

2501 -03 N Charles St

BALTIMORE, MD



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
231 Najoles Rd,
Suite 100
Millersville, MD 21108

PRESENTED BY:

NICHOLAS PISCATELLI
Associate Broker Keller Williams Flagship
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MD #57522

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BALTIMORE, MD

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PRESENTED BY:

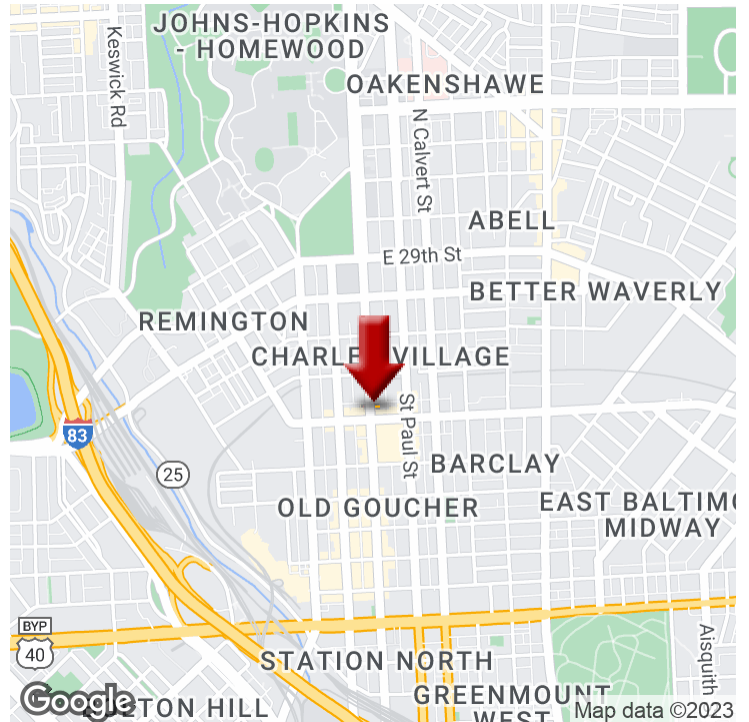
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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
NUMBER OF UNITS:	4
CAP RATE:	6.0%
NOI:	\$66,020
AVAILABLE SF:	
LOT SIZE:	0.071 Acres
BUILDING SIZE:	7,544 SF
RENOVATED:	2007
ZONING:	C-1
MARKET:	Midtown
SUBMARKET:	Charles Village
PRICE / SF:	\$145.81

PROPERTY OVERVIEW

Large Double wide Mixed use Commercial mixed use building
Approx 7500 SF

PROPERTY HIGHLIGHTS

- Annual Gross income \$84,800
- Large 3000 Sf Restaurant
- Modern Commercial Kitchen
- Open floor plan 2nd level
- 2 large 3rd floor apartments w sep entrance
- Commercial tenant pays water and 40% of property taxes
- totally self contained
- fully renovated apartments

Property Description

PROPERTY OVERVIEW

Large Double wide Mixed use Commercial mixed use building
Approx 7500 SF

LOCATION OVERVIEW

Located on a prime corner of Charles and 25th St
Highly visible on major thoroughfare
Central business area for Charles Village
Established Chinese restaurant



Property Details

SALE PRICE**\$1,100,000****LOCATION INFORMATION**

Building Name	2501 -03 N Charles St
Street Address	2501-03 N Charles St
City, State, Zip	Baltimore, MD 21218
County/Township	Baltimore City
Market	Midtown
Submarket	Charles Village
Cross Streets	25th

BUILDING INFORMATION

Building Size	7,544 SF
NOI	\$66,020
Cap Rate	6.0%
Price / SF	\$145.81
Year Built	1900
Last Renovated	2007
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	1,500 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	C-1
Lot Size	0.071 Acres
Submarket	Charles Village
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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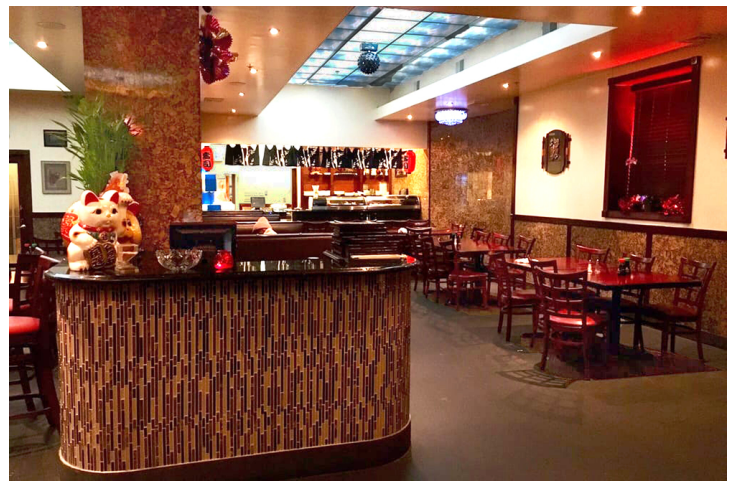
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

