

2105 - 2109 MARYLAND AVENUE

COMPARABLE SALES

address	date sold	sales price	# units	monthly rent	price per unit	GRM
16-18 E 21st	Sep-22	790,000	8	7,350	98,750	9.0
2101 Maryland	Mar-22	815,000	7	9,436	116,429	7.2
20-22 W 25th	Jun-23	857,500	7	9,765	122,500	7.3
2116 N Charles	Aug-22	895,000	7	8,335	127,857	8.9
38-40 E 25th	ACTIVE	950,000	7	8,225	135,714	9.6
307 E 25th	Oct-22	410,000	3	3,591	136,667	9.5
1817 Maryland	Jan-21	2,400,000	15	17,050	160,000	11.7
Subject						
2105-9 Maryland	AS-IS	495,000	8		61,875	
	ARV	1,000,000	8	8,995	125,000	9.3



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.