

2071 DRUID PARK DRIVE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING	550,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	412,500
Loan Amount	412,500	ESTIMATED CLOSING COSTS	27,500
Interest Rate	6.85%	TOTAL INVESTMENT	165,000
Term	30	Price Per Unit	3 183,333
Monthly P & I	\$ 2,702.94	Price Per Sq.Ft.	2,430 226

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1	2 BR	10/6/2025	1,499	9/28/2023	1,549	1,649
2	2 BR	10/1/2025	1,300	11/7/2022	1,400	1,600
3	Studio	4/1/2025	1,025	3/2/2024	1,025	1,075
Parking	6 Car				150	300

Tenant Utility Reimbursement 182

GRM (actual) = 11.1	Total Monthly Rental Income	4,124	4,806
GRM (market) = 9.5	Total Gross Annual Income	49,488	57,672

Real Estate Taxes	actual	7/1/2025	168,400	3,974
Ground Rent	none			0
Insurance	budget	600 per unit		1,800
License - Baltimore City MFD	actual	35 per unit		105
Baltimore City Rental Inspection	budget	75 per unit /3 years		113
Lead Paint Registration Fee	actual	30 per unit		90
Repairs & Maintenance	budget	1,000 per unit		3,000
Public Service Electric	actual	32 per month		384
Water	budget	50 per unit per mo		1,800

Expense/Unit= \$3,760	20%	TOTAL EXPENSES	11,266
Cap Rate= 8.44%		NET OPERATING INCOME	46,406
DCR= 1.43		Less: Mortgage Payments:	32,435
ROI= 8.5%		Monthly Cash Flow: \$1,164	Annual Cash Flow: 13,971

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2820 Saint Paul	Mar-24	495,000	3	3,633	165,000	11.4
1602 Park	Apr-24	895,000	5	7,294	179,000	10.2
1722 Bolton	ACTIVE	545,000	3	4,700	181,667	9.7
1422 Madison	Apr-24	545,000	3	4,300	181,667	10.6
2808 N Calvert	Apr-24	580,000	3	4,800	193,333	10.1
2735 N Calvert	PENDING	625,000	3	4,690	208,333	11.1



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.