

1725/1729 EAST LOMBARD STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	940,000
Loan Amount	705,000	ESTIMATED CLOSING COSTS	705,000
Interest Rate	4.00%	TOTAL INVESTMENT	47,000
Term	25		282,000
Monthly P & I	\$ 3,721.25	Price Per Unit	4
		Price Per Sq.Ft.	6,400
			235,000
			147

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
Retail	2700 sq. ft.	7/31/2023	3,500	8/1/2018	2,800	3,500
1	2 Bed/ 2 Bth	2/28/2022	1,220	3/1/2021	1,220	1,450
2	2 Bed/ 2 Bth	6/30/2021	1,220	1/1/2021	1,220	1,300
Townhome	2 Bed/ 3 Bth	6/1/2022	1,950	6/1/2021	1,950	2,000

Total Monthly Rental Income	7,190	8,250
Gross Annual Income	86,280	99,000
Vacancy / Credit Loss	5.0%	(4,314)
Effective Annual Income	81,966	94,050

Real Estate Taxes	actual	7/1/2021	560,400	13,225
Ground Rent	none			
Insurance	budget	500 per unit		2,000
License - Baltimore City MFD	actual	35 per resid unit		140
Lead Paint Registration Fee	actual	30 per resid unit		120
Property Management	budget	5.0% of collections		4,703
Repairs & Maintenance	budget	750 per unit		3,000
Gas & Electric	tenants pay			
Water	Retail pays 60%	20 per month		240
Expense/Unit= \$5,860	25%			
Cap Rate= 7.51%				
DCR= 1.58				
ROI= 9.2%				
			TOTAL EXPENSES	23,428
			NET OPERATING INCOME	70,622
			Less: Mortgage Payments:	44,655
		Monthly Cash Flow:	\$2,164	Annual Cash Flow:
				25,967

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
1701 Linden Ave.	Jan-20	765,000	4	7,325	191,250	8.7
146 Lanvale St	Oct-19	375,000	2		187,500	
105 W Saratoga	Feb-19	535,000	4	4,894	133,750	9.1
101 W Lexington	Mar-20	1,325,000	8	12,100	165,625	9.1



Call Will A. Cannon III

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Seller's Exclusive Agent

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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.