

1030 HOLLINS STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:			INVESTMENT OFFERING:			239,000
Loan-to-Value	75%		SUGGESTED LOAN AMOUNT			179,250
Loan Amount	179,250		ESTIMATED CLOSING COSTS			11,950
Interest Rate	4.50%		TOTAL INVESTMENT			71,700
Term	30		Price Per Unit	3		79,667
Monthly P & I	\$ 908.23		Price Per Sq.Ft.	2,700		89

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st flr	820 Sq. Ft.	Vacant/ Gutted			-	1,000
2nd flr	2 BR	7/20/2020	500	7/27/2018	950	1,000
3rd Flr	2 BR	8/31/2021	999	8/15/2019	999	1,000

GRM (actual) = 10.2	Total Monthly Rental Income	1,949	3,000
GRM (market) = 6.6	Total Gross Annual Income	23,388	36,000

Real Estate Taxes	actual	7/1/2020	140,400	3,313	
Special Benefits District Surcharge					
Ground Rent	none			0	
Insurance	budget	600	per unit	1,800	
License - Baltimore City MFD	actual	35	per resid unit	105	
Baltimore City Rental Inspection	budget	200	per unit / 3 years	200	
Lead Paint Registration Fee	Lead Free	0	per resid unit	0	
Repairs & Maintenance	budget	1,000	per unit	3,000	
Gas & Electric	budget	20	per month	240	
Water	tenants split		per unit per mo		
Expense/Unit= \$2,890	24%			TOTAL EXPENSES	8,658
Cap Rate= 11.44%				NET OPERATING INCOME	27,342
DCR= 2.51				Less: Mortgage Payments:	10,899
ROI= 22.9%				Monthly Cash Flow: \$1,370	Annual Cash Flow: 16,443

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
23 Calhoun	Jun-18	219,000	3	2,340	73,000	7.8
869 Lombard	Jun-19	249,000	3	2,325	83,000	8.9
1521 W. Lombard	Jun-19	370,000	4	3,600	92,500	8.6
119 S. Stricker	Feb-20	300,000	3	3,100	100,000	8.1
832.5 Lombard	Jun-19	315,000	3	3,200	105,000	8.2



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.