

# 905 NORTH CALVERT STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>		<b>INVESTMENT OFFERING:</b>		445,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		333,750
Loan Amount	333,750	ESTIMATED CLOSING COSTS		22,250
Interest Rate	5.00%	TOTAL INVESTMENT		133,500
Term	30	<b>Price Per Unit</b>	<b>4</b>	<b>111,250</b>
Monthly P & I	\$ 1,791.64	<b>Price Per Sq.Ft.</b>	<b>2,652</b>	<b>168</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Terrace	1 Bedroom	8/31/2019	750	8/8/2018	750	800
1st flr	2 Bedroom	monthly	825	1/13/2016	825	875
2nd flr	2 Bedroom	3/31/2019	900	3/15/2017	915	975
3rd Flr	2 Bedroom	monthly	900	9/13/2017	900	950
Laundry	average montly revenue				75	75
each tenant pays a share of water					200	200

<b>GRM (actual) = 10.1</b>	Total Monthly Rental Income	3,665	3,875
<b>GRM (market) = 9.6</b>	Total Gross Annual Income	43,980	46,500

Real Estate Taxes	actual	7/1/2019	219,400	5,178
Special Benefits District Surcharge				290
Ground Rent	none			0
Insurance	actual	302 per unit		1,208
License - Baltimore City MFD	actual	35 per resid unit		140
Baltimore City Rental Inspection	budget	200 per unit / 2 years		400
Lead Paint Registration Fee	actual	30 per resid unit		120
Repairs & Maintenance	budget	1,000 per unit		4,000
Gas	actual	72 per month		863
Electric	actual	19 per month		234
Water	budget	50 per unit per mo		2,400

<b>Expense/Unit= \$3,710</b>	32%	<b>TOTAL EXPENSES</b>	<b>14,832</b>
<b>Cap Rate= 7.12%</b>		<b>NET OPERATING INCOME</b>	<b>31,668</b>
<b>DCR= 1.47</b>		Less: Mortgage Payments:	21,500
<b>ROI= 7.6%</b>		<b>Monthly Cash Flow: \$847</b>	<b>Annual Cash Flow: 10,168</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
1327 Bolton St	Apr-18	405,000	3	3,600	135,000	9.4
211 E Biddle	Sep-17	405,000	3	2,338	135,000	14.4
1226 Calvert	Feb-18	675,000	5	5,985	135,000	9.4
211 E Mt Royal	Jul-18	316,000	2	2,200	158,000	12.0
837 Park	Jul-18	341,000	2	3,300	170,500	8.6



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.