

# PORTFOLIO OF 4 RENTAL HOMES

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	
Loan-to-Value	75%		1,320,000
Loan Amount	990,000	SUGGESTED LOAN AMOUNT	990,000
Interest Rate	6.50%	ESTIMATED CLOSING COSTS	66,000
Term	30	TOTAL INVESTMENT	396,000
Monthly P & I	\$ 6,257.47	<b>Price Per Unit</b>	<b>4</b>
		<b>Price Per Sq.Ft.</b>	<b>7,902</b>
			<b>330,000</b>
			<b>167</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
2732 Guilford Avenue	4 BR 2 BA	9/30/2024	2,500	9/30/2022	2,625	2,750
2704 Guilford Avenue	4 BR 2 BA	11/30/2024	2,400	11/15/2022	2,400	2,550
2629 North Calvert Street	5 BR 3 BA	Monthly	2,800	7/18/2021	2,800	3,000
2612 Guilford Avenue	5 BR 2 BA	3/31/2025	4,050	3/9/2023	2,700	2,850
<b>GRM (actual) =</b>	<b>10.5</b>	Total Monthly Rental Income			10,525	11,150
<b>GRM (market) =</b>	<b>9.9</b>	<b>Effective Annual Income</b>			126,300	133,800

Real Estate Taxes	7/1/2024	2732 Guilford Avenue	205,933	4,860	
		2704 Guilford Avenue	200,300	4,727	
		2629 North Calvert Street	288,367	6,805	
		2612 Guilford Avenue	205,167	4,842	
Special Benefits District Surcharge				1,125	
Ground Rent	none			0	
Insurance	actual	1200 per unit		4,800	
License Inspections	budget	75 per unit / 3 yrs		100	
License - Baltimore City MFD	actual	30 per unit		120	
Lead Paint Registration Fee	actual	30 per unit		120	
Repairs & Maintenance	budget	2500 per unit		10,000	
Gas and Electric	paid by tenants	0 per month		0	
Water	paid by tenants	0 per month		0	
<b>Expense/Unit= \$9,380</b>	28%	<b>TOTAL EXPENSES</b>		<b>37,499</b>	
<b>Cap Rate= 7.30%</b>		<b>NET OPERATING INCOME</b>		<b>96,301</b>	
<b>DCR= 1.28</b>		Less: Mortgage Payments:		75,090	
<b>ROI= 5.4%</b>		<b>Monthly Cash Flow:</b>	<b>\$1,768</b>	<b>Annual Cash Flow:</b>	<b>21,211</b>

### COMPARABLE SALES

address	date sold	sales price	sq ft	monthly rent	price per sq ft	GRM
2627 Saint Paul	Mar-24	434,500	2,784		156	
312 E 28th	ACTIVE	199,900	1,244	1,500	161	11.1
2924 Guilford	Mar-24	350,000	2,174		161	
307 E University	Sep-23	359,000	2,139	4,000	168	7.5
103 E 32nd	Jun-23	332,500	1,702		195	
2905 Guilford	Oct-23	417,000	2,016	4,300	207	8.1
3022 Guilford	Jun-23	450,000	2,174	4,700	207	8.0
315 E 30th	PENDING	439,000	2,112		208	



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.