

# 3401 MONDAWMIN AVE.

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	
Loan-to-Value	75%	SOLD 3/4/22	170,000
Loan Amount	127,500	SUGGESTED LOAN AMOUNT	127,500
Interest Rate	3.50%	ESTIMATED CLOSING COSTS	8,500
Term	30	TOTAL INVESTMENT	51,000
Monthly P & I	\$ 572.53	<b>Price Per Unit</b>	<b>1 170,000</b>
		<b>Price Per Sq.Ft.</b>	<b>1,998 85</b>

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
3401	6 BD / 3 BA	monthly	1,300	7/17/2019	2,218	2,218
<b>GRM (actual) = 6.4</b>		Total Monthly Rental Income			2,218	2,218
<b>GRM (market) = 6.4</b>		<b>Effective Annual Income</b>			26,616	26,616
Real Estate Taxes	actual	7/1/2022	137,000		3,233	
Special Benefits District	none	\$	0.00			
Ground Rent	actual				90	
Insurance	budget	1000	per unit		1,000	
License - Baltimore City MFD	actual	30	per resid unit		30	
License Inspection	budget	100	per unit/3 years		33	
Lead Paint Registration Fee	actual	0	per resid unit		0	
Repairs & Maintenance	budget	1250	per unit		1,250	
Water	actual	281	PER MONTH		3,372	
<b>Expense/Unit= \$9,010</b>	34%			<b>TOTAL EXPENSES</b>	<b>9,009</b>	
<b>Cap Rate= 10.36%</b>				<b>NET OPERATING INCOME</b>	<b>17,607</b>	
<b>DCR= 2.56</b>				<i>Less: Mortgage Payments:</i>	6,870	
<b>ROI= 21.1%</b>		<b>Monthly Cash Flow:</b>	<b>\$895</b>	<b>Annual Cash Flow:</b>	<b>10,737</b>	

### COMPARABLE SALES

address	date sold	sales price	Sq Ft	Price Per Sq Ft
2612 Allendale	Pending	159,900	1,686	94.8
2610 Elsinore	Sep-21	161,000	1,914	84.1
2610 Chelsea	Sep-21	184,000	3,072	59.9
3327 Alto Road	May-21	195,000	2,214	88.1
2207 Chelsea	Jul-21	180,000	2,730	65.9



**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.