

# 1125 SAINT PAUL STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

				Sold Date 6/15/2021		830,000
<b>SUGGESTED FINANCING:</b>				SOLD 6/24/2021:		835,000
Loan-to-Value	75%			SUGGESTED LOAN AMOUNT		626,250
Loan Amount	626,250			ESTIMATED CLOSING COSTS		41,750
Interest Rate	3.88%			TOTAL INVESTMENT		250,500
Term	30			<b>Price Per Unit</b>	<b>4</b>	<b>208,750</b>
Monthly P & I	\$ 2,944.86			<b>Price Per Sq.Ft.</b>	<b>4,000</b>	<b>209</b>
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st Flr	1 bedroom	7/32/2021	1,300	8/15/2020	1,300	1,300
2nd Flr	1 Bedroom	8/31/2021	1,825	4/11/2020	1,825	2,000
3rd Flr	1 Bedroom	1/8/2021	1,250	1/8/2021	1,250	1,400
4th Flr	1 Bedroom	7/31/2021	1,450	8/1/2020	1,450	1,450
Garage #1					130	150
Garage #2					130	150
<b>GRM (actual) = 11.4</b>		Total Monthly Rental Income				6,085
<b>GRM (market) = 10.8</b>		<i>Effective Annual Income</i>				73,020
						6,450
Real Estate Taxes	actual	7/1/2021	321,700			7,002
Special Benefits District	actual	\$ 424.64				425
Ground Rent	none					0
Insurance	budget	400 per unit				1,600
License - Baltimore City MFD	actual	35 per resid unit				70
License Inspection	budget	100 per unit/3 years				133
Lead Paint Registration Fee	actual	30 per resid unit				120
Repairs & Maintenance	budget	1000 per unit				4,000
Gas	actual					928
Electric	actual	29 per month				360
Water	budget	50 per unit per mo				2,400
<b>Expense/Unit= \$4,260</b>		22%		<b>TOTAL EXPENSES</b>		<b>17,038</b>
<b>Cap Rate= 7.23%</b>				<b>NET OPERATING INCOME</b>		<b>60,362</b>
<b>DCR= 1.71</b>				Less: Mortgage Payments:		35,338
<b>ROI= 10.0%</b>				<b>Monthly Cash Flow:</b>	<b>\$2,085</b>	<b>Annual Cash Flow:</b>
						<b>25,024</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
119 W Barre	Dec-20	560,000	3	4,225	186,667	11.0
1113 N Calvert	Jan-21	749,999	4	5,807	187,500	10.8
1025 Saint Paul	Aug-19	1,150,000	4	10,000	287,500	9.6
615/617 N Paca	Oct-20	720,000	7	7,233	102,857	8.3



Call Will A. Cannon III

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