

# 4711 1/2 - 4715 HARFORD ROAD

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>		<b>INVESTMENT OFFERING:</b>	995,000
Loan-to-Value	80%	<b>SOLD APRIL 2024:</b>	950,000
Loan Amount	760,000	<b>SUGGESTED LOAN AMOUNT</b>	760,000
Interest Rate	7.250%	<b>ESTIMATED CLOSING COSTS</b>	33,250
Term	25	<b>TOTAL INVESTMENT</b>	223,250
Monthly P & I	\$ 5,493.33	<b>Price Per Unit</b>	<b>8</b>
		<b>Price Per Sq.Ft.</b>	<b>9,404</b>
			<b>118,750</b>
			<b>101</b>

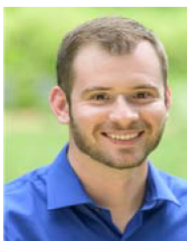
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
4711 A - Wellness	938 Sq. Ft	12/31/2028	1,200	11/16/2023	1,200	1,260
4711 B - Allstate	448 Sq. Ft.	12/31/2026	555	10/1/2015	640	672
4713 - Warehouse	2200 Sq. Ft. + Off	6/30/2024	3,900	2/1/2014	2,060	2,163
4715 - Framing	952 Sq. Ft.	7/31/2024	525	8/1/2015	925	1,200
3001 Rosekemp	2 BR 2 BA	7/31/2024	800	8/1/2014	925	1,500
Apt 1	1 BR	5/31/2024	525	5/12/2007	690	1,100
Apt 2F	2 BR	4/30/2024	525	4/8/2006	680	1,200
Apt 2R	1 BR	4/30/2024	800	5/1/2023	800	1,100
Parking	6 Spaces					250

<b>GRM (actual) = 10.5</b> <b>GRM (market) = 8.0</b>	Total Monthly Rental Income	7,920	10,445
	Gross Annual Income	95,040	125,340
	Vacancy / Credit Loss	5%	(4,752)
	<b>Effective Annual Income</b>	90,288	119,073

Real Estate Taxes	7/1/2024	521,900	12,317
Ground Rent	none		0
Leasing / Management	budget	5% of collections	5,954
Insurance	actual	annual	6,480
License - Baltimore City MFD	actual	35 per res unit/ year	140
Baltimore City Rental Inspection	budget	75 per res unit / 3 yr	100
Lead Paint Registration Fee	actual	0 lead free	0
Repairs & Maintenance	budget	1,000 per res unit	4,000
PS Electric	actual	21 per month	252
PS Water	budget	50 per month	4,800
<b>Expense/Unit= \$4,260</b>	29%		<b>TOTAL EXPENSES</b>
<b>Cap Rate= 8.95%</b>			<b>34,042</b>
<b>DCR= 1.29</b>			<b>NET OPERATING INCOME</b>
<b>ROI= 8.6%</b>			<b>85,031</b>
			<i>Less: Mortgage Payments:</i>
			65,920
		<b>Monthly Cash Flow:</b>	<b>\$1,593</b>
		<b>Annual Cash Flow:</b>	<b>19,111</b>

### COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	monthly rent	Price Per Sq. Ft.	GRM
4701 Harford	PENDING	699,000	10,000	6,667	70	8.7
2926 Cold Spring	Sep-23	525,000	5,376	5,950	98	7.4
8035 Harford	May-22	850,000	6,100	8,300	139	8.5
6711-19 Belair	Dec-21	950,000	6,489		146	



**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.