

225 E 33rd STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:		320,000		
Loan-to-Value	75%	SOLD 6/26/2020:		300,000		
Loan Amount	225,000	SUGGESTED LOAN AMOUNT		225,000		
Interest Rate	4.25%	ESTIMATED CLOSING COSTS		15,000		
Term	30	TOTAL INVESTMENT		90,000		
Monthly P & I	\$ 1,106.86	Price Per Unit	1	320,000		
		Price Per Sq.Ft.	1,925	156		
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Actual Rent	Market Rent
225 E 33rd	5 Bedroom	5/31/2020	6,250	6/1/2019	3,125	3,175
GRM (actual) = 8.0		Total Monthly Rental Income			3,125	3,175
GRM (market) = 7.9		<i>Effective Annual Income</i>			37,500	38,100
Real Estate Taxes	actual	1/1/2020	216,100		5,100	
Charles Village Benefits District	actual				270	
Ground Rent	none				0	
Insurance	budget	1500	per unit		1,500	
License - Baltimore City	actual	35	per resid unit		35	
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= \$8,470	22%			TOTAL EXPENSES	8,460	
Cap Rate= 9.88%				NET OPERATING INCOME	29,640	
DCR= 2.23				<i>Less: Mortgage Payments:</i>	13,282	
ROI= 18.2%		Monthly Cash Flow:	\$1,363	Annual Cash Flow:	16,358	

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
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
309 E 33rd	CONTRACT	259,000	1,552 -		167 -	
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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