



4 Apartments

5001 Roland Avenue
Roland Park, Baltimore, 21210

One 2-Bedroom, 2-Bath Apartment
One 2-Bedrom, 1-Bath Apartment
Two 1-Bedroom Apartments

» Exterior

CONSTRUCT	Wood frame construction with vinyl siding.
ROOF	Main roofs are pitched asphalt; some built-up.
WINDOWS	Vinyl replacement windows.
PARKING	5 car parking in rear.
FIRE ESCAPE	Steel fire escape in rear.

» Utilities

HEAT	4 gas-fired boilers with hot water circulation and radiator distribution.
HOT WATER	4 gas-fired water heaters.
ELECTRIC	5 electric meters.
GAS	4 gas meters.
PLUMBING	All observable supply lines are copper or C-PVC. All observable drain lines are PVC.
TRASH	Baltimore City trash and recycling pickup included in property taxes.

» Property

BUILT	~1900.
ZONING	R-1E. Licensed for 4 Dwelling Units.
LOT	73'10" x 160'; Block 4924, Lot 001.
SIZE	3,215 Sq. Ft. Gross Living Area.

» Interiors

KITCHENS	Counters are wood, laminate or ceramic tile; cabinets are a mix of laminate or wood. 3 30" gas stoves; 1 24" gas stove. 2 kitchens have dishwashers.
BATHS	All bathrooms have modern vanities. Tubs are steel, cast iron or claw foot, with one shower stall. All bathrooms except for the claw foot tub have ceramic tile surrounds.
WALLS & CEILINGS	Walls and ceilings are a mix of plaster and drywall. Apartment 2 has some wood paneling.
FLOORS	Mostly hardwood flooring throughout living areas. Kitchens have painted wood or ceramic tile flooring. Bathrooms have ceramic tile flooring.
LAUNDRY	1 apartment has an in-unit washer and dryer. Free, shared laundry is in the basement.

» Environmental

LEAD-BASED PAINT	Full Risk Reduction certificates per MDE standard.
OILTANKS	None observed.
ASBESTOS	None observed.



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\$795,000 in Fee Simple.

\$198,750 per unit, \$247 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.

5001 ROLAND AVENUE

INVESTMENT PROPERTY INCOME AND EXPENSE BUDGET

SUGGESTED FINANCING:		INVESTMENT OFFERING	795,000
Loan-to-Value	75%	SUGGESTED LOAN AMOUNT	596,250
Loan Amount	596,250	ESTIMATED CLOSING COSTS	39,750
Interest Rate	6.50%	TOTAL INVESTMENT	238,500
Term	30	Price Per Unit	4
Monthly P & I	\$ 3,768.71	Price Per Sq.Ft.	3,215
			198,750
			247

Unit	Size	Lease Expires	Sec Dep	Sec Dep Date	Current Actual Rent	Market Rent
1F	1 BR	5/31/2027	2,745	3/25/2022	1,550	1,550
1R	2 BR 2 BA	5/31/2027	1,900	4/16/2025	1,960	1,995
2	2 BR	5/31/2026	1,495	3/18/2023	1,560	1,700
3	1 BR	5/31/2027	1,345	7/23/2023	1,460	1,500
Parking	5 Spaces				100	150
<i>Tenant Utility Reimbursement</i>					238	238

GRM (actual) = 9.6	Total Monthly Rental Income	6,868	7,133
GRM (market) = 9.3	Total Gross Annual Income	82,420	85,600

Real Estate Taxes	actual	7/1/2025	391,467	9,239	
	budget for tax increase		200,000	4,720	
Ground Rent	none			0	
Insurance	budget	600 per unit		2,400	
License - Baltimore City MFD	actual	35 per res unit		140	
License Inspections	budget	75 per res unit/3 yrs		100	
Lead Paint Registration Fee	actual	30 per res unit		120	
Repairs & Maintenance	budget	1,000 per unit		4,000	
Public Service Electric	tenant pays	38 per month		460	
Public Service Gas	none	0 per month		0	
Water	tenant pays	50 per unit per month		2,400	
Expense/Unit= \$5,900	28%			TOTAL EXPENSES	23,579
Cap Rate= 7.80%				NET OPERATING INCOME	62,021
DCR= 1.37				<i>Less: Mortgage Payments:</i>	45,224
ROI= 7.0%				Monthly Cash Flow:	\$1,400
				Annual Cash Flow:	16,797

COMPARABLE SALES

address	date sold	sales price	# units	Monthly Rent	Price per Unit	GRM
2802 Saint Paul	Jun-25	600,000	4	5,995	150,000	8.3
4600 Roland	PENDING	650,000	4	5,375	162,500	10.1
2740 Saint Paul	Sep-25	700,000	4	5,730	175,000	10.2
2743 Saint Paul	Aug-25	895,000	5	7,245	179,000	10.3
1705 Bolton	Jun-25	575,000	3	4,469	191,667	10.7
4036 Roland	Aug-25	535,000	2		267,500	



Call Will A. Cannon III

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Property offered 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. 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.

85,600	+	Rental Income
23,579	-	Operating Expenses
45,224	-	Mortgage Payments
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16,797	=	Cash Flow
238,500	/	Downpayment + Closing Costs
7.0%	=	Return on Investment from Cash Flow

2 **Appreciation**

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

795,000	=	Acquisition Price
5%	*	First Year Appreciation
834,750	=	Value at the end of Year 1.
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39,750	=	Amount of Value Increase
238,500	/	Downpayment + Closing Costs
17%	=	Return on Investment from Appreciation

3 **Equity Build-Up**

6.50% 30 \$ 3,768.71

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

596,250	=	Loan Amount at Closing
589,586	=	Loan Amount at the end of Year 1
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6,664	-	Equity Build-Up in Year 1
238,500	/	Downpayment + Closing Costs
2.8%	=	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.

62,021	=	Cash Flow Before Loan Payments (rents less expenses)
22,525	-	Depreciation (assumes 15% land, 30 year recovery)
38,560	-	Mortgage Interest
936	=	Taxable Income Year 1
749		Less 20% Exclusion for LLC Ownership under new tax law
37%	*	Marginal Tax Rate
277.16	=	Federal Income Tax
277		Federal Income Tax
16,797	/	Cash Flow
1.7%	=	Effective Tax Rate on This Investment
6,215	=	Tax if Cash Flow came from a non-preferred investment vehicle
277	-	Tax from this preferred investment vehicle.
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5,938	=	Income Tax Savings
2.5%		Return on Investment from Tax Savings

Total / Summary

1:	16,797	Cash Flow
2:	39,750	Appreciation Year 1
3:	6,664	Equity Build Up Year 1
4:	5,938	Tax Savings Year 1
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	69,149	Total Return from this Investment
	238,500	Downpayment + Closing Costs
	29.0%	Total Return from this Investment

