

312 E 33rd STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:				INVESTMENT OFFERING:		270,000
Loan-to-Value	75%			SUGGESTED LOAN AMOUNT		202,500
Loan Amount	202,500			ESTIMATED CLOSING COSTS		13,500
Interest Rate	3.875%			TOTAL INVESTMENT		81,000
Term	30			Price Per Unit	1	270,000
Monthly P & I	\$ 952.23			Price Per Sq.Ft.	1,718	157
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Actual Rent	Market Rent
312 E 33rd	4BR 1.5 BA	5/31/2021	2,400	8/24/2020	2,400	2,500
GRM (actual) = 9.4		Total Monthly Rental Income		2,400		2,500
GRM (market) = 9.0		Effective Annual Income		28,800		30,000
Real Estate Taxes	actual	7/1/2020	193,400	4,564		
Charles Village Benefits District	actual			242		
Ground Rent	none			0		
Insurance	budget	1500	per unit	1,500		
License - Baltimore City	actual	30	per resid unit	30		
Lead Paint Registration Fee	actual	30	per resid unit	30		
Rental Inspection	budget	75	per unit/3 yrs	25		
Repairs & Maintenance	budget	1500	per unit	1,500		
Expense/Unit= \$7,900		26%		TOTAL EXPENSES		7,891
Cap Rate= 8.19%				NET OPERATING INCOME		22,109
DCR= 1.93				Less: Mortgage Payments:		11,427
ROI= 13.2%				Monthly Cash Flow:	\$890	Annual Cash Flow: 10,682

COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price Per Sq. Ft.	GRM
316 E 33rd	May-18	230,000	1,716	1,850	134	10.4
225 E 33rd	Jun-20	300,000	1,925	3,125	156	8.0
203 E 33rd	Jul-20	300,000	1,925	-	156	-
317 E 33rd	Oct-19	245,000	1,552	2,350	158	8.7
207 E 33rd	Jun-19	318,888	1,960	3,200	163	8.3
322 E 33rd	Sep-18	312,500	1,860	-	168	-
314 E 33rd	May-19	318,000	1,716	-	185	-



Call Thomas H. Fair

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Seller's Exclusive Agent

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