

8 1 8 E. 35th STREET

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INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING	200,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	150,000
Loan Amount	150,000	ESTIMATED CLOSING COSTS	10,000
Interest Rate	3.50%	TOTAL INVESTMENT	60,000
Term	30	Price Per Unit	2
Monthly P & I	\$ 673.57	Price Per Sq.Ft.	1,616
			100,000
			124

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1	1 BD/1 BA	month-to month	950	3/10/2016	950	950
2	1 BD/1 BA	1/31/2022	1,097	1/3/2018	1,097	1,097
GRM (actual) = 8.1					Total Monthly Rental Income	2,047
GRM (market) = 8.1					Total Gross Annual Income	24,564

Real Estate Taxes		7/1/2022	126,500	2,985		
Ground Rent	none			0		
Insurance	budget	450	per unit	900		
License - Baltimore City Rental	actual	30	per resid unit	60		
Baltimore City Rental Inspection	budget	75	per unit / 3 years	50		
Lead Paint Registration Fee	actual	30	per resid unit	60		
Gas & Electric Unit 2	actual	135	per month	1,620		
Repairs & Maintenance	budget	1,000	per unit	2,000		
Water	actual	115	per month	1,380		
Expense/Unit= \$4,530					TOTAL EXPENSES	9,055
Cap Rate= 7.75%					NET OPERATING INCOME	15,509
DCR= 1.92					<i>Less: Mortgage Payments:</i>	8,083
ROI= 12.4%					Monthly Cash Flow:	\$619
					Annual Cash Flow:	7,426

COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price per Sq. Ft.	GRM
810 Argonne	May-21	163,000	1,240	1,750	131	7.8
1543 Northwick	Jun-21	175,000	1,440	1,800	122	8.1
3213 The Alameda	Jun-21	196,000	1,708	2,000	115	8.2
3510 Greenmount	Feb-21	350,000	3,272	3,450	107	8.5
3807 Greenmount	Jun-21	171,000	1,440	1,600	119	8.9



Call Will A. Cannon III

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Seller's Exclusive Agent

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