

38-40 E 25th St

BALTIMORE, MD



7-SELF CONTAINED APARTMENTS, COMMERCIAL & OFFICE SPACE

KW COMMERCIAL
231 Najoles Rd,
Suite 100
Millersville, MD 21108

PRESENTED BY:

NICHOLAS PISCATELLI
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BALTIMORE, MD

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
NUMBER OF UNITS:	7
CAP RATE:	5.66%
NOI:	\$62,314
LOT SIZE:	0.074 Acres
BUILDING SIZE:	9,755 SF
RENOVATED:	2005
ZONING:	C-1
MARKET:	Midtown
SUBMARKET:	Charles Village
PRICE / SF:	\$112.76

PROPERTY OVERVIEW

2 large attached mixed use buildings on prime corner in Charles Village. 7- Self contained units. Untapped further potential in commercial spaces

PROPERTY HIGHLIGHTS

- 2 buildings on prime corner in Charles Village
- Mixed use- apartments, office and commercial spaces
- 7-self contained units
- 9755 SF+/-
- 2-highly visible commercial spaces
- Commercial space includes former liquor store, bar and large eat-in deli.
- Highly visible corner on 2 busy thoroughfares.
- Office suite has full bath
- Most apartments are 2 Bedrooms with 2 full bathrooms
- Large 2000+ SF unfinished basement

Property Details

SALE PRICE

\$1,100,000

LOCATION INFORMATION

Building Name	38-40 E 25th St
Street Address	38-40 East 25th St
City, State, Zip	Baltimore, MD 21218
County/Township	Baltimore City
Market	Midtown
Submarket	Charles Village
Cross Streets	St Paul St

BUILDING INFORMATION

Building Size	9,755 SF
NOI	\$62,314
Cap Rate	5.66%
Price / SF	\$112.76
Year Built	1900
Last Renovated	2005
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	3,230 SF
Load Factor	Yes

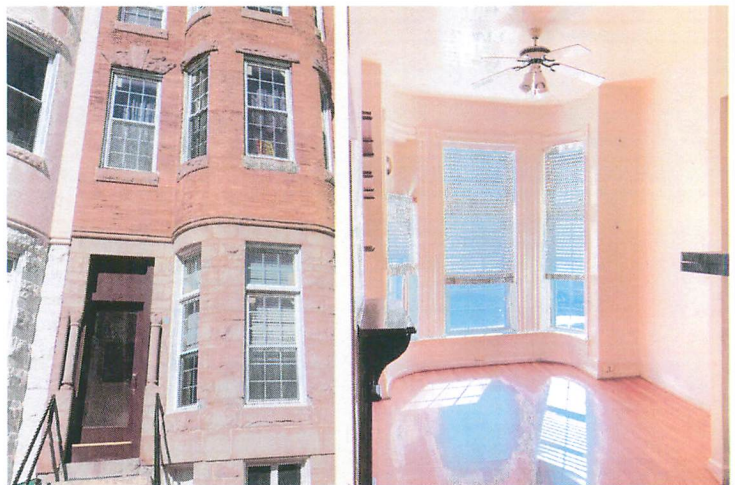
PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	C-1
Lot Size	0.074 Acres
Submarket	Charles Village

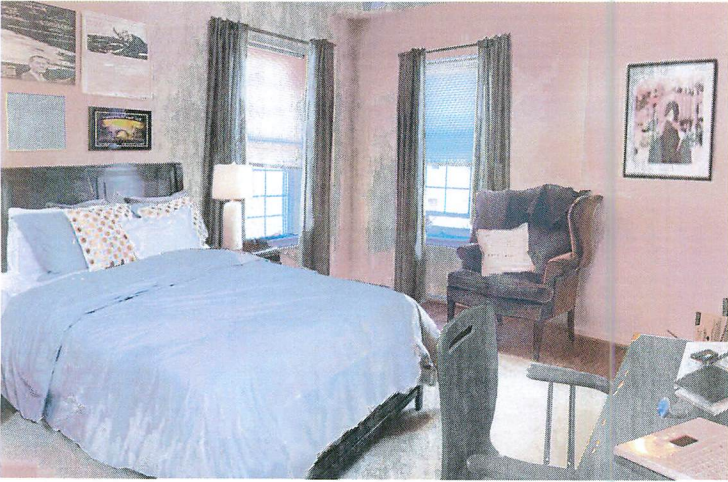
Complete Highlights

SALE HIGHLIGHTS

- 2 buildings on prime corner in Charles Village
- Mixed use- apartments, office and Commercial
- 7-self contained units
- 9755 SF
- 2-highly visible commercial spaces



