

# 225 EAST 33RD 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	6.75%	TOTAL INVESTMENT	118,500
Term	30	<b>Price Per Unit</b>	<b>1</b>
Monthly P & I	\$ 1,921.47	<b>Price Per Sq.Ft.</b>	<b>1,925</b>
			<b>320,000</b>
			<b>205</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Actual Rent	Market Rent
225 E 33rd	5 Bedroom					3,800

<b>GRM (actual) =</b>	Total Monthly Rental Income	-	3,800
<b>GRM (market) = 8.7</b>	<b>Effective Annual Income</b>	-	45,600

Real Estate Taxes	actual	7/1/2024	264,367	6,239	
Charles Village Benefits District	actual			330	
Ground Rent	none			0	
Insurance	budget	1500 per unit		1,500	
License - Baltimore City	actual	30 per resid unit		30	
Lead Paint Registration Fee	actual	30 per resid unit		30	
Rental Inspection	budget	75 per unit/3 yrs		25	
Repairs & Maintenance	budget	2500 per unit		2,500	
Electric	passed through to tenants			0	
Gas	passed through to tenants			0	
Water	passed through to tenants			0	
<b>Expense/Unit= \$10,660</b>	23%			<b>TOTAL EXPENSES</b>	<b>10,655</b>
<b>Cap Rate= 8.85%</b>				<b>NET OPERATING INCOME</b>	<b>34,945</b>
<b>DCR= 1.52</b>				<i>Less: Mortgage Payments:</i>	23,058
<b>ROI= 10.0%</b>				<b>Monthly Cash Flow:</b>	<b>\$991</b>
				<b>Annual Cash Flow:</b>	<b>11,888</b>

### COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price Per Sq. Ft.	GRM
328 E 33rd	Dec-21	260,000	1,780	2,500	146	8.7
307 E 33rd	Nov-21	251,000	1,582	2,125	159	9.8
307 E University	Sep-23	359,000	2,139	2,800	168	10.7
103 E 32nd	Jun-23	332,500	1,702		195	
3022 Guilford	Jun-23	450,000	2,174	4,700	207	8.0



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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.

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