

RETAIL/OFFICE BUILDING
WITH **TWO** 2ND FLOOR **APARTMENTS**

2210-
2212

**E. MONUMENT
STREET**

BALTIMORE, MD 21205



**FULLY LEASED
INVESTMENT SALE**

HIGHLIGHTS

- » 100% leased **3,856 SF ±** building
- » 1st Floor: **1,928 SF ±** retail/office
- » 2nd Floor: Two 2-bedroom 1 bath apartments (each **964 SF ±**)
- » Newly installed solar panels on roof will reduce **electric costs** from \$250/mo. to \$50/mo. ± when fully active
- » Building to receive \$1,500 ± annually from **SRECs** (solar renewable energy certificates)
- » Within walking distance of **Johns Hopkins Hospital & University** (East Baltimore campus: schools of Medicine, Nursing and Public Health)
- » Easy access to **I-83 & Rt. 40** (Orleans St)

BUILDING SIZE:

3,856 SF ±

LOT SIZE:

.03 ACRES ±

YEAR BUILT:

1900 (2023 RENOVATION)

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

WALK SCORE:

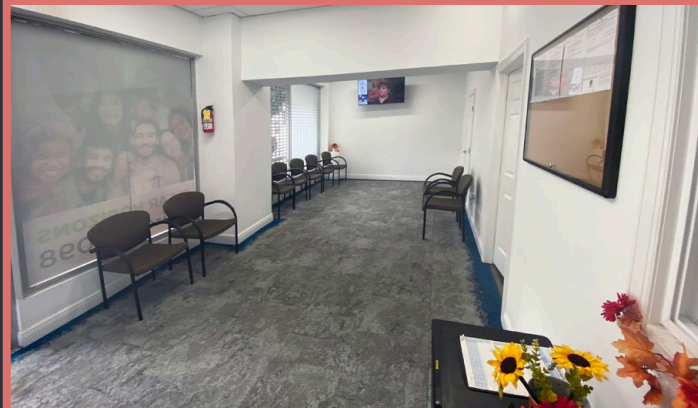
96 (WALKER'S PARADISE)

TRANSIT SCORE:

84 (EXCELLENT TRANSIT)

