

906 LITCHFIELD ROAD

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:		499,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		374,250
Loan Amount	374,250	ESTIMATED CLOSING COSTS		24,950
Interest Rate	6.50%	TOTAL INVESTMENT		149,700
Term	30	Price Per Unit	3	166,333
Monthly P & I	\$ 2,365.51	Price Per Sq.Ft.	3,171	157

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Apt A	3 Bed/ 1 Bth				vacant	1,550
Apt. B	2 Bed/ 1 Bth	5/31/2023	1,650	1/29/2022	1,650	1,700
Apt C	1 Bed/ 1 Bth	5/31/2023	900	2/12/2022	900	1,000

GRM (actual) = 16.3	Total Monthly Rental Income	2,550	4,250		
GRM (market) = 9.8	Total Gross Annual Income	30,600	51,000		
Real Estate Taxes	actual	7/1/2023	407,700	5,433	
Ground Rent	none			0	
Insurance	actual	700 per unit		2,100	
License - Baltimore County MFD	actual	60 per unit / 3 years		60	
Baltimore County Rental Inspection	budget	75 per unit / 3 years		75	
Lead Paint Registration Fee	actual	30 per resid unit		90	
Repairs & Maintenance	budget	1,000 per unit		3,000	
Utilities/ Public Service	budget	91 per month		1,092	
Water	budget	140 per quarter		560	
Expense/Unit= \$4,140	24%	TOTAL EXPENSES		12,410	
Cap Rate= 7.73%		NET OPERATING INCOME		38,590	
DCR= 1.36		<i>Less: Mortgage Payments:</i>		28,386	
ROI= 6.8%		Monthly Cash Flow:	\$850	Annual Cash Flow:	10,204

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price Per Unit	GRM
5630 Purdue	Apr-22	470,000	4	3,950	117,500	9.9
305 E Belvedere	Jun-22	365,000	2		182,500	
437 Schwartz	Sep-22	388,000	3	4,575	144,000	7.1
416 Hollen	Jul-22	525,000	2	5,000	262,500	8.8



Call Will A. Cannon III

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Seller's Exclusive Agent

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