

519-521 NORTH CHARLES STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

							INVESTMENT OFFERING	1,695,000	
							Price Per Unit	13	130,385
							Price Per Sq.Ft.	17,000	100
RENT ROLL									
Unit	Tenant	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent			
519 #1	Vacant							2,700	
519 Charles #200	Tre'Amor Studio LLC	4/30/2026	2,100	5/1/2023	2,100	2,228			
519 #250A	East Coast Asset Group	monthly	1,000	3/16/2008	1,400	1,442			
519 Charles #250B	All Pro Glass	monthly	300	11/1/2007	385	400			
519 Charles #300	Yenor Inc.	7/31/2025	1,600	8/6/2022	1,600	1,656			
519 Charles #350	Intentional Healing Space LLC	12/31/2025	1,690	6/1/2022	2,353	2,414			
519 Charles #B	Simple Wellness	10/31/2026	1,450	10/22/2012	1,650	1,733			
519 #LL	East Coast Asset Group	monthly	0	5/1/2012	650	663			
521#1	Paris West Optical of Belvedere Square LLC	12/31/2033	1,409	1/1/2006	2,737	2,819			
521 #260B	Paris West Optical of Belvedere Square LLC	12/31/2033	400	5/15/2012	400	412			
521 #260	Focus Advertising & Marketing, Inc.	10/31/2025	1,250	11/1/2023	1,350	1,377			
521 #360	Residential Apartment Tenant	5/31/2025	1,199	5/1/2022	1,275	1,300			
521 #100	East Coast Asset Group	monthly	0	5/1/2012	750	773			
Parking	3 Spaces				300	300			
							Total Monthly Rental Income	16,950	20,216
							Total Gross Annual Income	203,400	242,593

EXPENSES					
Real Estate Taxes	519 Charles	7/1/2024	456,800	10,780	
	521 Charles		257,800	6,084	
Special Benefits District Surcharge				1,600	
Ground Rent	none			0	
Public Service Electric	actual	55 per month		660	
Water	budget	200 per month		2,400	
				ANNUAL EXPENSES	21,525

COMPARABLE SALES				
address	date sold	sales price	sq. ft.	Price Per Sq. Ft.
819 N Charles	Jun-23	480,000	6,000	80
210 E Lexington	Oct-22	1,100,000	10,880	101
923 N Calvert	Dec-22	550,000	5,292	104
527 N Charles	Feb-24	1,100,000	9,512	116
11 1/2 W Chase	Feb-24	477,000	3,465	138
1130 N Charles	Mar-24	863,050	5,800	149
924 N Charles	PENDING	1,500,000	9,260	162



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.