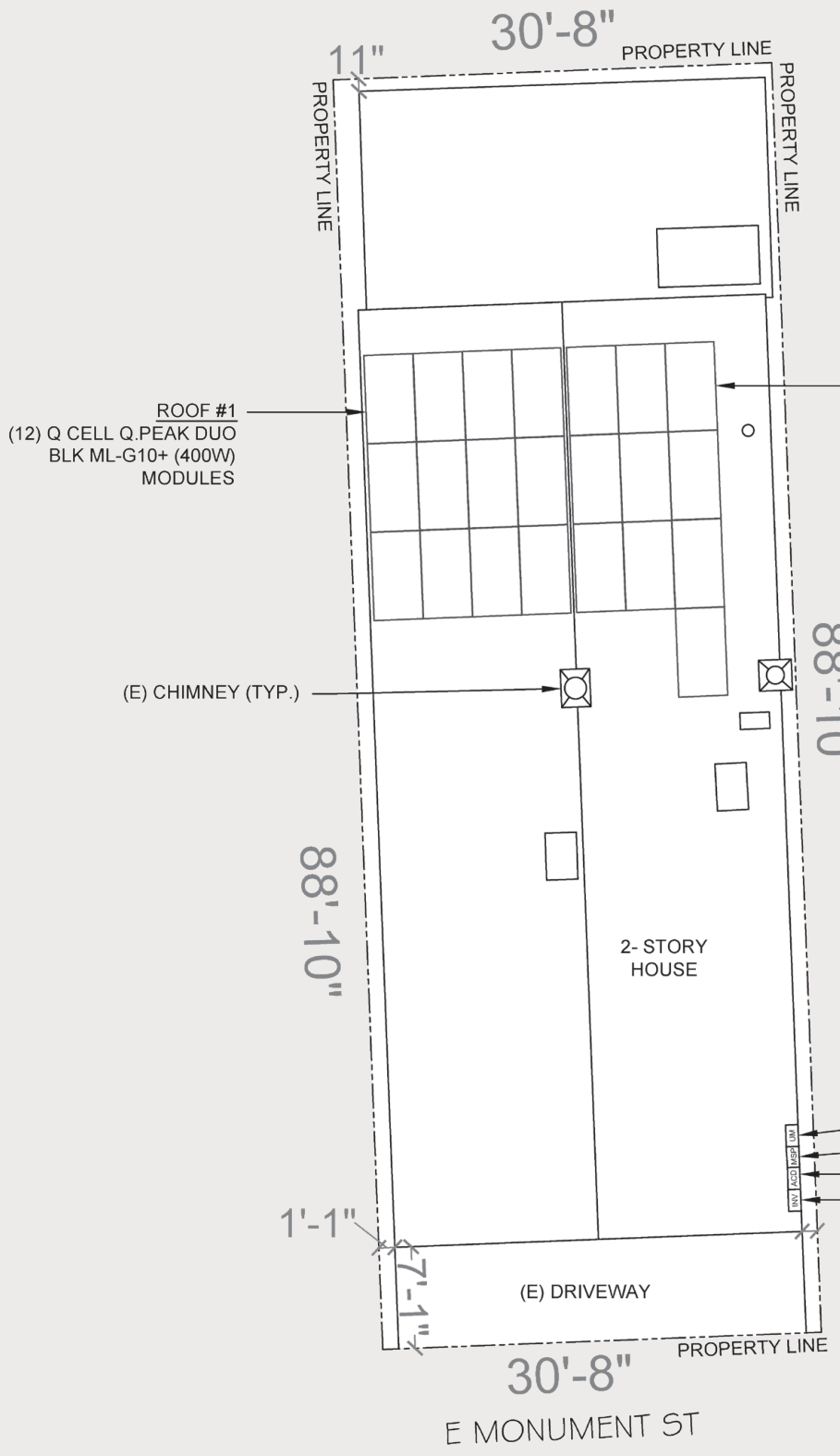
SALE PRICE:

