

# 871 HOLLINS STREET

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING	395,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	296,250
Loan Amount	296,250	ESTIMATED CLOSING COSTS	19,750
Interest Rate	7.00%	TOTAL INVESTMENT	118,500
Term	30	<b>Price Per Unit</b>	<b>3</b>
Monthly P & I	\$ 1,970.96	<b>Price Per Sq.Ft.</b>	<b>3,330</b>
			<b>131,667</b>
			<b>119</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1	3 BR 2 BA	monthly	1,350	3/1/2022	1,350	1,600
2	Studio	4/30/2024	275	4/28/1999	630	900
3	1 BR	monthly	650	9/5/2014	750	1,100

Tenants reimburse for utilities 251

<b>GRM (actual) = 12.1</b>	Total Monthly Rental Income	2,730	3,851
<b>GRM (market) = 8.5</b>	<b>Effective Annual Income</b>	32,760	46,208

Real Estate Taxes	actual	7/1/2024	228,467	5,392
Ground Rent	none			0
Insurance	budget	500 per unit		1,500
License - Baltimore City MFD	actual	35 per unit		105
License Inspections	budget	75 per unit/3 yrs		75
Lead Paint Registration Fee	actual	30 per unit		90
Repairs & Maintenance	budget	1,000 per unit		3,000
Public Service Gas	actual	101 per month		1,208
Public Service Electric	none	0 per month		0
Water	budget	50 per unit/month		1,800

<b>Expense/Unit= \$4,390</b>	29%	<b>TOTAL EXPENSES</b>	<b>13,170</b>
<b>Cap Rate= 8.36%</b>		<b>NET OPERATING INCOME</b>	<b>33,038</b>
<b>DCR= 1.40</b>		Less: Mortgage Payments:	23,652
<b>ROI= 7.9%</b>		<b>Monthly Cash Flow: \$782</b>	<b>Annual Cash Flow: 9,387</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2414 Saint Paul	Apr-24	429,000	5	4,225	85,800	8.5
830 Hollins	May-22	407,000	4	3,545	101,750	9.6
869 Lombard	Aug-23	385,000	3	3,100	128,333	10.3
828 Hollins	Jul-23	537,500	4		134,375	
868 Lombard	Mar-24	290,000	2	2,321	145,000	10.4
874 Washington	Aug-23	875,000	6		145,833	



Call Will A. Cannon III

**410 916 3331**

*Seller's Exclusive Agent*

**BenFrederick.com**  
**410-235-9500**

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