](http://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.