

1110 SHIELDS PLACE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

Unit	Size	Average Rent	Avg Mkt Rent	Current Actual Rent	Market Rent
22	2 BR 1 Ba 750sf	805	875	17,710	19,250
Office	2 BR 1 Ba			805	875
Total Monthly Rental Income				18,515	20,125
Gross Annual Income				222,180	241,500
Vacancy / Credit Loss				12.0%	(26,662)
Effective Annual Income				195,518	212,520
Real Estate Taxes	actual	7/1/2023	575,000	13,570	
Tax Credit			-	0	
Special Benefits District Surcharge				0	
Ground Rent	none			0	
Insurance	budget	500 per unit		11,500	
License - Baltimore City MFD	actual	35 per resid unit		805	
License Inspection	budget	75 every 3 years		575	
Lead Paint Registration Fee	actual	30 per resid unit		690	
Property Management	budget	7.0% of collections		14,876	
Repairs & Maintenance	budget	1,250 per unit		28,750	
Elevator	budget	- per month		0	
Alarm	budget	- per month		0	
Gas & Electric	budget	200 per month		2,400	
Water	budget	0 per unit/month		0	
Expense/Unit= \$3,190	34%			TOTAL EXPENSES	73,166
Cap Rate= 9.29%				NET OPERATING INCOME	139,354
DCR= 1.49				Less: Mortgage Payments:	93,273
ROI = 10.2%				Monthly Cash Flow: \$3,840	Annual Cash Flow: 46,081

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
---------	-----------	-------------	---------	--------------	----------------	-----



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.

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.