



**MULTI-FAMILY
3-UNIT BLDG.**

**CHARLES VILLAGE
BALTIMORE, MD**

INVESTMENT SALE





Property Address	2815 St. Paul Street Baltimore, MD 21218
Neighborhood	Charles Village (Baltimore, MD)
No. of Levels	3 stories (+ basement)
Building Size	2,982 square feet (above grade)
Lot Size	18 ft. x 123 ft.
Price	\$575,000
CAP Rate	7.28%

MacKenzie Commercial Real Estate Services is pleased to present the opportunity to acquire this luxury 3-unit apartment building in Baltimore City's historic and charming Charles Village neighborhood, 3 blocks to the Johns Hopkins Homewood Campus. Each unit comprises 1 bed and 1 bath. A 1-car parking pad is located in the rear of the property.

The building was constructed circa 1890 and meticulously renovated in 2005, with many historical aspects still remaining. Granite countertops and stainless steel appliances are featured throughout all 3 units, as well as custom tile rain showers in each bath.

This multi-family investment sale comes to market at a **7.28% CAP Rate**.

2018 ACTUAL EXPENSES

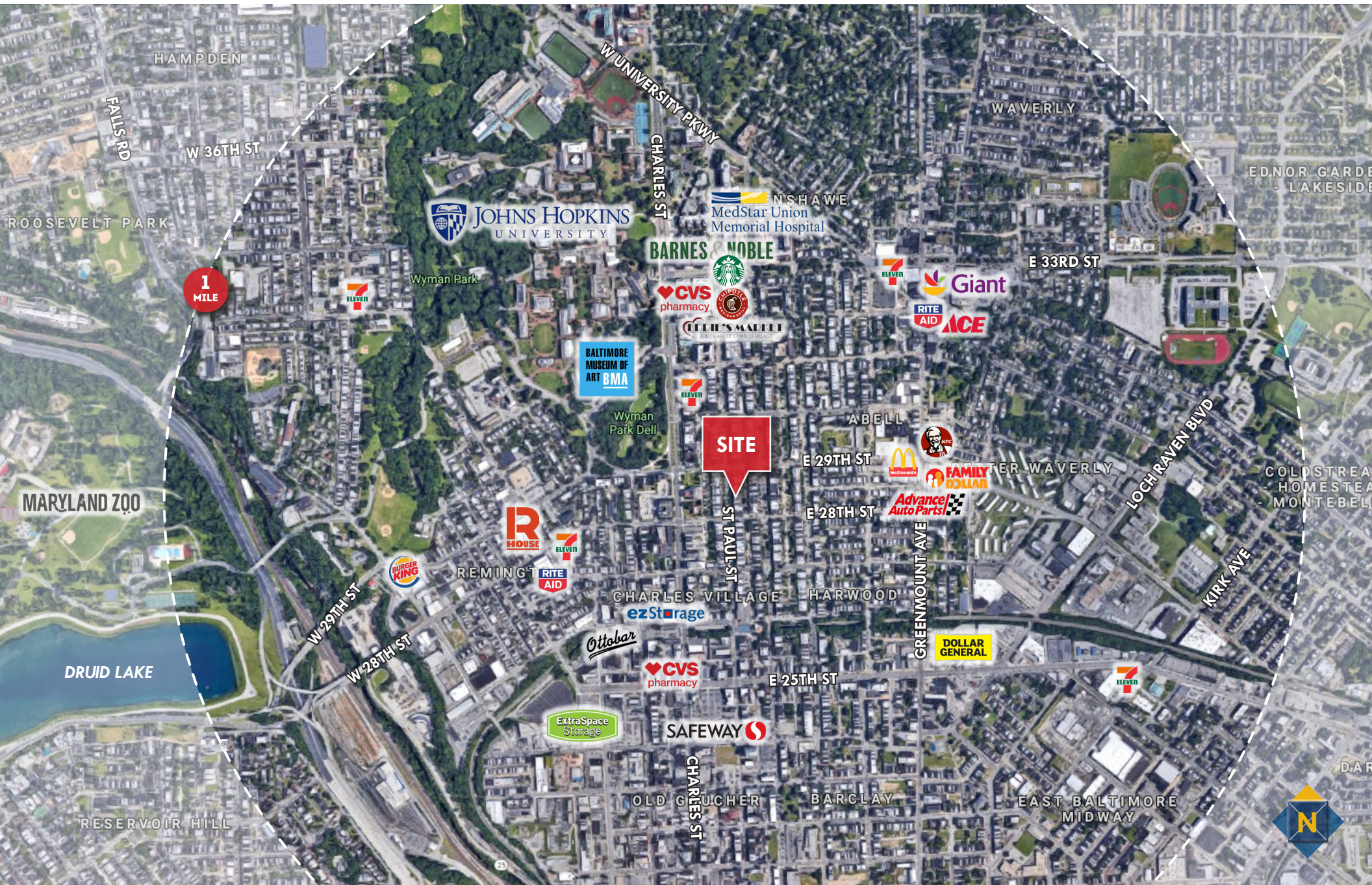
EXPENSE	January	February	March	April	May	June	July	August	September	October	November	December	Annual
BGE - Public Service	\$80.28	\$51.64	\$50.74	\$49.95	\$48.99	\$52.42	\$54.58	\$50.87	\$45.43	\$41.89	\$51.68	\$43.81	\$622.28
Water	\$98.15	\$125.76	\$98.15	\$83.96	\$98.15	\$98.44	\$105.35	\$109.75	\$93.09	\$150.02	\$162.37	\$149.15	\$1,372.34
Repairs				\$975.00								\$500.00	\$1,475.00
Property Insurance													\$2,778.00
RE Taxes													\$6,919.45
MD Lead Paint Registration Fee													\$90.00
Baltimore City MFD License													\$105.00
TOTAL EXPENSES													\$13,362.07

