

2208 EUTAW PLACE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:			INVESTMENT OFFERING:		450,000
Loan-to-Value	75%		SUGGESTED LOAN AMOUNT		337,500
Loan Amount	337,500		ESTIMATED CLOSING COSTS		22,500
Interest Rate	4.00%		TOTAL INVESTMENT		135,000
Term	30		Price Per Unit	3	150,000
Monthly P & I	\$ 1,611.28		Price Per Sq.Ft.	3,490	129

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
2208 1	2 BR 2 BA	1/1/2022		1/1/2008	1,133	1,225
2208 2	2 BR 2 BA	1/1/2022		1/1/2019	868	1,300
2208 3	3 BR 2 BA	2/28/2022	1,350	3/1/2019	1,350	1,500

GRM (actual) = 11.2	Total Monthly Rental Income	3,351	4,025
GRM (market) = 9.3	Effective Annual Income	40,212	48,300

Real Estate Taxes	actual	7/1/2021	282,400	6,665
Special Assessment?	actual			
Trash Removal	actual			690
Insurance	budget	600	per unit	1,800
License - Baltimore City MFD	actual	35	per resid unit	105
Lead Paint Registration Fee		30	per resid unit	90
Repairs & Maintenance	budget	1000	per unit	3,000
Gas	actual		per month	0
Electric	actual	17	per month	204
Water	actual	40	per unit per mo	1,440

Expense/Unit= \$4,670	29%	TOTAL EXPENSES	13,994
Cap Rate= 7.62%		NET OPERATING INCOME	34,306
DCR= 1.77		Less: Mortgage Payments:	19,335
ROI= 11.1%		Monthly Cash Flow: \$1,248	Annual Cash Flow: 14,971

COMPARABLE SALES

address	date sold	sales price	Units	Monthly Rent	Price perUnit	GRM
2222 Eutaw Pl	Aug-19	402,100	3	3,200	134,033	10.5
2216 Linden	Jun-19	345,000	3	3,105	115,000	9.3
2245 Eutaw	Dec-19	340,000	3	3,100	113,333	9.1
2207 Eutaw	Aug-20	500,000	4	4,725	125,000	8.8
2226 Eutaw	Oct-19	410,000	3	3,632	136,667	9.4



Call Will A. Cannon III

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Seller's Exclusive Agent

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