**\$750,000
(9.04% CAP RATE)**

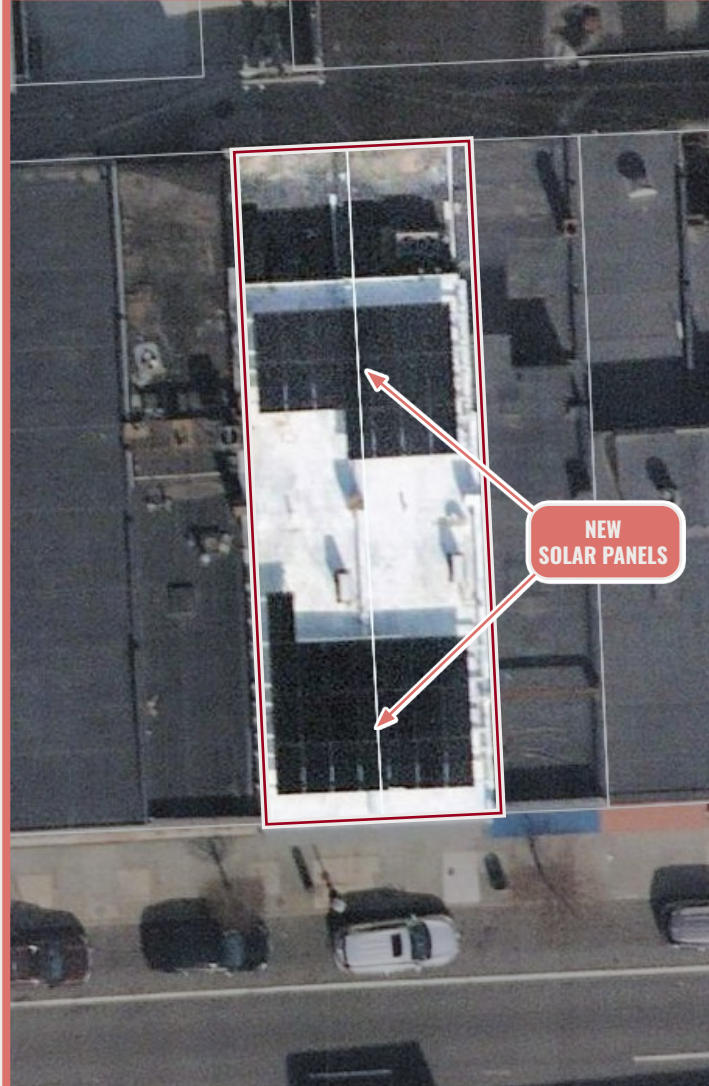
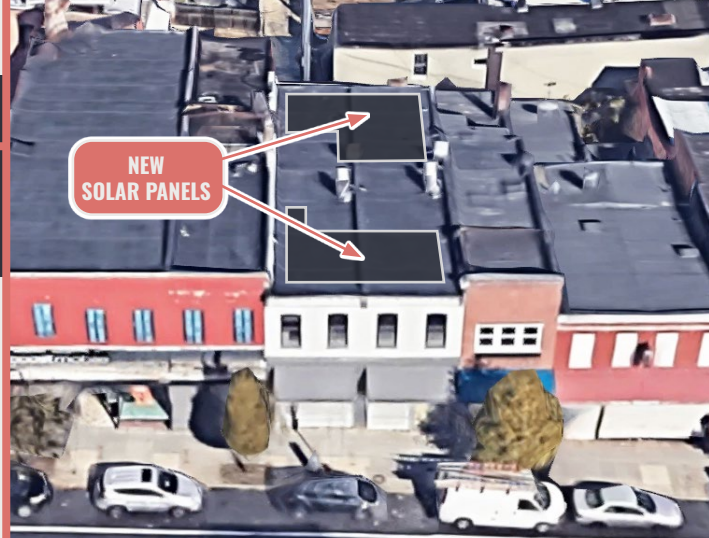