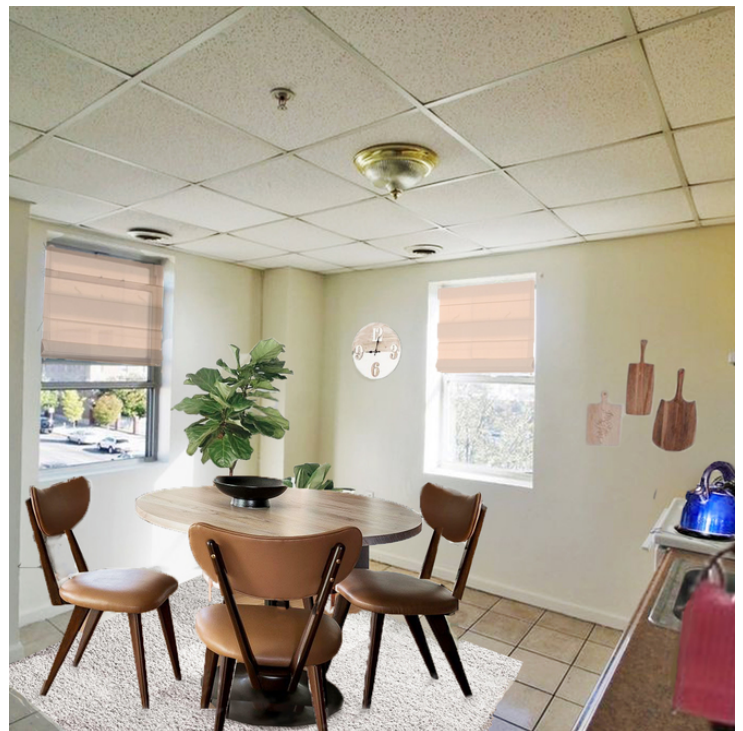
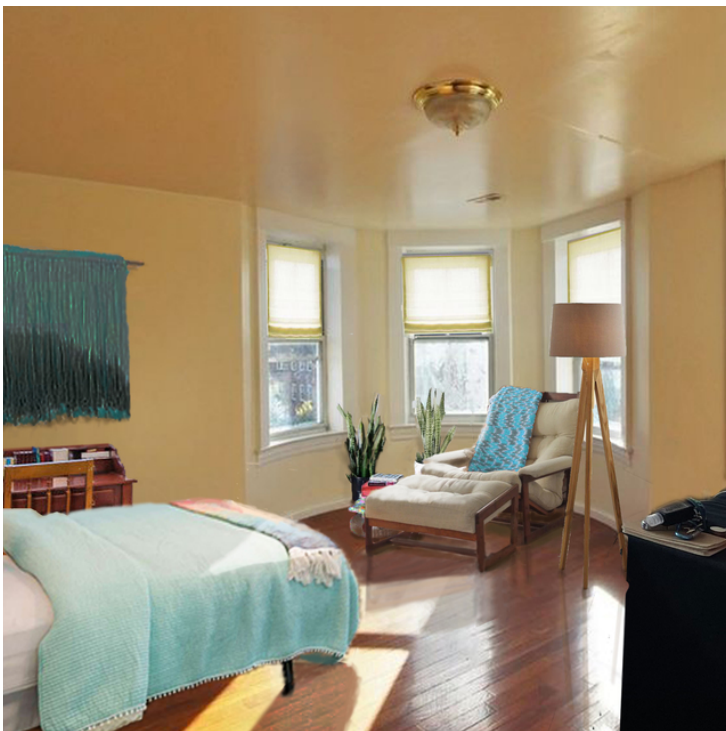
Complete Highlights

SALE HIGHLIGHTS

- Large 3000 Sf Restaurant
- Commercial Kitchen
- Open floor plan 2nd level
- 2 large 3rd floor apartments w sep entrance



