

1735 PARK AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		Sold Date 7/12/2021		450,000		
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		337,500		
Loan Amount	337,500	ESTIMATED CLOSING COSTS		22,500		
Interest Rate	3.75%	TOTAL INVESTMENT		135,000		
Term	30	Price Per Unit	3	150,000		
Monthly P & I	\$ 1,563.02	Price Per Sq.Ft.	3,400	132		
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st flr	2 bed/ 2 bth	month to month	1,450	8/18/2019	1,450	1,650
2nd flr	1 bed/ 1 bth	6/30/2021	1,000	7/1/2017	1,000	1,150
3rd flr	1 bed/ 1 bth	owner occupied				1,150
GRM (actual) = 15.3		Total Monthly Rental Income		2,450	3,950	
GRM (market) = 9.5		Effective Annual Income		29,400	47,400	
Real Estate Taxes	actual	7/1/2021	357,967	8,448		
Special Benefits District	actual			447		
Ground Rent	none			0		
Insurance	budget	400 per unit		1,200		
License - Baltimore City MFD	actual	35 per resid unit		105		
License Inspection	budget	100 per unit/3 years		100		
Lead Paint Registration Fee	actual	30 per resid unit		90		
Repairs & Maintenance	budget	1000 per unit		3,000		
Gas	actual	100 per month		1,200		
Electric	actual	25 per month		300		
Water	budget	65 per unit per mo		2,340		
Expense/Unit= \$5,750		36%		TOTAL EXPENSES		17,230
Cap Rate= 6.70%				NET OPERATING INCOME		30,170
DCR= 1.61				Less: Mortgage Payments:		18,756
ROI= 8.5%		Monthly Cash Flow:		\$951	Annual Cash Flow:	
					11,414	

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2009 Madison	Mar-21	300,000	3	2,850	100,000	8.8
1756 Park Ave	Nov-20	279,000	2		139,500	
2210 Eutaw Pl	Mar-21	430,000	3	4,125	143,333	8.7
746 Reservoir	Apr-20	455,000	3		151,667	
1713 Bolton	0	461,500	3		153,833	



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.