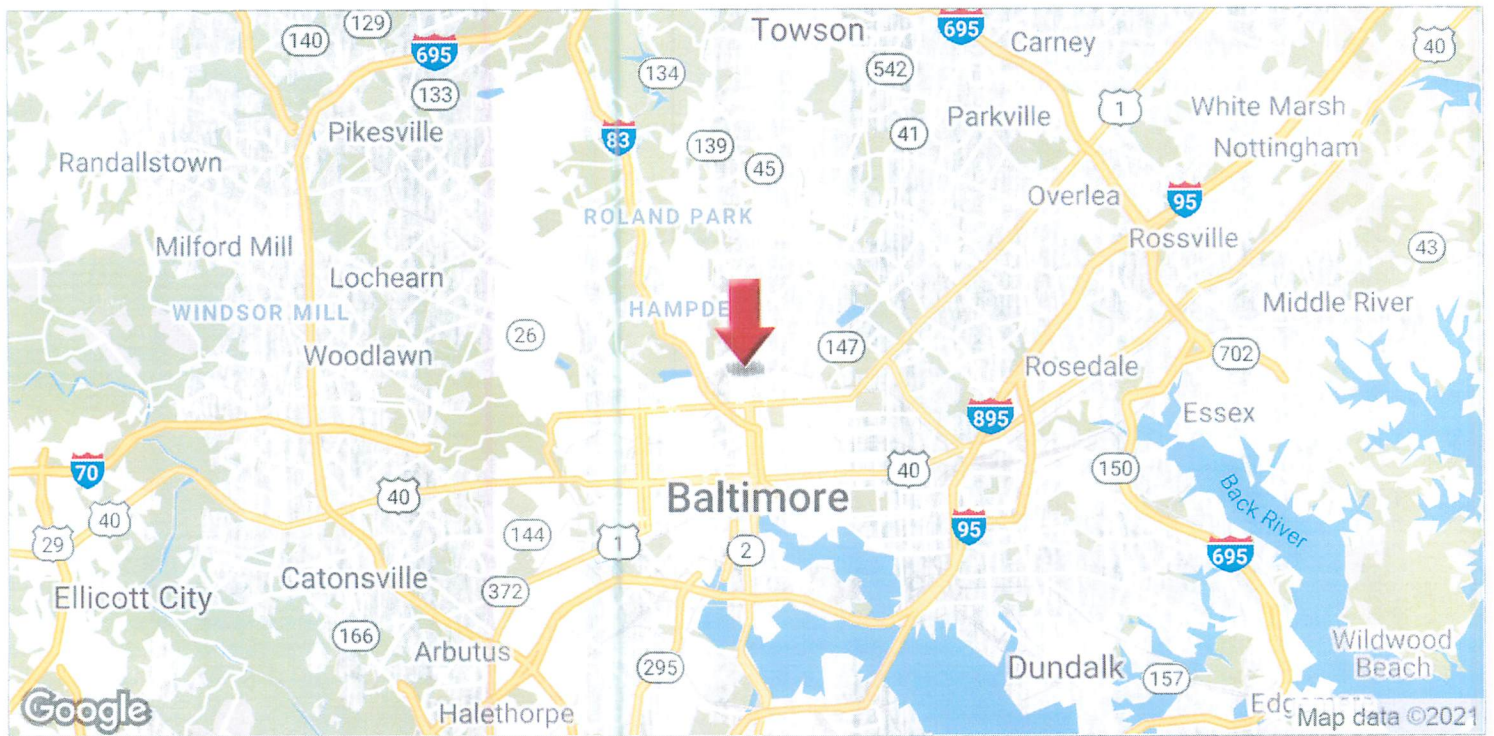
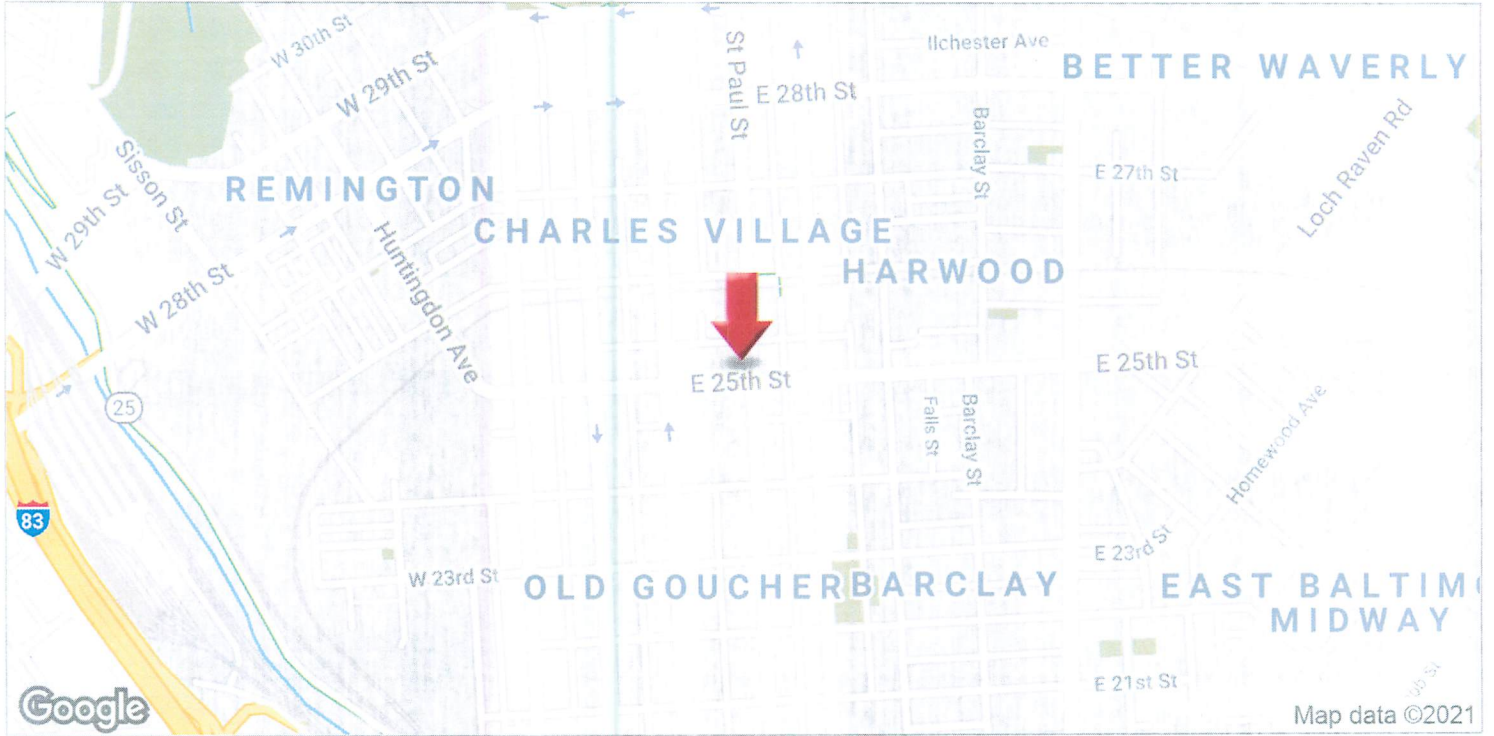
Additional Photos