Rear Alley Access

PLOT PLAN WITH ROOF PLAN

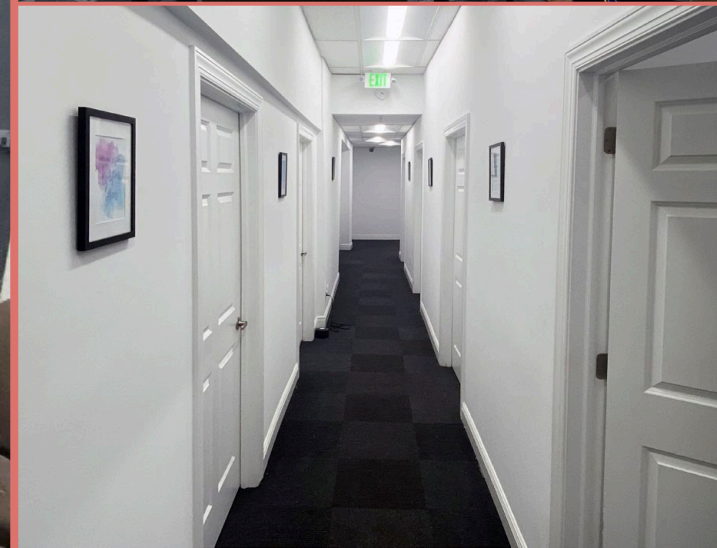


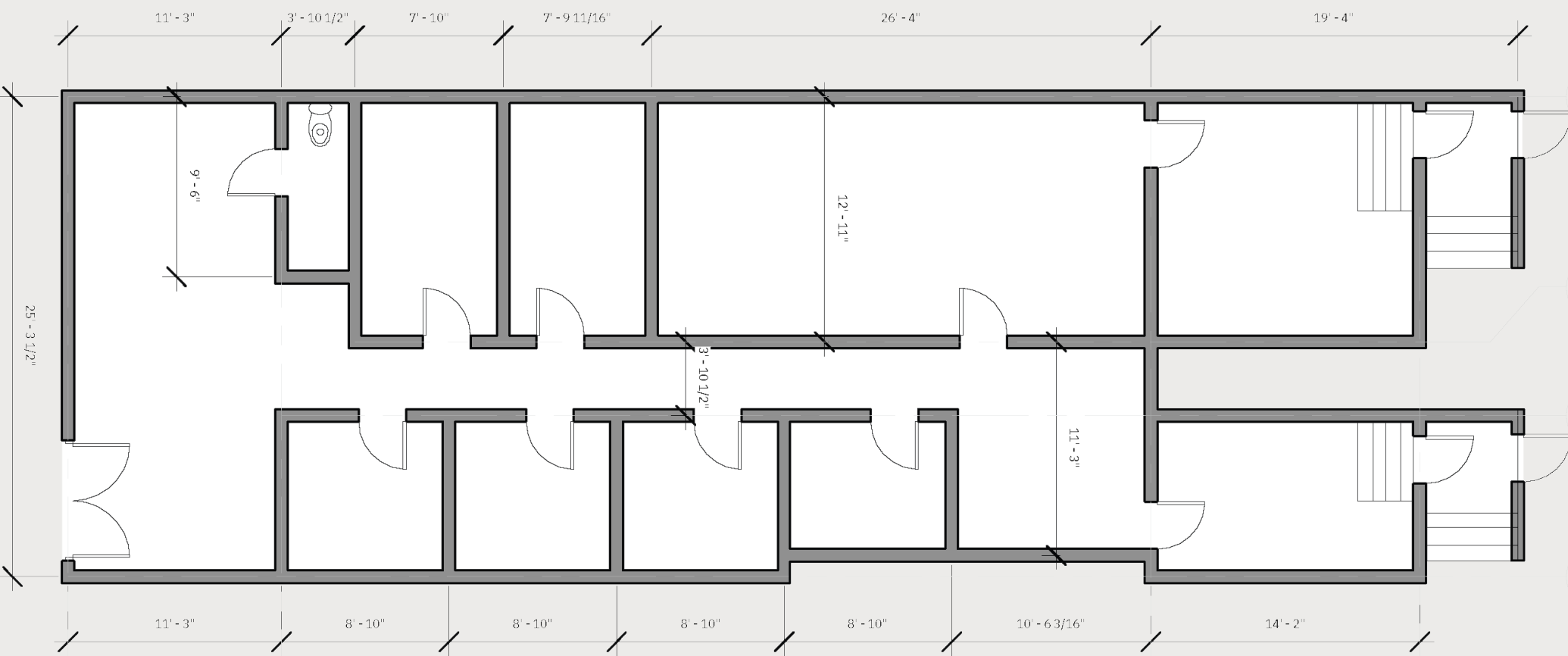
- ROOF #2
(10) Q CELL Q.PEAK DUO
BLK ML-G10+ (400W)
MODULES
- (E) UTILITY METER
- (E) MAIN SERVICE PANEL
- (N) FUSED AC DISCONNECT
- (N) INVERTER