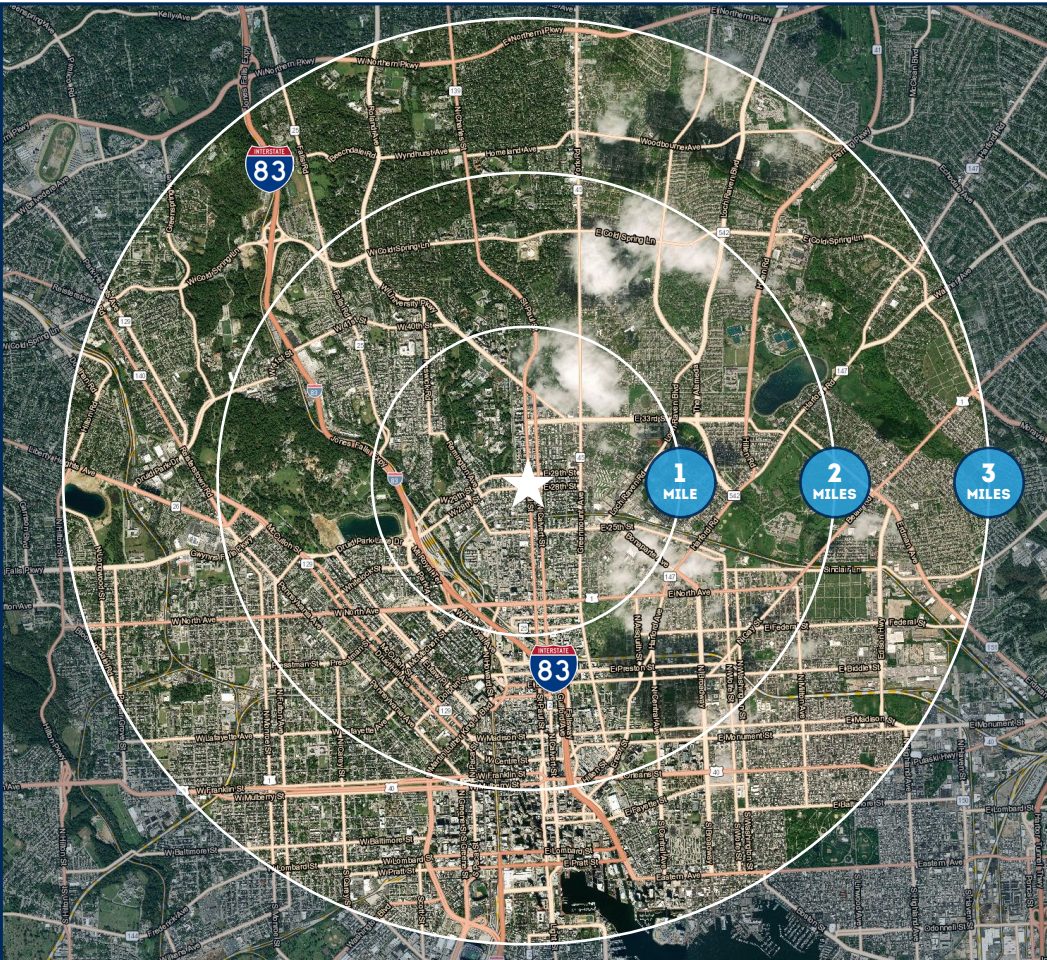
CURRENT RENT ROLL

UNIT	Bed/ Bath	Lease Expires	Security Deposit	Security Deposit Date	Current Actual Rent
1st Floor	1 Bed / 1 Ba	9/30/2020	\$1,600	6/22/2017	\$1,600/month
2nd Floor	1 Bed / 1 Ba	9/30/2020	\$1,600	9/4/2018	\$1,600/month
3rd Floor	1 Bed / 1 Ba	9/30/2020	\$1,400	10/1/2018	\$1,400/month
TOTAL MONTHLY RENTAL INCOME					\$4,600
TOTAL GROSS ANNUAL RENTAL INCOME					\$55,200









RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	MEDIAN AGE
37,770 1 MILE	16,764 1 MILE	2.03 1 MILE	33.1 1 MILE
145,489 2 MILES	60,086 2 MILES	2.15 2 MILES	34.6 2 MILES
299,643 3 MILES	121,056 3 MILES	2.29 3 MILES	35.2 3 MILES



AVERAGE HOUSEHOLD INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$66,977 1 MILE	64.8% 1 MILE	93.4% 1 MILE	55,163 1 MILE
\$67,665 2 MILES	57.9% 2 MILES	93.2% 2 MILES	163,331 2 MILES
\$70,831 3 MILES	56.2% 3 MILES	92.4% 3 MILES	411,390 3 MILES

17%
EMERALD CITY
1 MILE

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

17%
METRO RENTERS
1 MILE

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

13%
SOCIAL SECURITY SET
1 MILE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

9%
DORMS TO DIPLOMAS
1 MILE

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still in flux.

2.22
AVERAGE HH SIZE

21.6
MEDIAN AGE

\$16,800
MEDIAN HH INCOME



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