

## 1234-1236 W Pratt St Baltimore, MD 21223

### Pro-Forma Income

Auto and Tire Shop	\$ 4,500.00
Convenience Store	\$ 2,000.00
2nd Floor # 1	\$ -
2nd Floor # 2	\$ -
Total	\$ 6,500.00
Annual	\$ 78,000.00

### Pro-Forma after Improvements Income

Auto and Tire Shop	\$ 4,500.00
Convenience Store	\$ 2,000.00
2nd Floor # 1 (v)	\$ 1,250.00
2nd Floor # 2 (v)	\$ 1,250.00
Total	\$ 9,000.00
Annual	\$ 108,000.00

### Expenses

Current Taxes	\$ 4,168.00
Insurance	\$ 9,600.00
5% Management	\$ 3,900.00
Licensing/legal	\$ 1,000.00

Total \$18,668

### Expenses

Future Est. Taxes	\$ 9,422.00
Insurance	\$ 9,600.00
5% Management	\$ 5,400.00
Licensing/legal	\$ 1,000.00

Total \$25,422

NOI \$ 59,332.00

NOI \$ 82,578.00

Purchase Price \$ 700,000.00

Cap Rate 8.48%

Purchase Price \$ 700,000.00

Improvements \$ 50,000.00

Total Investment \$ 750,000.00

Cap Rate 11.01%

### Notes

V - both second floor units are vacant and need improvements

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