

3119 GUILFORD AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	455,000
Loan-to-Value	75%	SOLD 2/2/2022:	460,000
Loan Amount	345,000	SUGGESTED LOAN AMOUNT	345,000
Interest Rate	3.50%	ESTIMATED CLOSING COSTS	23,000
Term	30	TOTAL INVESTMENT	138,000
Monthly P & I	\$ 1,549.20	Price Per Unit	4 115,000
		Price Per Sq.Ft.	2,870 160

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st Flr	1 BR					1,200
2nd Flr	1 BR	monthly	825	10/7/2017	925	975
3rd Flr	1 BR	monthly	795	5/15/2020	810	825
Terrace	1 BR	monthly	725	3/1/2016	775	800

Tenants Reimburse for Water		160	160
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GRM (actual) = 14.4	Total Monthly Rental Income	2,670	3,960
GRM (market) = 9.7	Total Gross Annual Income	32,040	47,520

Real Estate Taxes	actual	7/1/2022	275,100	6,492
Special Benefits District	actual			344
Ground Rent	none			0
Insurance	budget	500 per unit		2,000
License - Baltimore City MFD	actual	35 per resid unit		140
License Inspection	budget	75 per unit / 3 years		100
Lead Paint Registration Fee	actual	30 per resid unit		120
Repairs & Maintenance	budget	1000 per unit		4,000
Gas & Electric Public Service	none	0 per month		0
Water	budget	40 per unit per mo		1,920

Expense/Unit= \$3,780	32%	TOTAL EXPENSES	15,116
Cap Rate= 7.04%		NET OPERATING INCOME	32,404
DCR= 1.74		Less: Mortgage Payments:	18,590
ROI= 10.0%		*Monthly Cash Flow:	\$1,151
		Annual Cash Flow:	13,813

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2733 Saint Paul	Sep-20	380,000	4	4,075	95,000	7.8
2916 Guilford	Aug-20	320,000	3	2,980	106,667	8.9
2911 Saint Paul	May-21	445,000	4	4,120	111,250	9.0
3311 Guilford	Sep-21	485,000	4	3,645	121,250	11.1
2729 Saint Paul	Mar-21	530,000	4	3,925	132,500	11.3
2820 Saint Paul	Mar-21	400,000	3	3,475	133,333	9.6
2647 Charles	Mar-21	570,000	4	5,145	142,500	9.2



Call Tom Fair

410 235 5200
mobile

Seller's Exclusive Agent

BenFrederick.com
410-235-9500

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