

2105 - 2111 MARYLAND AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
2105 - 1	700 sq. ft. +/-					800
2107 - 1	500 sq. ft. +/-					600
2109 - 1	600 sq. ft. +/-	monthly	-	8/1/2019	550	900
2107 - Bsmt	2000 sq. ft. +/-	monthly	-	8/21/2019	855	2,000
2109 - 2F	1 BR	monthly	825	5/1/2017	825	1,000
2109 - 2R	2 BR					1,400
2109 - 3F	1 BR					1,000
2109 - 3R	Large 1 BR					1,250
2111 - A	3 BR					1,800
2111 - B	1 BR					995
Parking	7 Spaces				80	350
Total Monthly Rental Income					2,310	12,095
Total Gross Annual Income					27,720	145,140
Vacancy/Credit Loss					5%	(1,386) (7,257)
Total Gross Annual Income					26,334	137,883
Real Estate Taxes		2107	7/1/2023	573,800	13,542	
		2111	7/1/2023	275,867	6,510	
Special Benefits District Surcharge						1,062
Ground Rent		2105 Maryland				120
Insurance		budget			500 per unit	5,000
Leasing & Management		budget			5% of collections	6,894
License - Baltimore City MFD		actual			35 per resid unit	210
License Inspection		budget			75 per unit / 3 years	150
Lead Paint Registration Fee		actual			30 per resid unit	180
Repairs & Maintenance		budget			1,000 per unit	10,000
Snow Removal & Trash Cleanup		budget			100 per month	1,200
Public Service Electric		budget			50 per month	600
Water		budget			40 per unit/month	400
Expense/Unit= \$4,587						33%
					TOTAL EXPENSES	45,868
					NET OPERATING INCOME	92,015



Call Tom Fair

410 235 5200
mobile

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.

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.