

# 615 SOUTH PACA STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:				INVESTMENT OFFERING:		285,000
Loan-to-Value	80%			SUGGESTED LOAN AMOUNT		228,000
Loan Amount	228,000			ESTIMATED CLOSING COSTS		14,250
Interest Rate	3.00%			TOTAL INVESTMENT		71,250
Term	30			Price Per Unit	1	285,000
Monthly P & I	\$ 961.26			Price Per Sq.Ft.	2,160	132
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Single Family	4 bedroom	month to month	2,000	8/24/2012	2,000	2,200
GRM (actual) = 11.9		Total Monthly Rental Income			2,000	2,200
GRM (market) = 10.8		Effective Annual Income			24,000	26,400
Real Estate Taxes		actual	7/1/2022	201,900	4,765	
Special Benefits District		actual	\$ 0.00			
Ground Rent		actual			30	
Insurance		budget	1200	per unit	1,200	
License - Baltimore City MFD		actual	30	per resid unit	30	
License Inspection		budget	100	per unit/3 years	33	
Lead Paint Registration Fee		actual	30	per resid unit	30	
Repairs & Maintenance		budget	2500	per unit	2,500	
Gas		actual	tenant pay	per month		
Electric		actual	tenant pay	per month		
Water		actual	120	per unit per mo	120	
Expense/Unit= \$8,710		33%			TOTAL EXPENSES	8,708
Cap Rate= 6.21%					NET OPERATING INCOME	17,692
DCR= 1.53					Less: Mortgage Payments:	11,535
ROI= 8.6%					Monthly Cash Flow:	\$513
					Annual Cash Flow:	6,157

## COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price per Sq. Ft.	GRM
229 S Fremont	May-21	245,000	1,396		175	
634 S Paca	Jul-21	285,000	2,034		141	
621 S Paca	Jun-21	315,000	1,950		162	
648 Wahington	Mar-21	313,000	2,400		131	
545 S Paca	Jul-21		1,371	1,800		
665 Portland	Jul-21		1,350	1,800		



Call Will A. Cannon III

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*Seller's Exclusive Agent*

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