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INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

## INVESTMENT SUMMARY:

3,000,000

Price Per Unit	12	250,000	
Price Per Sq.Ft.	13,325	225	

## RENT ROLL

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Retail	2000 sq ft				vacant	3,000
Unit 120	1 Bed/1 Bth	6/30/2023	1,400	7/1/2022	1,400	1,650
Unit 210	1 Bed/1 Bth	6/30/2023	1,420	7/1/2022	1,520	1,650
Unit 220	1 Bed/1 Bth	6/30/2023	1,420	7/1/2022	1,420	1,600
Unit 230	1 Bed/1 Bth	6/30/2024	1,295	7/1/2022	1,380	1,650
Unit 240	1 Bed/1 Bth	5/30/2023	1,550	7/1/2022	1,550	1,700
Unit 250	2 Bed/2 Bth	6/30/2023	1,600	7/1/2022	1,800	2,300
Unit 310	1 Bed/1 Bth	5/30/2023	1,495	7/1/2022	1,495	1,650
Unit 320	1 Bed/1 Bth	5/30/2023	1,300	7/1/2022	1,300	1,600
Unit 330	1 Bed/1 Bth	6/30/2023	1,395	7/1/2022	1,395	1,650
Unit 340	1 Bed/1 Bth	6/30/2023	1,500	7/1/2022	1,500	1,700
Unit 350	2 Bed/2 Bth	6/30/2023	1,895	7/1/2022	1,895	2,300
Total Monthly Rental Income					16,655	22,450
Gross Annual Income					199,860	269,400
<b>GRM (actual) = 15.0</b>						
<b>GRM (market) = 11.1</b>						
<b>Effective Annual Income</b>					199,860	269,400
Real Estate Taxes	actual	7/1/2023		2,271,200	53,600	
Special Benefit District Surcharge	actual				480	
Ground Rent	none				0	
Insurance	actual				3,200	
License - Baltimore City MFD	actual		35 per resid unit		420	
Lead Paint Registration Fee	actual		lead free		0	
Fire Alarm Monitoring	actual					
Trash/Cleaning/Snow	actual		115 per month		1,380	
Electric	actual		50 per month		600	
Water	actual		600 per month		7,200	
<b>Expense/Unit= \$5,580</b>						
<b>TOTAL EXPENSES</b>						<b>66,880</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
529 S Bond St	Sep-22	1,415,000	3	10,600	471,667	11