



30 East 25th Street, 21218 6 Units in Charles Village



2 One-Bedroom Apartments
2 Studio Apartments
2 Commercial Suites

» *Property*

BUILT	~1900.
ZONING	C-1. Licensed for 4 Dwelling Units.
LOT	Block 3831, Lot 030.
SIZE	3,135 Square Feet Above Grade Living Area

» *Interiors*

KITCHENS	Kitchens feature laminate counters, wood cabinets, stainless steel sinks, 30" electric ranges, and built-in microwaves. Some units have garbage disposals.
BATHS	Residential bathrooms have modern vanities, steel tubs and ceramic tile surrounds. Commercial half-baths feature modern vanities.
WALLS, CEILINGS & FLOORS	Residential living areas are primarily carpeted; kitchens and bathrooms have ceramic tile flooring. Unit 2F has vinyl plank flooring in the living area. Suite 101 has hardwood floors. The lower-level commercial suite has laminate flooring. Walls and ceilings throughout the building are plaster.
LAUNDRY	One-bedroom apartments have a stacked washer and dryer.

» *Exterior*

CONSTRUCT	Brick building with some Formstone façade.
ROOF	Flat, rubber membrane roof.
WINDOWS	Double pane wood windows.
PARKING	None. Street parking available.

» *Utilities*

HVAC	Each unit has an electric heat pump with central air conditioning.
HOT WATER	Each unit has an electric water heater.
ELECTRIC	All electric building. 7 electric meters; 100 amps to Public Service and 125 amps to each unit.
GAS	No gas service.
PLUMBING	Observable supply lines are C-PVC; observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pickup included in property taxes.

» *Environmental*

LEAD-BASED PAINT	Limited Lead-Free.
ASBESTOS	None observed.
OIL TANKS	None observed.



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\$475,000 in Fee Simple.
\$79,167 Per Unit; \$152 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.

30 EAST 25TH STREET

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING:	475,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	356,250
Loan Amount	356,250	ESTIMATED CLOSING COSTS	23,750
Interest Rate	6.50%	TOTAL INVESTMENT	142,500
Term	25	Price Per Unit	6
Monthly P & I	\$ 2,405.43	Price Per Sq.Ft.	3,135
			79,167
			152

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
100	Commercial	month-to-month	1,000	2/1/2018	807	950
101	Commercial	month-to-month	879	2/17/2022	999	1,050
2F	Studio	1/31/2027	800	1/31/2025	800	900
2R	1 BR	4/30/2027	1,015	4/26/2024	1,015	1,050
3F	Studio	12/31/2026	925	12/2/2025	925	900
3R	1 BR	month-to-month	950	8/13/2021	950	1,050

Tenants Reimburse for Water

	Total Monthly Rental Income	5,496	6,230
	Gross Annual Income	65,952	74,760
	Vacancy / Credit Loss	3.0% (1,979)	(2,243)
GRM (actual) = 7.2	Effective Annual Income	63,973	72,517
GRM (market) = 6.4			

Real Estate Taxes		7/1/2026	348,400	8,222	
Special Benefits Surcharge				436	
Ground Rent	none			0	
Insurance	budget	750 per unit		4,500	
Property Management	budget	5% of collections		3,626	
Fire Monitoring	budget	75 per month		900	
License - Baltimore City MFD	actual	35 per apt		140	
License Inspection	budget	75 per apt / 2 yrs		150	
Lead Paint Registration Fee	lead free limited	75 per 2 yrs		38	
Repairs & Maintenance	budget	1,000 per unit		6,000	
Public Service Gas	none	0 per month		0	
Public Service Electric	actual	71 per month		852	
Water	budget	55 per unit/month		3,960	
Expense/Unit= \$4,810	40%			TOTAL EXPENSES	28,823
Cap Rate= 9.20%				NET OPERATING INCOME	43,694
DCR= 1.51				Less: Mortgage Payments:	28,865
ROI= 10.4%				Monthly Cash Flow:	\$1,236
				Annual Cash Flow:	14,829

COMPARABLE SALES

address	date sold	sales price	# units	monthly rent	price per unit	GRM
116-120 E 25th	Nov-24	900,000	14	13,535	64,286	5.5
2516 N Charles	Apr-25	1,100,000	13	12,735	84,615	7.2
2528 Maryland	Mar-25	380,000	4	3,530	95,000	9.0
301 E 25th	Aug-24	550,000	5	5,750	110,000	8.0
2129 N Charles	Aug-25	390,000	3	5,592	130,000	5.8



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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.

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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.

72,517	+	Rental Income
28,823	-	Operating Expenses
28,865	-	Mortgage Payments
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14,829	=	Cash Flow
142,500	/	Downpayment + Closing Costs
10.4%	=	Return on Investment from Cash Flow

2 Appreciation

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

475,000	=	Acquisition Price
5%	*	First Year Appreciation
498,750	=	Value at the end of Year 1.
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23,750	=	Amount of Value Increase
142,500	/	Downpayment + Closing Costs
17%	=	Return on Investment from Appreciation

3 Equity Build-Up

6.50% 25 \$ 2,405.43

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

356,250	=	Loan Amount at Closing
350,368	=	Loan Amount at the end of Year 1
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5,882	-	Equity Build-Up in Year 1
142,500	/	Downpayment + Closing Costs
4.1%	=	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.

43,694	=	Cash Flow Before Loan Payments (rents less expenses)
10,094	-	Depreciation (assumes 15% land, 30 year recovery)
22,983	-	Mortgage Interest
10,617	=	Taxable Income Year 1
8,494		Less 20% Exclusion for LLC Ownership under new tax law
37%	*	Marginal Tax Rate
3,142.72	=	Federal Income Tax
3,143		Federal Income Tax
14,829	/	Cash Flow
21.2%	=	Effective Tax Rate on This Investment
5,487	=	Tax if Cash Flow came from a non-preferred investment vehicle
3,143	-	Tax from this preferred investment vehicle.
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2,344	=	Income Tax Savings
1.6%	=	Return on Investment from Tax Savings

Total / Summary

1:	14,829	Cash Flow
2:	23,750	Appreciation Year 1
3:	5,882	Equity Build Up Year 1
4:	2,344	Tax Savings Year 1
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	46,805	Total Return from this Investment
	142,500	Downpayment + Closing Costs
	32.8%	Total Return from this Investment

