

1 1 0 1 WEST BALTIMORE STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:

Loan-to-Value	75%
Loan Amount	285,000
Interest Rate	5.50%
Term	25
Monthly P & I	\$ 1,750.15

INVESTMENT OFFERING:	380,000
SOLD 9/19/2022:	380,000
SUGGESTED LOAN AMOUNT	285,000
ESTIMATED CLOSING COSTS	19,000
TOTAL INVESTMENT	114,000

Price Per Unit	4	95,000
Price Per Sq.Ft.	2,800	136

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Store	900 sq. ft.	4/30/2023			950	1,050
1	1 bed/ 1 Bth	4/30/2023			925	975
2	2 bed/1 Bth	5/31/2023	1,250	6/21/2022	1,250	1,250
3	2 bed/1 Bth	4/30/2023	975	3/15/2021	1,000	1,250

GRM (actual) = 7.7	Monthly Income	4,125	4,525
GRM (market) = 7.0	Effective Annual Income	49,500	54,300

Real Estate Taxes	actual	7/1/2022	231,600	5,399
Ground Rent	none			0
Insurance	budget	700 per unit		2,800
License - Baltimore City MFD	actual	35 per resid unit		105
Lead Paint Registration Fee	actual	30 per resid unit		90
Repairs & Maintenance	budget	1000 per unit		4,000
Electric	tenant pay			0
Water	budget	230 per month		2,760

Expense/Unit= \$3,790	28%	TOTAL EXPENSES	15,154
Cap Rate= 10.30%		NET OPERATING INCOME	39,146
DCR= 1.86		Less: Mortgage Payments:	21,002
ROI= 15.9%		Monthly Cash Flow: \$1,512	Annual Cash Flow: 18,144

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
828 W Lombard	Feb-21	275,000	5	3,700	55,000	6.2
1030 Hollins	Aug-20	205,000	3	3,000	68,333	5.7
835 W Lombard	Jul-20	415,500	4	4,325	103,875	8.0
1533 W Lombard	Feb-21	420,000	4	4,038	105,000	8.7
1509 W Lombard	Jan-21	395,000	3	3,275	131,667	10.1



Call Will A. Cannon III

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Seller's Exclusive Agent

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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.

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