

United Victor Realty

Present

- **34 Unit Self Contained Fully Renovated**
- **Apartment building**
- **(AKNA) N Rosedale Ave Baltimore City, MD**
- **Near Coppin State University**

- 40,000 sf 3 story Class A apts
- Individual HVAC each unit
- Bulk NNN lease in place can be assumed or cancelled after 6-30-11 Bulk Rent \$12,483
- Tree Lined block
- Can be delivered with 50% vacancy optional.
- Mixture of 1-2-3 Bdrm units. 6-1bd, 18-2bd, 9-3bd, 1 studio used as mgmt ofc.
- First mortgage \$846k @7% 30yr amor
- Huge Rent roll upside currently under market and should be over 30k per mo, Mkt rents 1-bd \$950, 2-bd \$1,250, 3-bd \$1,750
- Plot 200 x 90 built 60x200
- Free Market Rentals
- All amenities, intercom, carpeting, new kitchens and baths, climate control

NOTE: There is a bulk lease/option in place which expires 6-30-11. Buyer has option to renew or cancel lease as of this date. Single tenant manages bldg and collects all rents. Current bulk rent is \$12,483 mo including \$1,574 monthly taxes and insurance.

RENTS: It is reported that 50% of the units are rented with leases and 50% are used as transient college dorm rentals at higher rates.

To receive the complete details and Financials on this property, kindly submit Letter of Intent and Proof of Funds to the following:

Mr. Jack Elmann
United Victor Realty,
2248 East 12th Street
Brooklyn, NY 11229
WWW.JEREALTY.NET

REF: (AKNA) N Rosedale Ave Baltimore City, MD


Kindly submit your request via Fax# (718) 375-0843 or via email to: jack.elmann@gmail.com
The Seller will release full details including hotel Financials within 72-Hours.

Best regards.



Jack Elmann
Licensed RE Agent

34 Units Baltimore, MD Apartments Building

Financial Overview Annualized Operating Data			Offering Data			
			Address: (AKNA) Rosedale Street Baltimore, MD 21216			
			INCOME	%	Current	
			Gross Income (Potential)			\$287,100.00
			Commercial Income			\$0.00
			Vacancy (Actual)		5.00%	\$14,355.00
			Gross Income			\$272,745.00
			Less: Expenses			\$67,024.00
			Net Operating Income (Potential)			\$205,721.00
			Debt Service			\$100,278.00
			Net Cash Flow After Debt Service			\$105,443.00
Total Return Cash on Cash Current		16.74%	\$105,443.00			
OFFERING SUMMARY			EXPENSES			
	%	Price			Current	
Price		\$2,100,000.00	Real Estate Taxes		\$21,000.00	
Proposed Purchase Mortgage	70%	\$1,470,000.00	Insurance		\$7,124.00	
Cash Down	30%	\$630,000.00	Fuel & Gas		\$0.00	
Loan Type		Posed New	Electricity (common area only)		\$11,000.00	
Interest Rate/Amortization	5.5%	\$8,356.50	Water & Sewer		\$3,000.00	
Units Commercial		0	Repairs & Maintenance projection		\$6,500.00	
Units Residential		34	Supply		\$3,500.00	
Price Per Unit		\$61,764.71	Janitor / cleaning		\$5,200.00	
Price Per SF		\$52.50	Cleaning & Maintenance		\$4,200.00	
Year Built		1925	Ground Maintenance		\$500.00	
Lot Size sf (200 x 90) Apprx		18,000	Miscellaneous		\$3,000.00	
Building SF (GLA)		40,000	Legal		\$2,000.00	
Stories		3	Total Expenses		\$67,024.00	
Cap Rate (Potential)		9.80%	Expenses per Unit		\$1,971.29	
GIM		7.31	Expenses per SF		\$1.68	
Ownership		Fee simple				