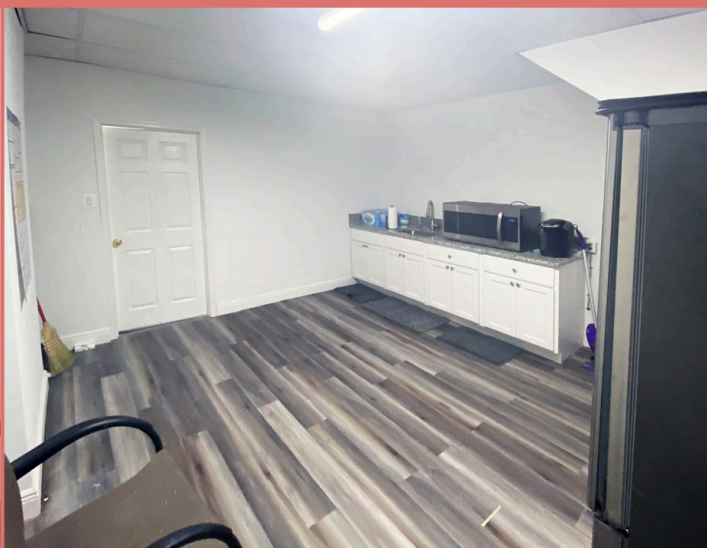
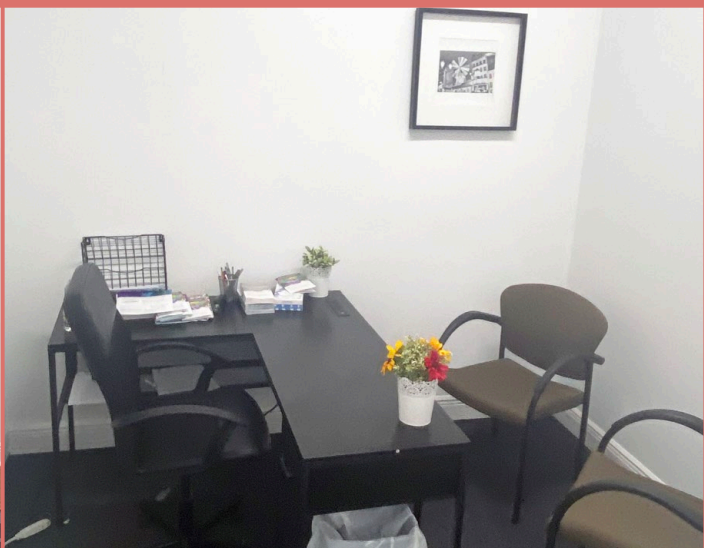


PHOTOS: 1ST FLOOR





1ST FLOOR PLAN: 1,928 SF ±



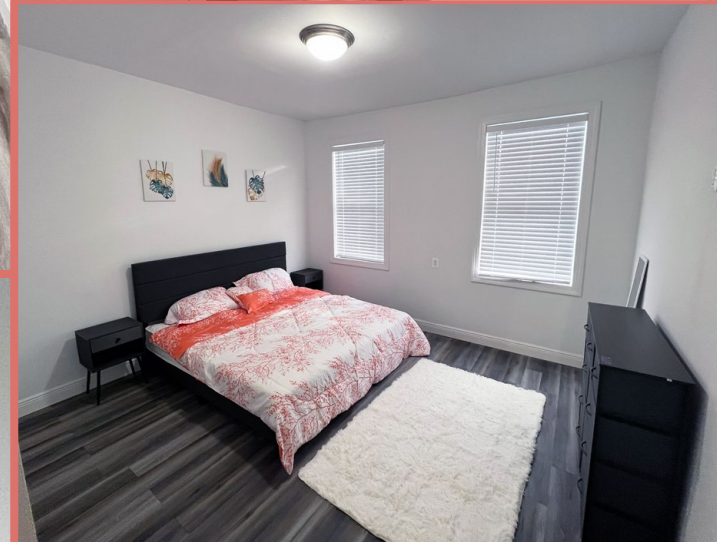


PHOTOS: 2ND FLOOR (APT. 1)





PHOTOS: 2ND FLOOR (APT. 2)



CONFIDENTIAL VALUATION*

INVESTMENT PROPERTY DESCRIPTION:

2-STORY BUILDING WITH STOREFRONT RETAIL SPACE ON 1ST FLOOR AND TWO 2 BR APARTMENTS ON THE 2ND FLOOR. EACH UNIT HAS ITS OWN SEPARATE ENTRANCE. SOLAR PANELS ON ROOF. 100% LEASED.

