

2636 NORTH CHARLES STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING	330,000
Loan-to-Value	80%	SOLD 11/27/2023	315,000
Loan Amount	252,000	SUGGESTED LOAN AMOUNT	252,000
Interest Rate	7.00%	ESTIMATED CLOSING COSTS	15,750
Term	30	TOTAL INVESTMENT	78,750
Monthly P & I	\$ 1,676.56	Price Per Unit	1 157,500
		Price Per Sq.Ft.	2,640 119

Unit	Size	Rent Per BR	Market Rent
2636	6 BR	600	3,600

GRM (actual) =	Total Monthly Rental Income	3,600
GRM (market) = 7.3	Total Gross Annual Income	43,200

Real Estate Taxes	2636 N Charles	7/1/2023	189,700	4,477
Special Benefits District Surcharge				237
Ground Rent	none			0
Insurance	budget	1,500 per unit		1,500
Repairs & Maintenance	budget	2,500 per unit		2,500
Public Service Electric	passed through to tenants			0
Public Service Gas	passed through to tenants			0
Water	passed through to tenants			0
Expense/Unit= \$8,720	20%			TOTAL EXPENSES 8,714
Cap Rate= 10.95%				NET OPERATING INCOME 34,486
DCR= 1.71				<i>Less: Mortgage Payments:</i> 20,119
ROI= 18.2%		Monthly Cash Flow:	\$1,197	Annual Cash Flow: 14,367

COMPARABLE SALES

address	date sold	sales price	sq ft	monthly rent	price per sq ft	GRM
3134 Abell	Oct-22	180,000	1,558		116	
124 W 27th	Apr-23	173,000	1,340	2,100	129	6.9
307 E University	Sep-23	359,000	2,424	2,800	148	10.7
332 E 28th	Feb-22	190,000	1,258	1,850	151	8.6
2722 Calvert	May-23	405,000	2,314		175	
2733 Calvert	Mar-23	499,000	2,596		192	



Call Tom Fair

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Seller's Exclusive Agent

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