

## Beloved Community Services Corporation, Inc.

Mitchell Family Law Office - Tenant Lease



### PROPERTY DESCRIPTION

Address	1239 Druid Hill Ave
City	Baltimore
State	MD
Neighborhood	Upton
Block/Lot/Ward/Section	0416/016/11/060
Zoning	R-8
Lot Size (SF)	2,000 SF
Gross Building SF	3,068 SF
Stories	3
Year Built	1900

### ASSUMPTIONS

Aquisition Price	\$31,000
Hard Costs/SF	\$85
Soft Costs % of Hard Costs	25%
Developer Fee % of Hard + Soft Costs	10%
Net Rentable SF %	85%
Net Rentable SF	2,608 SF
NNN Lease/SF	\$12 /SF
LTC %	75%
Construction Loan Int Rate %	5%
Construction Loan Term	25 years
Capitalization Rate %	7.5%

### SOURCES

Debt	\$292,179
Equity	\$97,393
Total Sources	\$389,573

### USES

Land/Acq	\$31,000
Soft Costs	\$65,195
Hard Costs	\$260,780
Dev Fee	\$32,598
Total Dev Costs	\$389,573

### ANNUAL CASH FLOW & RETURNS

Commercial NNN Lease	\$31,294
Debt Service	(\$20,497)
Cash Flow	\$10,797

Cash on Cash Return	11%
Valuation at Stabilization	\$417,248