

207 EAST 33rd STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	339,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	254,250
Loan Amount	254,250	ESTIMATED CLOSING COSTS	16,950
Interest Rate	5.25%	TOTAL INVESTMENT	101,700
Term	30	Price Per Unit	5
Monthly P & I	\$ 1,403.98	Price Per Sq.Ft.	1,960
			67,800
			173

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
5 Bedroom 2 Bath		5/31/2019	3,000		3,000	3,200
	600	per bedroom				-
	640					-

GRM (actual) = 113.0	Total Monthly Rental Income	3,000	3,200
GRM (market) = 105.9	Effective Annual Income	36,000	38,400

Real Estate Taxes	actual	7/1/2018	204,800	4,833	
Charles Village Special Benefits District				256	
Ground Rent	none			120	
Insurance	budget	250 per unit		1,250	
License - Baltimore City MFD	actual	30 per resid unit		30	
Lead Paint Registration Fee	actual	30 per resid unit		30	
Repairs & Maintenance	budget	1000 per unit		2,000	
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= \$1,710	22%			TOTAL EXPENSES	8,519
Cap Rate= 8.81%				NET OPERATING INCOME	29,881
DCR= 1.77				<i>Less: Mortgage Payments:</i>	16,848
ROI= 12.8%				Monthly Cash Flow:	\$1,086
				Annual Cash Flow:	13,033

COMPARABLE SALES

address	date sold	sales price	Bed x Bath	Monthly Rent	GRM	Condition
3216 Guilford	Aug-18	240,000	6 x 3	3,600	67	inferior
3214 Guilford	Dec-15	274,000	6 x 3	3,000	91	similar
2935 St Paul	May-17	299,000	5 x 2.5	3,250	92	superior
102 E 32nd St	Oct-16	240,000	5 x 2.5	2,500	96	similar
3036 Guilford	Jun-17	290,000	5 x 3	3,000	97	superior
2937 Charles	Apr-18	390,000	6 x 3	4,000	98	superior
3210 Guilford	May-16	315,000	4 x 2	3,000	105	superior
3101 Calvert	May-17	425,000	6 x 3	4,000	106	inferior
201 E 32nd	Jan-18	300,000	4 x 2.5	2,600	115	superior
2907 Guilford	Apr-18	290,000	4 x 2	2,100	138	similar



Call Ben Frederick, III, CCIM

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Seller's Exclusive Agent

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