BEN FREDERICK REALTY
BALTIMORE'S APARTMENT PROPERTY SPECIALIST

# 3425 KESWICK ROAD

## INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

| SUGGESTED FINANCING: | | | INVESTMENT OFFERING: | | 625,000 |
|---|---|---|---|---|---|
| Loan-to-Value | 75% | | SUGGESTED LOAN AMOUNT | | 468,750 |
| Loan Amount | 468,750 | | ESTIMATED CLOSING COSTS | | 31,250 |
| Interest Rate | 5.50% | | TOTAL INVESTMENT | | 187,500 |
| Term | 30 | | **Price Per Unit** | **3** | **208,333** |
| Monthly P & I | $ 2,661.51 | | **Price Per Sq.Ft.** | **1,792** | **349** |

| Unit | Size | Lease Expires | Sec Dep | Sec Dep Date | Current Actual Rent | Market Rent |
|---|---|---|---|---|---|---|
| Owner's Unit | 1 Bedroom | | owner occupied | | - | 2,000 |
| Apt 2 | 1 Bedroom | | 1,325 | 5/3/2021 | 1,450 | 1,500 |
| Apt 1 | 1 Bedroom | 5/31/2022 | 1,100 | 5/3/2021 | 1,200 | 1,250 |
| Garage | 1 Car | monthly | - | | - | 100 |
| Garage | 1 Car | monthly | - | | - | 100 |
| **GRM (actual) = 19.7** | | Total Monthly Rental Income | | | 2,650 | 4,950 |
| **GRM (market) = 10.5** | | Total Gross Annual Income | | | 31,800 | 59,400 |

| | | | | | |
|---|---|---|---|---|---|
| Real Estate Taxes | actual | 7/1/2022 | 222,500 | 5,251 | |
| Insurance | budget | 800 | per unit | 2,400 | |
| License - Baltimore City MFD | actual | 35 | per resid unit | 105 | |
| Baltimore City Rental Inspection | actual | 95 | /unit, every 3 yea | 95 | |
| Lead Paint Registration Fee | actual | 30 | per resid unit | 90 | |
| Repairs & Maintenance | budget | 750 | per unit | 2,250 | |
| Electric for Garages | actual | 15 | per month | 180 | |
| Water | actual | 49 | per unit/mo | 1,764 | |
| **Expense/Unit= $4,050** | 20% | | | ***TOTAL EXPENSES*** | ***12,135*** |
| **Cap Rate= 7.56%** | | | | ***NET OPERATING INCOME*** | ***47,265*** |
| **DCR= 1.48** | | | | *Less: Mortgage Payments:* | 31,938 |
| **ROI= 8.2%** | | ***Monthly Cash Flow:*** | ***$1,277*** | ***Annual Cash Flow:*** | ***15,327*** |

## COMPARABLE SALES

| address | date sold | sales price | # units | Monthly Rent | Price per Unit | GRM |
|---|---|---|---|---|---|---|
| 713 W 33rd | Mar-21 | 470,000 | 3 | 4,085 | 156,667 | 9.6 |
| 5107 Roland Ave | Apr-21 | 575,000 | 4 | 4,865 | 143,750 | 9.8 |
| 2745 Calvert | Mar-22 | 591,000 | 4 | 4,945 | 147,750 | 10.0 |
| 4103 Roland | PNDING | 550,000 | 3 | 4,025 | 183,333 | 11.4 |
| 4101 Roland | PNDING | 550,000 | 3 | 3,979 | 183,333 | 11.5 |
| 2815 St Paul | May-22 | 630,000 | 3 | 4,426 | 210,000 | 11.9 |
| 2024 Calvert | Jan-22 | 790,000 | 4 | 5,089 | 197,500 | 12.9 |
| 2020 Calvert | Feb-22 | 790,000 | 4 | 4,876 | 197,500 | 13.5 |
| 2022 Calvert | Feb-22 | 775,000 | 3 | 4,626 | 258,333 | 14.0 |

*Call Cheryl Sadera*

**410 688 1348**

*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.


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