

# 615-617 NORTH PACA STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

|                             |             |                             |              |                |
|-----------------------------|-------------|-----------------------------|--------------|----------------|
| <b>SUGGESTED FINANCING:</b> |             | <b>INVESTMENT OFFERING:</b> |              | 775,000        |
| Loan-to-Value               | 75%         | SUGGESTED LOAN AMOUNT       |              | 581,250        |
| Loan Amount                 | 581,250     | ESTIMATED CLOSING COSTS     |              | 38,750         |
| Interest Rate               | 3.88%       | TOTAL INVESTMENT            |              | 232,500        |
| Term                        | 25          | <b>Price Per Unit</b>       | <b>7</b>     | <b>110,714</b> |
| Monthly P & I               | \$ 3,028.08 | <b>Price Per Sq.Ft.</b>     | <b>7,081</b> | <b>109</b>     |

| Unit | Size         | Lease Expires | Sec Dep  | Sec Dep Date | Current Actual Rent | Market Rent |
|------|--------------|---------------|----------|--------------|---------------------|-------------|
| 1    | 4 BR 2 Story | monthly       | 1,250.00 | 9/11/2018    | 1,250               | 1,300       |
| 2    | 1 Bedroom    | monthly       | 750.00   | 1/31/2019    | 740                 | 775         |
| 3    | 3 BR 2 Story | monthly       | 1,250.00 | 5/31/2019    | 1,250               | 1,300       |
| 1    | 3 BR         | 1/15/2021     | 1,800.00 | 1/15/2020    | 1,335               | 1,250       |
| 2    | 1 Bedroom    | monthly       | 735.00   | 9/8/2018     | 740                 | 775         |
| 3    | 2 Bedroom    | monthly       | 975.00   | 4/15/2019    | 975                 | 1,025       |
| 4    | 2 Bedroom    | 12/31/2020    | 1,000.00 | 12/15/2019   | 950                 | 1,000       |

Tenants pay a share of water bill

|                                |               |               |
|--------------------------------|---------------|---------------|
| Total Monthly Rental Income    | 7,240         | 7,425         |
| Gross Annual Income            | 86,880        | 89,100        |
| Vacancy / Credit Loss          | 3.0%          | (2,606)       |
| <b>Effective Annual Income</b> | <b>84,274</b> | <b>86,427</b> |

**GRM (actual) = 8.9**

**GRM (market) = 8.7**

|                                     |        |                           |                |                                 |
|-------------------------------------|--------|---------------------------|----------------|---------------------------------|
| Real Estate Taxes                   | actual | 7/1/2019                  | 248,700        | 5,869                           |
| Real Estate Taxes                   | actual | 7/1/2019                  | 279,000        | 6,584                           |
| Special Benefits District Surcharge |        |                           |                | 697                             |
| Ground Rent                         | none   |                           |                | 0                               |
| Insurance                           | budget | 400 per unit              |                | 2,800                           |
| License Inspection Fee              | budget | 75 per unit/3 years       |                | 175                             |
| License - Baltimore City MFD        | actual | 35 per resid unit         |                | 245                             |
| Lead Paint Registration Fee         | actual | 30 per resid unit         |                | 210                             |
| Property Management                 | budget | 5.0% of collections       |                | 4,321                           |
| Repairs & Maintenance               | budget | 750 per unit              |                | 5,250                           |
| Gas                                 | budget | 90 per month              |                | 1,080                           |
| Electric 615                        | budget | 40 per month              |                | 480                             |
| Electric 617                        | budget | 75 per month              |                | 900                             |
| Water                               | budget | 0 per unit per mo         |                | 0                               |
| <b>Expense/Unit= \$4,090</b>        | 33%    |                           |                | <b>TOTAL EXPENSES</b>           |
| <b>Cap Rate= 7.46%</b>              |        |                           |                | <b>NET OPERATING INCOME</b>     |
| <b>DCR= 1.59</b>                    |        |                           |                | <i>Less: Mortgage Payments:</i> |
| <b>ROI= 9.2%</b>                    |        |                           |                | <b>36,337</b>                   |
|                                     |        | <b>Monthly Cash Flow:</b> | <b>\$1,790</b> | <b>Annual Cash Flow:</b>        |
|                                     |        |                           |                | <b>21,478</b>                   |

### COMPARABLE SALES

| address        | date sold | sales price | # units | Monthly Rent | Price per Unit | GRM |
|----------------|-----------|-------------|---------|--------------|----------------|-----|
| 905 Calvert    | May-19    | 430,000     | 4       | 3,615        | 107,500        | 9.9 |
| 11 E Saratoga  | May-19    | 2,275,000   | 20      | 20,840       | 113,750        | 9.1 |
| 1226 Calvert   | Feb-18    | 675,000     | 5       | 5,985        | 135,000        | 9.4 |
| 1327 Bolton St | Apr-18    | 405,000     | 3       | 3,600        | 135,000        | 9.4 |

**Call Will A. Cannon III**

**410 916 3331**

**Seller's Exclusive Agent**



**BenFrederick.com**

**410-235-9500**

Property offered without regard to protected classes, including race, religion, color, creed, sex, marital & family status, and/or disability. 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 its agents make any warranties or representations regarding this information, the Property; its physical condition, any of its components, nor its financial performance.