

4104 BUENA VISTA AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:				
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		239,000		
Loan Amount	179,250	ESTIMATED CLOSING COSTS		11,950		
Interest Rate	4.50%	TOTAL INVESTMENT		71,700		
Term	30	Price Per Unit	5	47,800		
Monthly P & I	\$ 908.23	Price Per Sq.Ft.	1,652	145		
	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent	
	5-Bedroom House	9/30/2018	1,950	10/1/2015	2,100	2,200
GRM (actual) = 9.5	Total Monthly Rental Income			2,100	2,200	
GRM (market) = 9.1	<i>Effective Annual Income</i>			25,200	26,400	
Real Estate Taxes	actual	7/1/2018	196,133	4,629		
Ground Rent	none			0		
Insurance	budget	300	per unit	1,500		
License - Baltimore City MFD	actual			30		
Lead Paint Registration Fee	actual			30		
Repairs & Maintenance	budget			2,500		
Gas	tenants pay all		0 per month	0		
Electric	tenants pay all		0 per month	0		
Water	tenants pay all		0 per unit per mo	0		
Expense/Unit= \$1,740	33%			TOTAL EXPENSES	8,689	
Cap Rate= 7.41%				NET OPERATING INCOME	17,711	
DCR= 1.63				<i>Less: Mortgage Payments:</i>	10,899	
ROI= 9.5%		Monthly Cash Flow:	\$568	Annual Cash Flow:	6,812	

COMPARABLE SALES

address	date sold	sales price	Bed/Bath	Sq. Ft.	
1218 Dellwood	Dec-15	227,335	3 BR 2.2 BA	1,470	Recently renov, new kitchen, fin bsmt, CAC
1418 Dellwood	Apr-17	229,000	3 BR 1.5 Ba	1,352	recently renovated, granite, ss, CAC
4232 Falls	Sep-16	233,000	5 BR 3 BA	1,994	includes extra land
4414 Grand View	Aug-16	235,000	2 BR 2 BA	864	CAC one-level home, fin bsmt, CAC
1205 Union	May-16	246,900	2 BR 1.5 Ba	1,080	renovated, CAC, unfin bsmt
1300 Morling	Jan-16	265,000	4 BR 1.5 Ba	1,872	Garage, unfin bsmt, radiator heat

Call Ben Frederick, III, CCIM

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Seller's Exclusive Agent

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