Additional Photos



Location Maps



Aerial Map



Financial Summary

INVESTMENT OVERVIEW

Price	\$1,100,000
Price per Unit	\$157,142
GRM	11.1
CAP Rate	5.7%
Cash-on-Cash Return (yr 1)	5.66 %
Total Return (yr 1)	\$62,314
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$98,700
Other Income	-
Total Scheduled Income	\$98,700
Vacancy Cost	\$2,961
Gross Income	\$95,739
Operating Expenses	-
Net Operating Income	\$62,314
Pre-Tax Cash Flow	\$62,314

FINANCING DATA

Down Payment	\$1,100,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Nicks Bio

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PROFESSIONAL BACKGROUND

Specializing in the sale of multi-family properties, office buildings, restaurants developing, leasing and consulting on historic properties. A real estate Broker and developer with over 40 years of experience. Purchased and/or sold over 300 single and multi family properties. Developed and or operated several restaurants, hotels, and multiple other commercial enterprises. Developed over 400 apartment units in several different apartment buildings, and condominium regimes, Procured and syndicated several projects using Historic Tax credits and low income housing tax credits. As President of Tax sale Investors, we purchased over 15,000 tax liens in Maryland for over 7 years. Associate Broker with KW Commercial. Broker of Maryland Commercial Ventures. Recently certified in International Property Sales as a CIPS designee.

EDUCATION

2016
Certified International Property Specialist
1979-1980
Studied Business and Marketing University of Baltimore
1970-1972
L'Ecole Bachelors degree Restaurant and Hotel management
1968-1970
Culinary Institute of America trained as an Executive Chef

MEMBERSHIPS & AFFILIATIONS

National Association Of Realtors
Greater Baltimore Board of Realtors
Certified International Property Specialist
Knight Of Grace- Order Saint John of Jerusalem
Board member Aids Interfaith Residential Services (non-profit) 1990-1996, 2010-2014
Board member Jobs Housing Recovery(non-profit) 2012-2014
Executive Director American Dream House(non-profit)1996-Present

Awards:

Baltimore Heritage Award
Historic Preservation Award
Craftsmanship Award
Downtown Developer Award Mercantile Bldg. (Baltimore)
Midtown Development Award 106 E Chase St (Mt Vernon)
(3) Best of Baltimore Awards (Redwood Trust)