

# 3006 SAINT PAUL STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>		<b>INVESTMENT OFFERING:</b>		695,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		521,250
Loan Amount	521,250	ESTIMATED CLOSING COSTS		34,750
Interest Rate	6.50%	TOTAL INVESTMENT		208,500
Term	30	<b>Price Per Unit</b>	<b>4</b>	<b>173,750</b>
Monthly P & I	\$3,294.65	<b>Price Per Sq.Ft.</b>	<b>4,179</b>	<b>166</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Actual Rent	Market Rent
1	3 BR	6/30/2023	2,450	7/1/2022	1,950	2,400
2	2 BR	8/31/2023	1,500	9/1/2022	1,500	1,550
3	2 BR	6/30/3023	1,200	8/1/2021	1,300	1,550
Garden	1 BR	5/31/2023	625	7/31/2010	725	800
Parking	1 Car					100

<b>GRM (actual) = 10.6</b>	Total Monthly Rental Income	5,475	6,400
<b>GRM (market) = 9.0</b>	<i>Effective Annual Income</i>	65,700	76,800

Real Estate Taxes	actual	7/1/2022	352,100	8,310
Charles Village Benefits District	actual			440
Ground Rent	none			0
Insurance	budget	600 per unit		2,400
License - Baltimore City	actual	35 per resid unit		140
Lead Paint Registration Fee	actual	30 per resid unit		120
Rental Inspection	budget	75 per unit/3 yrs		100
Repairs & Maintenance	budget	1000 per unit		4,000
Electric Public Service	passed through to tenants			0
Gas Public Service	passed through to tenants			0
Water	passed through to tenants			0

<b>Expense/Unit= \$3,880</b>	20%	<b>TOTAL EXPENSES</b>	<b>15,510</b>
<b>Cap Rate= 8.82%</b>		<b>NET OPERATING INCOME</b>	<b>61,290</b>
<b>DCR= 1.55</b>		<i>Less: Mortgage Payments:</i>	39,536
<b>ROI= 10.4%</b>		<b>Monthly Cash Flow: \$1,813</b>	<b>Annual Cash Flow: 21,754</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price Per Unit	GRM
2907 Saint Paul	Mar-21	530,000	4	3,925	132,500	11.3
2647 Charles	Mar-21	570,000	4	5,145	142,500	9.2
2703 Calvert	Jul-21	580,000	4	4,975	145,000	9.7
3020 Calvert	Feb-22	607,250	4	5,163	151,813	9.8
3008 Saint Paul	Aug-22	500,000	3	3,875	166,667	10.8
1125 Saint Paul	Jul-21	835,000	4	6,085	208,750	11.4
2815 Saint Paul	May-22	630,000	3	4,426	210,000	11.9



**Call Tom Fair**

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*mobile*

**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.