



Ben Frederick Realty, Inc.

Old York Road Garage & Fenced Lot Waverly



- Location** : Rear of 3514 Old York Rd, Waverly Neighborhood, Baltimore City, Maryland 21218
- Lot** : Known as City Block 4048, Lot 64. Lot is irregular shape, 59' frontage, 45 to 52 feet deep. Total land area is 2,891 sq.ft. Located in an R-6 Residential Zoning District.
- Mix** : 1 Garage, 1 fenced lot. Garage is approx 34' 5" x 45' 5" for a total of 1,431 sq.ft.
- Building** : One story, cinder block construction with vinyl siding on exterior. Roof is wood-joisted with built-up hot tar roof. One large drive-in door on the front, plus a drive-in door to the fenced yard. Improved with a private office in the front. Concrete floor. There is no water or sewer service to this building. 100 single phase and 3-phase electric service to the building. Brand new oil-fired forced warm air furnace.
- Amenities** : Located in a residential neighborhood just off of the 3500 block of York Rd.
- Financing** : Seller will hold a first mortgage for a qualified buyer (must have good credit at 15% downpayment)
- Offered at** : \$54,900 in fee simple [Click Here for Photo Gallery](#)
\$38 per sq.ft.
- Contact** : **Ben Frederick III, CCIM, Broker**
Ben Frederick Realty Inc. "Owner's Exclusive Agent"
Apartment and Investment Real Estate Specialist
410-435-5040, fax: 410-435-5041; www.BenFrederick.com



Investment Property Income and Expense Budget

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rnt	Market Rent
garage	1,431	monthly	-		375	650
GRM (actual) = 12.2		Total Monthly Rental Income			375	650
GRM (market) = 7.0		Annual Schedule Rental Income			4,500	7,800
		Vacancy/Credit Loss			5%	390
		Effective Gross Income				7,410
Real Estate Taxes		current actual			732	
Insurance		budget			500	
Repairs & Maintenance		budget			100	
Gas & Electric		none- tenants pay for any usage directly to BGE			0	
Water		none- no water or sewer service to this property			0	
Cap Rate= 11.07%		TOTAL EXPENSES				1,332
ROI= 11.1%		NET OPERATING INCOME				6,078

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