

# 616 HOMESTEAD ST.

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>		<b>INVESTMENT OFFERING:</b>		650,000
Loan-to-Value	80%	<b>SUGGESTED LOAN AMOUNT</b>		520,000
Loan Amount	520,000	<b>ESTIMATED CLOSING COSTS</b>		32,500
Interest Rate	3.75%	<b>TOTAL INVESTMENT</b>		162,500
Term	25	<b>Price Per Unit</b>	<b>7</b>	<b>92,857</b>
Monthly P & I	\$ 2,673.48	<b>Price Per Sq.Ft.</b>	<b>4,416</b>	<b>147</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1A	1 BEDROOM	monthly	\$ 950.00	5/1/2020	950	950
1B	1 BEDROOM	monthly	\$ 1,000.00	2/1/2020	1,000	1,000
2	1 BEDROOM	monthly	\$ 2,000.00	6/1/2019	1,000	1,000
3	1 BEDROOM	7/31/2022	\$ 975.00	6/29/2021	975	975
4	1 BEDROOM	9/30/2022	\$ 1,074.00	10/3/2019	1,074	1,074
5	1 BEDROOM	monthly	\$ 2,000.00	7/29/2019	1,000	1,000
6	1 BEDROOM	3/31/2022	\$ 1,000.00	3/4/2021	1,000	1,000

\*all subsidized rents

Total Monthly Rental Income		6,999	6,999
Gross Annual Income		83,988	83,988
Vacancy / Credit Loss		5.0%	(4,199)
<b>Effective Annual Income</b>		<b>79,789</b>	<b>79,789</b>

<b>GRM (actual) = 7.7</b>				
<b>GRM (market) = 7.7</b>				
Real Estate Taxes	actual	7/1/2022	105,800	2,497
Budget for Tax Increase			300,000	7,080
Ground Rent	actual		per year	180
Insurance	budget	450	per unit	3,150
License - Baltimore City MFD	actual	35	per resid unit	210
Lead Paint Registration Fee	limited lead free	0	per resid unit	0
Property Management	budget	5.0%	of collections	3,989
Grass & Snow	budget	75	per cut	2,025
Repairs & Maintenance	budget	1,000	per unit	7,000
Gas & Electric	actual	202	per month	2,424
Water	actual	62	per unit / mo	5,220
<b>Expense/Unit= \$4,830</b>	42%			<b>TOTAL EXPENSES</b>
<b>Cap Rate= 7.08%</b>				<b>33,775</b>
<b>DCR= 1.43</b>				<b>NET OPERATING INCOME</b>
<b>ROI= 8.6%</b>				<b>46,013</b>
				<i>Less: Mortgage Payments:</i>
				32,082
		<b>Monthly Cash Flow:</b>	<b>\$1,161</b>	<b>Annual Cash Flow:</b>
				<b>13,932</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2815 Calvert	Dec-20	435,000	6	3,345	72,500	10.8
811 Gorsuch	Sep-21	220,000	3	2,595	73,333	7.1
2815 Calvert	Jan-21	410,000	5	4,210	82,000	8.1
111 E. 23rd	Jun-21	740,000	8	7,650	92,500	8.1
2843 Calvert	Dec-20	700,000	7	5,775	100,000	10.1



**Call Cheryl Sadera**

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**Seller's Exclusive Agent**

**BenFrederick.com**

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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.