RENTAL INCOMRE FORECAST: 12 MOS. COMMENCING 10/1/23

| | SF LEASED | MONTHLY RENT | MONTHLY PARKING | TOTAL ANNUAL RENT |
|--------------------|--------------|-----------------|--------------------|----------------------|
| 1st Floor (Office) | 1,928 | \$3,300 | N/A | \$39,600 |
| Apartment 1 (2 BR) | 964 | \$1,750 | N/A | \$21,000 |
| Apartment 2 (2 BR) | 964 | \$1,600 | N/A | \$19,200 |
| SRECs | | | N/A | \$1,500 |
| Total SF: | 3,856 | | | |

Gross Rental Income: **\$6,650** **\$0.00** **\$81,300**

Operating Expenses (Fiscal Year 7/1/23 - 6/30/24):

| | |
|----------------------------------|-----------------|
| RE taxes | \$5,632 |
| Insurance | \$2,000 |
| Water & Sewer | \$0 |
| Repair and Maintenance | \$2,000 |
| Utilities | \$600 |
| Management Fee (4%) | \$3,252 |
| Total Operating Expenses: | \$13,484 |

NOI: **\$67,816**

ASSUMPTIONS:

Each unit separately metered.

VALUATION:

| | VALUATION | PSF |
|--------------|------------------|-----------------|
| 7.50% | \$904,213 | \$234.50 |
| 8% | \$847,700 | \$219.84 |
| 8.50% | \$797,835 | \$206.91 |
| 9.04% | \$750,177 | \$194.55 |
| 9.50% | \$713,853 | \$185.13 |

LOAN ASSUMPTIONS:

| | | |
|---------------|------------------|-----------------------|
| Price: | \$750,177 | 9.04% Cap Rate |
| Rate: | 7.25% | |
| Term: | 10 years | |
| Amortization: | 25 years | |
| LTV: | 80% | |
| Debt: | \$600,142 | |
| Equity: | \$150,035 | |

Annual Debt Service: \$52,663

Cash Flow After Debt Service: \$15,153

Cash/Cash Return: 10.10%



JOHNS HOPKINS
MEDICINE

DUNKIN'

