

310 EAST LANVALE STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:		795,000		
Loan-to-Value	75.0%	SUGGESTED LOAN AMOUNT		596,250		
Loan Amount	596,250	ESTIMATED CLOSING COSTS		39,750		
Interest Rate	3.50%	TOTAL INVESTMENT		238,500		
Term	30	Price Per Unit	4	198,750		
Monthly P & I	\$ 2,677.43	Price Per Sq.Ft.	2,652	300		
Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Actual Rent	Market Rent
1 - Terrace	1 BR	5/31/2022	1,350	6/1/2020	1,155	1,175
2 - 1st Floor	2 BR / 2 BA	2/28/2022	1,250	2/20/2021	1,250	1,325
3 - 2nd Floor	2 BR / 2 BA	2/28/2022	1,250	2/6/2021	1,250	1,325
4 - 3rd Floor	2 BR / 2 BA	7/31/2021	1,600	8/1/2020	1,648	1,650
Parking	1 Car	7/31/2021			75	75
GRM (actual) = 12.3	Total Monthly Rental Income				5,378	5,550
GRM (market) = 11.9	<i>Effective Annual Income</i>				64,536	66,600
Real Estate Taxes	actual	7/1/2021	166,333		3,925	
budget for tax increase: none, 8 years remain on CHAP tax credit					0	
Ground Rent	actual	130	per year		130	
Insurance	budget	400	per unit		1,600	
Baltimore City Rental Registration	actual	35	per unit		140	
Lead Paint Registration Fee	lead free limited	75	per 2/yr		38	
Rental Inspection	budget	100	per unit/3 yrs		133	
Repairs & Maintenance	budget	1000	per unit		4,000	
Fire Alarm Monitoring	budget	45	per month		540	
Electric Public Service	actual	93	per month		1,116	
Gas Public Service	none	0	per month		0	
Water	passed through to tenants				0	
Expense/Unit= \$2,910	17%	TOTAL EXPENSES			11,622	
Cap Rate= 6.92%		NET OPERATING INCOME			54,978	
DCR= 1.71		Less: Mortgage Payments:			32,129	
ROI= 9.6%		Monthly Cash Flow:	\$1,904	Annual Cash Flow:	22,849	

COMPARABLE SALES

address	date sold	sales price	# units	monthly rent	price per unit	GRM
2115 Saint Paul	Nov-20	450,000	3	3,430	150,000	10.9
2703 N Calvert	PENDING	580,000	4	4,975	145,000	9.7
2645 Charles	Apr-21	510,000	3	4,600	170,000	9.2
2735 N Calvert	Mar-21	525,000	3	vacant	175,000	
1113 N Calvert	Jan-21	749,999	4	5,808	187,500	10.8
1125 Saint Paul	PENDING	835,000	4	6,035	208,750	11.5



Call Tom Fair

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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.