

2815 SAINT PAUL STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

| | | | | | |
|----------------------|-------------|--|----------------------|-------------------------|---------|
| SUGGESTED FINANCING: | | | INVESTMENT OFFERING: | | |
| Loan-to-Value | 75% | | | | 675,000 |
| Loan Amount | 506,250 | | | SUGGESTED LOAN AMOUNT | 506,250 |
| Interest Rate | 4.25% | | | ESTIMATED CLOSING COSTS | 33,750 |
| Term | 30 | | | TOTAL INVESTMENT | 202,500 |
| Monthly P & I | \$ 2,490.45 | | | Price Per Unit | 3 |
| | | | | Price Per Sq.Ft. | 2,982 |
| | | | | | 225,000 |
| | | | | | 226 |

| Unit | Size | Lease Expires | Sec Dep | Sec Dep Date | Current Actual Rent | Market Rent |
|--------|---------|---------------|---------|--------------|---------------------|-------------|
| 1 | 1 BR | 4/30/2023 | 1,300 | 4/15/2020 | 1,326 | 1,600 |
| 2 | 1 BR | 8/31/2022 | 1,600 | 7/17/2021 | 1,600 | 1,625 |
| 3 | 1 BR | 8/31/2022 | 1,400 | 7/23/2021 | 1,400 | 1,425 |
| Garage | 1 Space | | | | 100 | 100 |

Tenant Reimbursement for Utilities 230

| | | | |
|---------------------|-----------------------------|--------|--------|
| GRM (actual) = 12.7 | Total Monthly Rental Income | 4,426 | 4,980 |
| GRM (market) = 11.8 | Total Gross Annual Income | 53,112 | 59,760 |

| | | | | |
|------------------------------|--------|-----------------------|---------|-------|
| Real Estate Taxes | actual | 7/1/2022 | 302,000 | 7,127 |
| Special Benefits District | actual | | | 378 |
| Ground Rent | none | | | 0 |
| Insurance | budget | 600 per unit | | 1,800 |
| License - Baltimore City MFD | actual | 35 per resid unit | | 105 |
| License Inspection | budget | 75 per unit / 3 years | | 75 |
| Lead Paint Registration Fee | actual | 30 per resid unit | | 90 |
| Repairs & Maintenance | budget | 750 per unit | | 2,250 |
| Gas Public Service | none | 0 per month | | 0 |
| Electric Public Service | actual | 50 per month | | 600 |
| Water | budget | 60 per unit per mo | | 2,160 |

| | | | |
|-----------------------|-----|-----------------------------|--------------------------|
| Expense/Unit= \$4,870 | 24% | TOTAL EXPENSES | 14,585 |
| Cap Rate= 6.69% | | NET OPERATING INCOME | 45,175 |
| DCR= 1.51 | | Less: Mortgage Payments: | 29,885 |
| ROI= 7.6% | | *Monthly Cash Flow: \$1,274 | Annual Cash Flow: 15,290 |

COMPARABLE SALES

| address | date sold | sales price | # units | Monthly Rent | Price per Unit | GRM |
|--------------|-----------|-------------|---------|--------------|----------------|------|
| 3020 Calvert | Feb-22 | 607,250 | 4 | 3,575 | 151,813 | 14.2 |
| 2646 Calvert | Sep-21 | 460,000 | 3 | 3,300 | 153,333 | 11.6 |
| 2807 Calvert | Dec-21 | 520,000 | 3 | 4,600 | 173,333 | 9.4 |
| 2024 Calvert | Jan-22 | 790,000 | 4 | 5,089 | 197,500 | 12.9 |
| 2020 Calvert | Feb-22 | 790,000 | 4 | 4,876 | 197,500 | 13.5 |
| 2022 Calvert | PENDING | 775,000 | 3 | 4,626 | 258,333 | 14.0 |



Call Tom Fair

410 235 5200
mobile

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.