

# 4506 FURLEY AVENUE

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

<b>SUGGESTED FINANCING:</b>		<b>INVESTMENT OFFERING:</b>		265,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT		198,750
Loan Amount	198,750	ESTIMATED CLOSING COSTS		13,250
Interest Rate	3.50%	TOTAL INVESTMENT		79,500
Term	30	<b>Price Per Unit</b>	<b>2</b>	<b>132,500</b>
Monthly P & I	\$ 892.48	<b>Price Per Sq.Ft.</b>	<b>1,520</b>	<b>174</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1st flr	3 BR	monthly	1,300	1/16/2020	1,300	1,350
2nd flr	1 BR	monthly	800	2/16/2017	800	850
Parking Pad	4 Car					100

<b>GRM (actual) = 10.5</b>	Total Monthly Rental Income	2,100	2,300
<b>GRM (market) = 9.6</b>	Total Gross Annual Income	25,200	27,600

Real Estate Taxes	actual	7/1/2021	146,600	3,460
Ground Rent	none			0
Insurance	budget	400 per unit		800
License - Baltimore City MFD	actual	30 per resid unit		60
Lead Paint Registration Fee	actual	30 per resid unit		60
License inspection	budget	75 per unit/3yr		50
Repairs & Maintenance	budget	1,000 per unit		2,000
Public Service BGE	none	0 per month		0
Water	budget	40 per unit per mo		960

<b>Expense/Unit= \$3,700</b>	27%	<b>TOTAL EXPENSES</b>	<b>7,390</b>
<b>Cap Rate= 7.63%</b>		<b>NET OPERATING INCOME</b>	<b>20,210</b>
<b>DCR= 1.89</b>		Less: Mortgage Payments:	10,710
<b>ROI= 12.0%</b>		<b>Monthly Cash Flow: \$792</b>	<b>Annual Cash Flow: 9,501</b>

### COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
6403 Ridge	PENDING	185,000	2	2,147	92,500	7.2
3205 Evergreen	Nov-20	196,000	2	2,200	98,000	7.4
5903 Greenhill	Dec-20	199,900	2	1,650	99,950	10.1
2900 Ailsa	PENDING	300,000	3	3,200	100,000	7.8
2908 Louise	Sep-20	220,000	2	2,085	110,000	8.8
3805 Chesley	Nov-20	395,000	3	3,150	131,667	10.4
10 Maple	Sep-20	395,000	3	3,400	131,667	9.7
2814 Montebello	PENDING	279,900	2 -		139,950 -	
4613 Furley	Nov-20	154,900	1	1,500	154,900	8.6



**Call Tom Fair**

**410 235 5200**

mobile

**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.