

312 E BELVEDERE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent	
1ST Floor	2 BR 2 BATH				-	1,100	
2ND Floor	1 BR 1 BATH	5/31/2021	750	8/7/2018	925	950	
GRM (actual) = 17.6		Total Monthly Rental Income				925	2,050
GRM (market) = 7.9		Total Gross Annual Income				11,100	24,600
Real Estate Taxes		7/1/2022	160,667		3,792		
Ground Rent	none				0		
Insurance	budget		800 per unit		1,600		
License - Baltimore City Rental	actual		30 per resid unit		60		
Baltimore City Rental Inspection	budget		75 per unit / 3 years		50		
Lead Paint Registration Fee	actual		30 per resid unit		60		
Repairs & Maintenance	budget		1,500 per unit		3,000		
Water	pass thru to tenant		- per month		0		
Electric			25 per month		300		
Expense/Unit= \$4,440						TOTAL EXPENSES	8,862
Cap Rate= 8.07%						NET OPERATING INCOME	15,738
DCR= 1.50						<i>Less: Mortgage Payments:</i>	10,522
ROI= 8.9%						Monthly Cash Flow:	\$435
				Annual Cash Flow:		5,216	

COMPARABLE SALES

address	date sold	sales price	Sq. Ft.	Monthly Rent	Price per Sq. Ft.	GRM
909 Saint Dunstar	Apr-22	159,900	1,452	1,675	110	8.0
6107 Parkway	Apr-21	175,000	1,408	1,770	124	8.2
6155 Parkway	Sep-21	177,665	1,408	1,775	126	8.3
6162 Parkway	Sep-21	183,000	1,408	-	130	
1113 Gleneagle	May-22	210,000	1,452	1,775	145	9.9
362 E Belvedere	Dec-21	246,000	1,496	3,025	164	6.8



Call Cheryl Sadera

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Seller's Exclusive Agent

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