

Beloved Community Services Corporation, Inc.

Juanita J. and Clarence M. Mitchell, Jr. Residence



PROPERTY DESCRIPTION

Address	1324 Druid Hill Ave
City	Baltimore
State	MD
Neighborhood	Upton
Block/Lot/Ward/Section	0396/007/17/010
Zoning	R-8
Lot Size (SF)	1,373 SF
Building SF	2,262 SF
Stories	3
Year Built	1920

ASSUMPTIONS

Sales Price	\$340,000
Sale Month	9
Acquisition Cost	\$18,000
Hard Costs	\$95 /SF
Carrying Costs	\$2,500 /month
Financing Costs%	5% of sale price
Sales Costs%	3% of sale price

PROJECT SUMMARY

Sales Revenue		\$340,000
Land/Acquisition	(\$18,000)	
Design/Engineering	(\$30,000)	
Hard Costs	(\$214,890)	
Carrying Costs	(\$22,500)	
Financing Costs	(\$17,000)	
Sales Costs	(\$10,200)	
Total Development Costs		(\$312,590)
Net Profit\$		\$27,410
Net Profit%		8.1%

SALES COMPS

Address	Date Sold	Sale Price
505 Mosher St, Baltimore, MD 21217	9/30/2021	\$360,000
1216 Druid Hill Ave, Baltimore, MD 21217	6/9/2021	\$347,000