





» Location

85 Walking Score, 66 Transit Score, 77 Biking Scor and "A" Crime Grade. Zip Car area just across the street. Free Johns Hopkins Shuttle Bus stop at the front door. One block to Johns Hopkins University Homewood Campus.

1 Rental Condominium Unit

One East University Parkway, #1502 Charles Village, Baltimore City, 21218

2 Bedroom, 1.5 Bath Penthouse Level

» Property

BUILT 1965

ZONING R-10. Licensed for 1 Dwelling Unit.

LOT Block 3867, Lot 163.

SIZE 993 Sq. Ft. Gross Living Area.

LEAD Dust wipes per MDE standard.

BASED

PAINT

» Interior

KITCHEN Laminate cabinets and counters with ceramic tile

backsplash. 30" electric range, dishwasher, and garbage

disposal.

BATHS Modern vanities. Full bathroom features steel tub with

ceramic tile tub-surround.

WALLS & CEILINGS

Drywall throughout.

FLOORING Carpeted living areas. Laminate flooring in kitchen and

ceramic tile in bathrooms.

All utilities are included in the condominium fee, including

heat, air conditioning, water and electric.

» Building Amenities

SECURITY 24-Hour security and concierge.

PARKING Rental spaces available. \$50/month for owners,

\$125/month for tenants.

POOL Rooftop pool just steps away from this apartment.

Coin operated laundry facilities in the building.

Community room with kitchen available.



Will Cannon Cheryl Sadera 410-235-9500 410-235-9600



Tom Fair 410-235-5200

\$165,000 In Fee Simple \$904 monthly condominium fee

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.

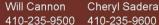


UNIVERSITY ONE #1502

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

				INVESTMENT	T OFFERING:	165,000
SUGGESTED FINANCING:				SOLD MAR 2024:		160,000
Loan-to-Value	75%			SUGGESTED	LOAN AMOUNT	120,000
Loan Amount	an Amount 120,000			ESTIMATED CLOSING COSTS		8,000
Interest Rate 6.625%				TOTALINVESTMENT		48,000
Term	30			Price Per Unit	1	160,000
Monthly P & I	\$768.37			Price Per Sq.Ft.	933	171
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1502	2 BR 1.5 BA	5/31/2024	1,975	6/1/2023	2,000	
The above tenant moves	out May 31, 2024.					
1502	2 BR 1.5 BA	5/31/2025	2,300	6/15/2024		2,300
The above tenant has sig	gned a lease starting	June 15, 2024.				
GRM (actual) =	6.7	Monthly Rent			2,000	2,300
GRM (market) =	5.8	Effective Annual Inc	come		24,000	27,600
Real Estate Taxes		actual	7/1/2024	101,033	2,384	
Condominium Fees		actual	904	per month	10,848	
Ground Rent		none			0	
Insurance		budget	600	per unit	600	
MDE Lead Registration		actual	30	per year	30	
Rental Registration		actual	30	per year	30	
Baltimore City Rental Inspection		budget	75	per 3 years	25	
Gas / Electric / Water		all utilities are included in the condominium fee				
Expense/Unit= \$14,460		52%			TOTAL EXPENSES	14,459
Cap Rate= 8.21%				NET	OPERATING INCOME	13,141
DCR= 1.43				Less	: Mortgage Payments:	9,220
RO	I= 8.2%	Month	nly Cash Flow:	\$327	Annual Cash Flow:	3,920
		COM	PARABLE S	ALES		
unit #	date sold	sales price	bedrooms	sq. ft.	price per sq. ft.	GRM
707	Oct-23	115,000	studio	550	209	
706	Sep-23	117,500	1	743	158	
611	Dec-23	162,500	2	1,150	141	
911	Apr-23	169,900	2	1,152	147	
1105	Jun-23	172,000	2	1,198	144	
1005	Jun-23	175,000	2	1,198	146	







Cheryl Sadera



Tom Fair 410-235-5200

Property offered equally 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. 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. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction. Ben Frederick Realty, Inc., Seller's Exclusive Broker

visit: https://BenFrederick.com