



Ben Frederick Realty, Inc.

**3412 Powhatan Ave**  
**3 Apartments**  
**Lake Ashburton**



**Location : 3412 Powhatan Ave**

Baltimore City, MD 21215

**Mix :** 1 One-Bedroom Apartments  
2 Two-Bedroom Apartments  
3 Apartments

**Lot :** 50' wide by 163' deep

**Zoned :** R-2 Licensed for 3 Dwelling Units

**Built :** 1920

**Block/Lot :** 2919 / 14

**GBA :** 2,956 sq ft

**Building :** Stucco finish over wood frame construction.

Brand New Asphalt Shingle roof. Wood frame windows. stone foundation. Steel

fire escape in rear. New pressure treated front porch. Large, spacious apartments with plaster walls, hardwood floors, several fire place mantels. Bathrooms typically have ceramic tile floor, cast iron tub, ceramic tile or vinyl tub surround, modern vanity. Kitchens are large eat-in with 30" electric range, refrigerator, modern wood cabinets with formica countertop and vinyl tile flooring.

Full, unfinished basement. Security doors on apartments and basement entry ways. Rear decks for each apartment.

**Utilities :** 1988 Slant Fin 170,000 btu oil-fired hot water radiator heating system. 2007 State gas-fired 72-gallon water heater.

2006 new electric service with 100 Amp circuit breaker service to each apartment. Copper main water line to the house; all interior pipes appear to be CVPVC. City Water, City Sewer, City Trash Pick-Up.

**Amenities :** View of Lake Ashburton at the end of the street. Coin operated washer & dryer in the basement.

**Environmental :** Asbestos insulation on heating pipes. 275-gallon oil tank in the basement. All apartments are in compliance with Lead Poisoning Prevention Program.

**Offered at :** \$199,000 in fee simple (no ground rent)  
\$67 per sq. ft.  
\$66,333 per unit

**Contact :** Ben Frederick III, CCIM, Broker

Ben Frederick Realty Inc. "Owner's Exclusive Agent"

*Apartment and Investment Real Estate Specialist for three generations.*

**410-435-5040, fax: 410-435-5041; www.BenFrederick.com**

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.

## 3412 Powhatan Ave

### Investment Property Income and Expense Budget

|                    |           |      |  |                         |                      |
|--------------------|-----------|------|--|-------------------------|----------------------|
| Proposed Financing |           |      |  | <b>Purchase Price</b>   | <b>199,000</b>       |
| Loan-to-Value      | 75%       |      |  | Proposed Financing      | 149,250              |
| Loan Amount        | 149,250   | Term |  | Estimated Closing Costs | 9,950                |
| Interest Rate      | 5.750%    | 30   |  | Total Investment        | 59,700               |
| Monthly Paymt      | \$ 870.98 |      |  | <b>Price Per Unit</b>   | <b>3      66,333</b> |

| Unit    | Size | Lease Expires | Sec Dep | Sec Dep Date | Current Actual Rent | Market Rent |
|---------|------|---------------|---------|--------------|---------------------|-------------|
| 1st Flr | 2 BR | 8/31/2009     | 950     | 8/30/07      | \$950               | 950         |
| 2nd Flr | 2 BR | 12/31/2009    | 875     | 8/9/07       | \$875               | 875         |
| 3rd Flr | 1 BR | 11/30/2009    | 600     | 12/7/07      | \$700               | 700         |

|                           |                               |        |        |
|---------------------------|-------------------------------|--------|--------|
| <b>GRM (actual) = 6.6</b> | Total Monthly Rental Income   | 2,525  | 2,525  |
| <b>GRM (market) = 6.6</b> | Annual Schedule Rental Income | 30,300 | 30,300 |

|                         |                                      |       |
|-------------------------|--------------------------------------|-------|
| Real Estate Taxes       | current actual                       | 2,784 |
| Ground Rent             |                                      | 0     |
| Insurance               | budget      400 per unit             | 1,200 |
| License-Balto City MFD  | actual      35 per resid unit        | 105   |
| Lead Paint Registration | actual      15 per resid unit        | 45    |
| Repairs & Maintenance   | budget      750 per unit per yea     | 2,250 |
| Gas                     | actual      53 per BGE               | 639   |
| Electric Hall lights    | actual      22 per BGE               | 270   |
| Oil Heat                | 850 gallons @ \$ 3.40 actual per McC | 2,889 |
| Water                   | actual      31 avg per unit/qtr      | 375   |

|                              |                             |               |
|------------------------------|-----------------------------|---------------|
| <b>Expense/Unit= \$3,520</b> | <b>TOTAL EXPENSES</b>       | <b>10,557</b> |
| <b>Cap Rate= 9.92%</b>       | <b>NET OPERATING INCOME</b> | <b>19,743</b> |

|                   |                         |                        |       |
|-------------------|-------------------------|------------------------|-------|
| <b>DCR= 1.89</b>  | Less: Mortgage Payments | 10,452                 |       |
| <b>ROI= 15.6%</b> | <b>\$774</b>            | Cash Flow Before Taxes | 9,291 |

Based on the above, Property has a "Cap Rate" of 9.9% So, if you invest all cash in the Property, you would get a 9.9% return on your money before income taxes. Based on the above financing & purchase price, you earn a return of 15.6% on your \$59,700 initial investment before considering the impact of federal and state income taxes.

Every effort is made to present complete and accurate information; however, no warranty or guarantee is provided.

Purchasers are advised to verify information to Purchaser's own satisfaction

**Ben Frederick III, CCIM is your Investment Real Estate Specialist. 410-435-5040 www.BenFrederick.com**

#### Comparable Sales

| address            | date sold | sales price | # units | Monthly Rent    | Price per Unit | GRM |
|--------------------|-----------|-------------|---------|-----------------|----------------|-----|
| 3708 Liberty Heigh | Jun-07    | 235,000     | 3       | 2,085           | 78,333         | 9.4 |
| 2217 Elsinore Ave  | Nov-07    | 175,000     | 3       | vacant foreclos | 58,333         |     |

