

2733 SAINT PAUL STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:				INVESTMENT OFFERING		395,000
				SOLD 9/24/2020		380,000
Loan-to-Value				75%		
Loan Amount				285,000		
Interest Rate				4.00%		
Term				30		
Monthly P & I				\$ 1,360.63		
				SUGGESTED LOAN AMOUNT		285,000
				ESTIMATED CLOSING COSTS		19,000
				TOTAL INVESTMENT		114,000
				Price Per Unit	4	95,000
				Price Per Sq.Ft.	3,366	113

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Terrace	1 BR	monthly	200	7/1/2019	775	825
1st Flr	2 BR	1/30/2021	1,100	5/1/2016	1,150	1,200
2nd Flr	2 BR	monthly	1,200	8/24/2020	1,200	1,250
3rd Flr	2 BR	9/30/2020	900	10/15/2019	900	1,100
Parking	2 Car				50	100

GRM (actual) = 7.8		Total Monthly Rental Income		4,075	4,475
GRM (market) = 7.1		Total Gross Annual Income		48,900	53,700
Real Estate Taxes	actual	7/1/2020	313,867	7,407	
CVBD special benefits district	actual			392	
Ground Rent	none			0	
Insurance	budget	500	per unit	2,000	
License - Baltimore City MFD	actual	35	per resid unit	140	
Baltimore City Rental Inspection	budget	75	per unit / 3 years	100	
Lead Paint Registration Fee	actual	30	for 3 units	90	
Repairs & Maintenance	budget	1,000	per unit	4,000	
Oil Heat	actual 2 year average			3,112	
Electric Public Service	actual	25	per month	300	
Gas Public Service	actual	0	per month	0	
Water	actual	151	per month	1,812	
Expense/Unit= \$4,840		36%	TOTAL EXPENSES		19,354
Cap Rate= 9.04%			NET OPERATING INCOME		34,346
DCR= 2.10			Less: Mortgage Payments:		16,328
ROI= 15.8%			Monthly Cash Flow:	\$1,502	Annual Cash Flow: 18,019

COMPARABLE SALES

address	date sold	sales price	units	monthly rent	price per unit	GRM
2635 St Paul	Nov-19	380,000	4	3,955	95,000	8.0
2705 Calvert	Aug-20	385,000	4	4,333	96,250	7.4
2643 Maryland	Nov-19	313,500	3	3,015	104,500	8.7
2841 Calvert	Aug-19	420,000	4	4,000	105,000	8.8
3433 Guilford	Mar-20	510,000	4	4,574	127,500	9.3
2731 Calvert	Mar-20	388,000	3	3,770	129,333	8.6



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