



16-Bed Recovery Center in Hamilton

3211 Batavia Avenue
Hamilton-Waltherson, Baltimore City, 21214

2 Single Rooms
7 Double Rooms

» *Property*

BUILT 1920. Gut renovated in 2024.
ZONING R-3. Permitted for a recovery center for up to 16 residents.
LOT Block 5798, Lot 009. 108' x 212'.
SIZE 3,805 sq. ft. above grade living area.

» *Interior*

KITCHEN Granite counters and wood cabinets. Stainless appliances include 2 refrigerators, dishwasher, built-in microwave, gas range, and garbage disposal.
BATHS One half bath with modern vanities. Three full baths with shower stalls featuring ceramic tile surrounds and updated vanities.
FINISHES, ADA FEATURES Laminate flooring throughout living areas; ceramic tile in bathrooms. Drywall walls and ceilings. Chairlifts installed along interior staircases.
FIRE SAFETY Building is fully sprinklered.

» *Environmental*

ASBESTOS None observed.
OIL TANK None observed.
LEAD STATUS No lead certification required.

» *Exterior*

CONSTRUCT Frame construction with vinyl siding; stone foundation.
ROOF Asphalt shingle roof.
WINDOWS Vinyl replacement windows.
PARKING Concrete and gravel parking pad.
FIRE ESCAPE Wood fire escape on rear.
ADA ACCESS ADA-accessible entry ramp on east side of house.

» *Utilities*

HVAC Gas-fired 90+ AFUE Rheem furnace with dual-zone central air conditioning. Additional electric heat pump located in attic with independent thermostat.
HOT WATER Rheem 50-gallon electric water heater.
ELECTRIC 1 electric meter; 200-amp service.
GAS 1 gas meter.
PLUMBING Observable supply lines are C-PVC; observable drain lines are PVC.
TRASH Baltimore City trash and recycling pickup included in property taxes.



Will Cannon
410-916-3331



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

\$1,200,000 in Fee Simple.
\$315 per sq. ft.

Equal Housing Opportunity: Offered without regard to race, religion, color, creed, sex, marital & family status, disability, and other protected classes. Subject to prior sale & withdrawal at any time in the owner's discretion. Information believed accurate and from reliable sources; however, Owner, Ben Frederick Realty, Inc. nor any of its agents make any warranties or representations about the Property, its condition, its components, its financial performance, nor this information. Ben Frederick Realty, Inc. is the Owner's exclusive Broker.

3 2 1 1 BATAVIA AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:			INVESTMENT OFFERING:		1,200,000
Loan-to-Value	75%		SUGGESTED LOAN AMOUNT		900,000
Loan Amount	900,000		ESTIMATED CLOSING COSTS		69,000
Interest Rate	6.50%		TOTAL INVESTMENT		369,000
Term	30		Price Per Unit	1	1,200,000
Monthly P & I	\$ 5,688.61		Price Per Sq.Ft.	3,805	315
Tenant	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
16 Resident Recovery Home	8/31/2030	10,100	8/22/2025	10,100	10,405
<i>Water Bill Reimbursement</i>				500	500
GRM (actual) = 9.4		Total Monthly Income		10,600	10,905
GRM (market) = 9.2		<i>Effective Annual Income</i>		127,200	130,860
Real Estate Taxes		7/1/2026	310,300	7,323	
	budget for tax increase		500,000	11,800	
Ground Rent	none			0	
Insurance	budget	2,500 per unit		2,500	
License - Baltimore City MFD	actual	0 per apt		0	
License Inspection	budget	0 per apt / 2 yrs		0	
Lead Paint Registration Fee	actual	0 per apt		0	
Repairs & Maintenance	paid by tenant	0 per year		0	
Gas	paid by tenant	0 per month		0	
Electric	paid by tenant	0 per month		0	
Water	budget	500 per month		6,000	
Expense/Unit= \$27,630				TOTAL EXPENSES	27,623
Cap Rate= 8.60%				NET OPERATING INCOME	103,237
DCR= 1.51				<i>Less: Mortgage Payments:</i>	68,263
ROI= 9.5%				Monthly Cash Flow:	\$2,914
				Annual Cash Flow:	34,974

COMPARABLE SALES

address	date sold	sales price	sq ft	monthly rent	price per sq ft	GRM
416 Eastern	Jun-24	600,000	5,664	5,534	106	9.0
14-16 Madison	Mar-24	2,821,720	13,128	26,000	215	9.0
3625 Fairview	May-24	675,000	3,015		224	
615 N Carrollton	Apr-24	900,000	3,687	9,000	244	8.3
2926 Harford	Jul-24	1,775,000	6,126		290	
1400 Light	May-25	700,000	3,136	7,000	223	8.3



Will Cannon
410-235-9500



Cheryl Sadera
410-235-9600



Tom Fair
410-235-5200

Property offered equally 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. 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. All information should be considered as observed by Broker. Purchaser is advised to verify all information to Purchaser's satisfaction.

Ben Frederick Realty, Inc., Seller's Exclusive Broker
visit: <https://BenFrederick.com>

Illustration of the **Four Components of "Return on Investment"**

1 **Cash Flow**

This first and perhaps most obvious component is "cash flow" - rental income minus expenses - or how much cash ends up in your pocket.

130,860	+	Rental Income
27,623	-	Operating Expenses
72,922	-	Mortgage Payments
<hr/>		
30,315	=	Cash Flow
369,000	/	Downpayment + Closing Costs
8.2%	=	Return on Investment from Cash Flow

2 **Appreciation**

As the value of the property increases, your return on investment increases.

1,200,000	=	Acquisition Price
5%	*	First Year Appreciation
1,260,000	=	Value at the end of Year 1.
<hr/>		
60,000	=	Amount of Value Increase
369,000	/	Downpayment + Closing Costs
16%	=	Return on Investment from Appreciation

3 **Equity Build-Up**

6.50% 25 \$ 6,076.86

Even if the property did not increase in value, Equity will increase solely from paying down the mortgage.

900,000	=	Loan Amount at Closing
885,140	=	Loan Amount at the end of Year 1
<hr/>		
14,860	-	Equity Build-Up in Year 1
369,000	/	Downpayment + Closing Costs
4.0%	=	Return on Investment from Equity Build-Up

4 **Tax Benefits**

One pays less income taxes on a real estate investment than on other investment vehicles.

103,237	=	Cash Flow Before Loan Payments (rents less expenses)
25,500	-	Depreciation (assumes 15% land, 30 year recovery)
58,062	-	Mortgage Interest
19,674	=	Taxable Income Year 1
15,740		Less 20% Exclusion for LLC Ownership under new tax law
37%	*	Marginal Tax Rate
5,823.63	=	Federal Income Tax
5,824		Federal Income Tax
30,315	/	Cash Flow
19.2%	=	Effective Tax Rate on This Investment
11,216	=	Tax if Cash Flow came from a non-preferred investment vehicle
5,824	-	Tax from this preferred investment vehicle.
<hr/>		
5,393	=	Income Tax Savings
1.5%	=	Return on Investment from Tax Savings

Total / Summary

1:	30,315	Cash Flow
2:	60,000	Appreciation Year 1
3:	14,860	Equity Build Up Year 1
4:	5,393	Tax Savings Year 1
<hr/>		
	110,567	Total Return from this Investment
	369,000	Downpayment + Closing Costs
	30.0%	Total Return from this Investment

