

626 WASHINGTON BLVD

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:			INVESTMENT OFFERING:		
Loan-to-Value	75%				330,000
Loan Amount	247,500			SUGGESTED LOAN AMOUNT	247,500
Interest Rate	6.50%			ESTIMATED CLOSING COSTS	16,500
Term	30			TOTAL INVESTMENT	99,000
Monthly P & I	\$ 1,564.37			Price Per Unit	1 330,000
				Price Per Sq.Ft.	2,958 112

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Single Family	4 bedroom	month to month			2,100	2,800
GRM (actual) = 13.1		Total Monthly Rental Income			2,100	2,800
GRM (market) = 9.8		Effective Annual Income			25,200	33,600
Real Estate Taxes	actual	7/1/2023		287,500	6,785	
Special Benefits District	actual	\$ 0.00				
Ground Rent	none				0	
Insurance	budget	1200	per unit		1,200	
License - Baltimore City MFD	actual	30	per resid unit		30	
License Inspection	budget	100	per unit/3 years		33	
Lead Paint Registration Fee	actual	30	per resid unit		30	
Repairs & Maintenance	budget	2500	per unit		2,500	
Gas	actual	tenant pay	per month		0	
Electric	actual	tenant pay	per month		0	
Water	actual	tenant pay	per unit per mo		0	
Expense/Unit= \$10,580		31%			TOTAL EXPENSES	10,578
Cap Rate= 6.98%					NET OPERATING INCOME	23,022
DCR= 1.23					Less: Mortgage Payments:	18,772
ROI= 4.3%					Monthly Cash Flow:	\$354
					Annual Cash Flow:	4,249

COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price per Sq. Ft.	GRM
615 S Paca	Jan-22	282,500	2,160	2,000	131	9.8
634 S Paca	Jul-21	285,000	2,034		141	
621 S Paca	Jun-21	315,000	1,950		162	
648 Wahington	Mar-21	313,000	2,400		131	
545 S Paca	Jul-21		1,371	1,800		
665 Portland	Jul-21		1,350	1,800		



Call Will A. Cannon III

410 916 3331

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.

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