

# 2729 SAINT PAUL STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>				<b>INVESTMENT OFFERING:</b>		440,000
Loan-to-Value	75%			<b>SOLD 10/2/2020:</b>		440,000
Loan Amount	330,000			<b>SUGGESTED LOAN AMOUNT</b>		330,000
Interest Rate	4.25%			<b>ESTIMATED CLOSING COSTS</b>		22,000
Term	30			<b>TOTAL INVESTMENT</b>		132,000
Monthly P & I	\$ 1,623.40			<b>Price Per Unit</b>	<b>3</b>	<b>146,667</b>
				<b>Price Per Sq.Ft.</b>	<b>3,366</b>	<b>131</b>
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st flr	2 BR	8/31/2020	1,299	9/1/2019	1,299	1,325
2nd flr	2 BR	monthly	1,400	8/1/2017	1,450	1,450
3rd flr	2 BR	7/31/2021	1,199	8/1/2020	1,199	1,250
Tenant flat payment towards utilities					185	200
<b>GRM (actual) = 8.9</b>				Total Monthly Rental Income		4,133
<b>GRM (market) = 8.7</b>				<b>Effective Annual Income</b>		49,596
						50,700
Real Estate Taxes	actual	7/1/2020	252,600		5,961	
CVBD Special Benefits District	actual	7/1/2020			316	
Ground Rent	actual				120	
Insurance	budget	600	per unit		1,800	
License - Baltimore City MFD	actual	35	per resid unit		105	
Lead Paint Registration Fee	actual	30	per resid unit		90	
Repairs & Maintenance	budget	1000	per unit		3,000	
Gas	actual	183	per month		2,196	
Electric	actual	39	per month		468	
Water	actual	33	per unit per mo		1,188	
<b>Expense/Unit= \$5,090</b>				<b>TOTAL EXPENSES</b>		<b>15,244</b>
<b>Cap Rate= 8.06%</b>				<b>NET OPERATING INCOME</b>		<b>35,456</b>
<b>DCR= 1.82</b>				<b>Less: Mortgage Payments:</b>		<b>19,481</b>
<b>ROI= 12.1%</b>				<b>Monthly Cash Flow:</b>	<b>\$1,331</b>	<b>Annual Cash Flow:</b>
						<b>15,975</b>

### COMPARABLE SALES

address	date sold	sales price	Units	Monthly Rent	Price perUnit	GRM
2841 Calvert	Aug-19	420,000	4	4,000	105,000	8.8
3433 Guilford	Mar-20	510,000	4	4,804	127,500	8.8
2731 Calvert	Mar-20	388,000	3	3,895	129,333	8.3
2941 Saint Paul	Dec-19	390,000	3	3,525	130,000	9.2
2939 Saint Paul	CONTRACT	440,000	2	4,500	220,000	8.1



**Call Thomas H. Fair**

**443 616 1041**

**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.