Walgreens

PUBLIC
NORTHEAST
MARKET

T-Mobile

SITE

DOLLAR TREE

FAMILY
DOLLAR

DTLR

TENCH TILGHMAN
RECREATION CENTER

 LOCAL BIRDSEYE



JOHNS HOPKINS HOSPITAL



NORTHEAST MARKET



PATTERSON PARK

TRADE AREA



SITE

JOHNS HOPKINS
MEDICINE

ub UNIVERSITY
OF BALTIMORE

MICA
MARYLAND INSTITUTE
COLLEGE OF ARTS

GREENMOUNT
CEMETERY

BALTIMORE
CEMETERY

83

40

E NORTH AVE

PRESIDENT ST

E PRATT ST

LIGHT ST

NATIONAL
AQUARIUM

INNER
HARBOR

PIER SIX
PAVILION

Harbor East

FELLS
POINT

CANTON

FEDERAL
HILL

AMERICAN
VISIONARY
ART MUSEUM

MARYLAND
SCIENCE
CENTER

Federal
Hill

UNDER ARMOUR

KEY HWY

LOCUST
POINT

RIVERSIDE
PARK

95

895

95

MILK JUP BLVD

395

UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

Baltimore
Convention Center

ORIOLE PARK
of
CAMDEN YARDS

M&T
Bank
STADIUM

HORSESHOE
CASINO • BALTIMORE

THE BALTIMORE SUN

PORT OF
BALTIMORE
1706

Fort McHenry

JOHNS HOPKINS
BAYVIEW MEDICAL CENTER

DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



45,392

139,384

247,096

DAYTIME POPULATION



56,071

237,656

374,862

AVERAGE HOUSEHOLD INCOME



\$82,559

\$101,433

\$95,462

NUMBER OF HOUSEHOLDS



19,447

66,123

114,345

MEDIAN AGE

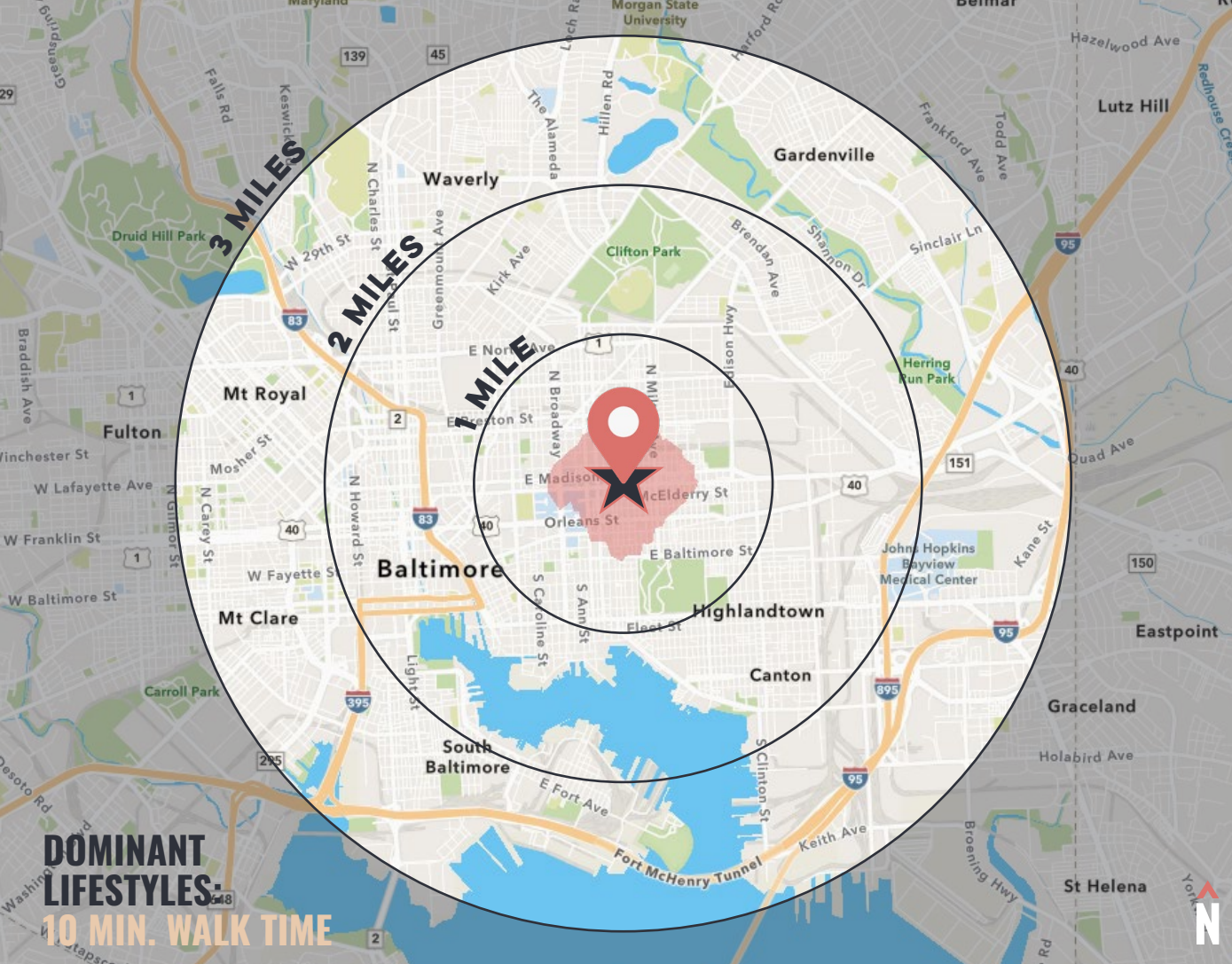


34.7

35.1

34.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES:
10 MIN. WALK TIME

40%

CITY COMMONS



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

Median Age: **28.5**

Median Household Income: **\$18,300**

22%

SOCIAL SECURITY SET



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.

Median Age: **45.6**

Median Household Income: **\$17,900**

13%

FRESH AMBITIONS



These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

Median Age: **28.6**

Median Household Income: **\$26,700**



CONTACT:



JIM GRIEVES

VICE PRESIDENT

443.573.3202A

JGRIEVES@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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