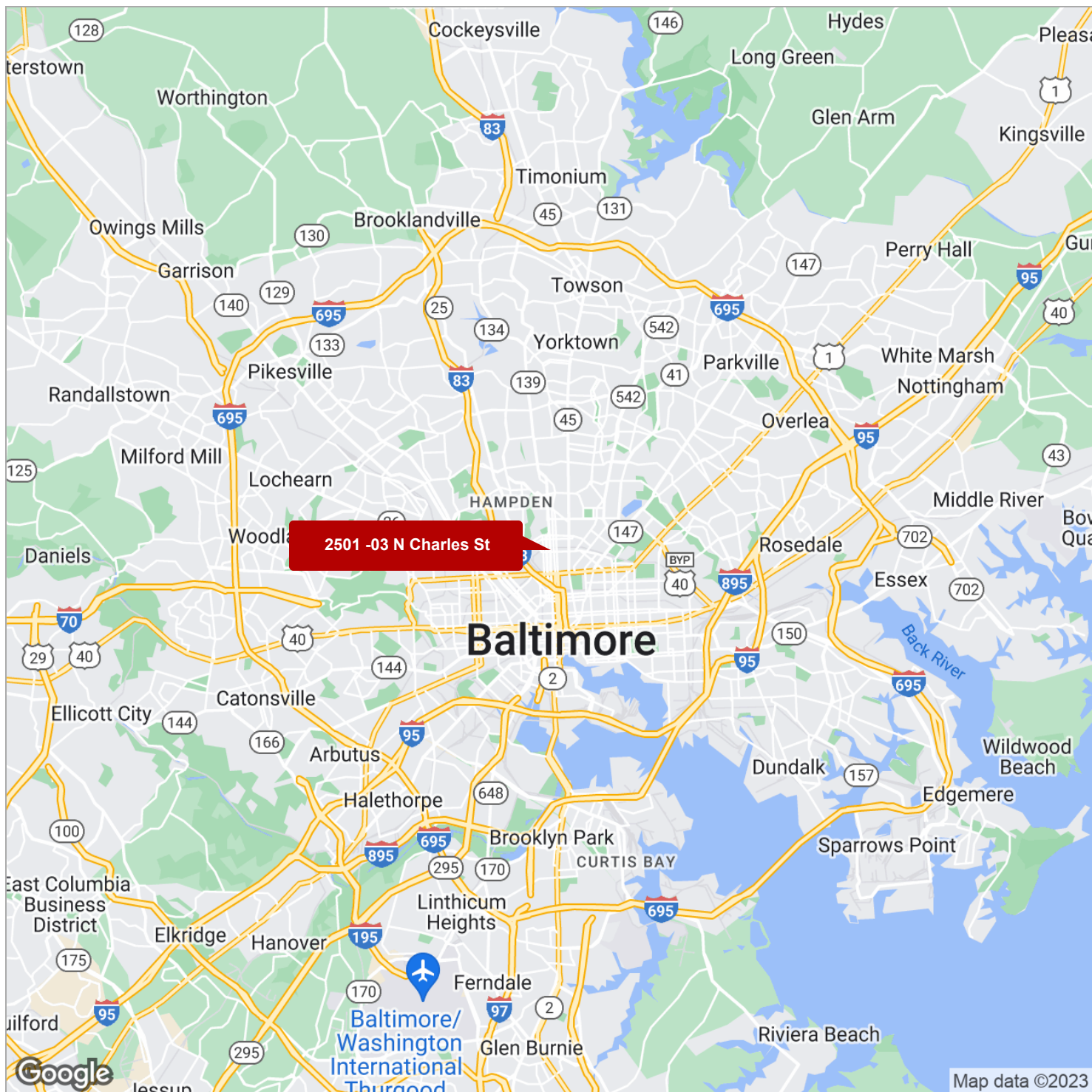
Additional Photos



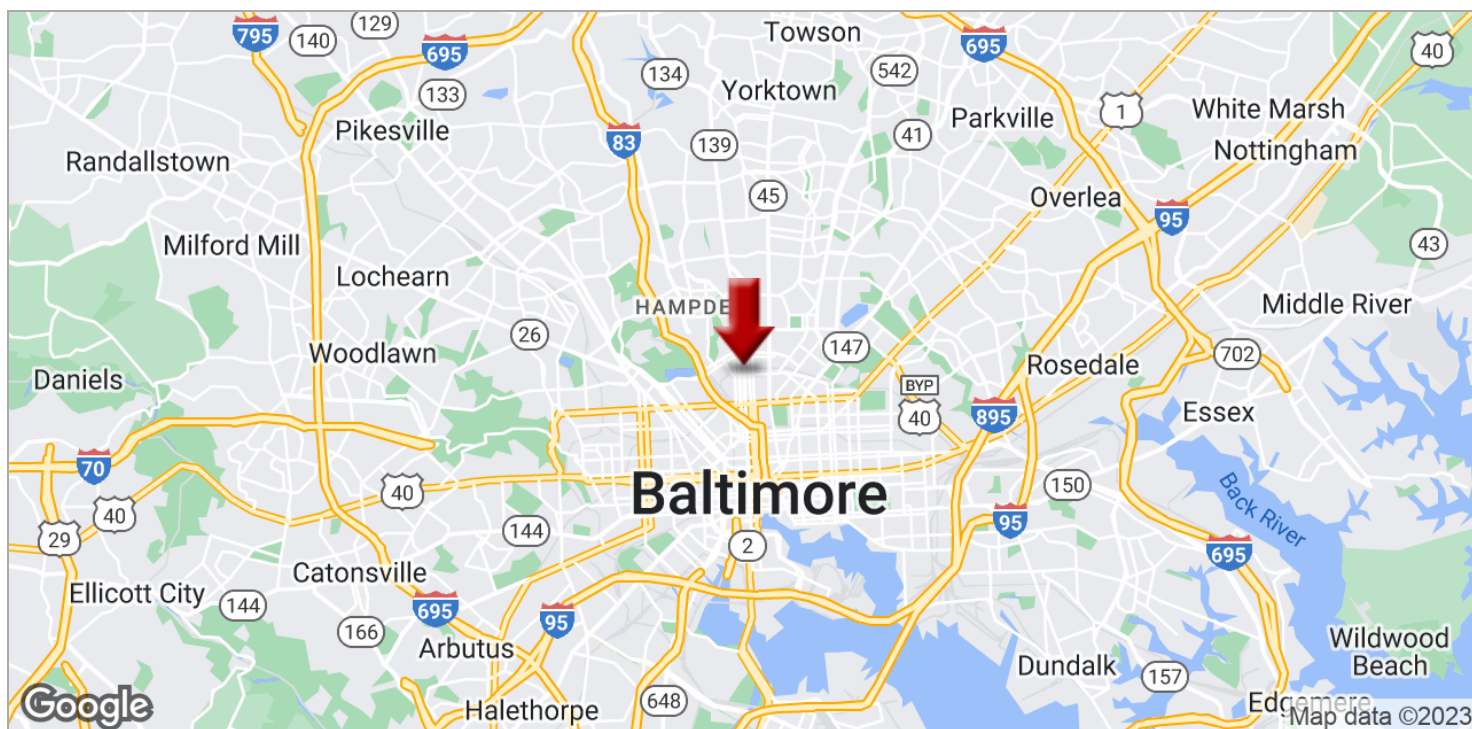
Additional Photos



Regional Map



Location Maps



Aerial Map



Financial Summary

INVESTMENT OVERVIEW

Price	\$1,100,000
Price per Unit	\$275,000
GRM	13.0
CAP Rate	6.0%
Cash-on-Cash Return (yr 1)	6.0 %
Total Return (yr 1)	\$66,020
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$84,794
Other Income	-
Total Scheduled Income	\$84,794
Vacancy Cost	\$847
Gross Income	\$83,946
Operating Expenses	\$17,926
Net Operating Income	\$66,020
Pre-Tax Cash Flow	\$66,020

FINANCING DATA

Down Payment	\$1,100,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
Totals/Averages			0			\$0		\$0		\$0
INCOME SUMMARY										
Gross Income										\$83,946
Vacancy Cost										\$847
EXPENSE SUMMARY										
Gross Expenses										\$17,926
Net Operating Income										\$66,020

Advisor Bio 1



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PROFESSIONAL BACKGROUND

Specializing in the sale of multi-family properties, office buildings, restaurants developing, leasing and consulting on historic properties. A real estate Broker and developer with over 40 years of experience. Purchased and/or sold over 300 single and multi family properties. Developed and or operated several restaurants, hotels, and multiple other commercial enterprises. Developed over 400 apartment units in several different apartment buildings, and condominium regimes, Procured and syndicated several projects using Historic Tax credits and low income housing tax credits. As President of Tax sale Investors, we purchased over 15,000 tax liens in Maryland for over 7 years. Associate Broker with KW Commercial. Broker of Maryland Commercial Ventures. Recently certified in International Property Sales as a CIPS designee.

EDUCATION

2016

Certified International Property Specialist

1979-1980

Studied Business and Marketing University of Baltimore

1970-1972

L'Ecole Bachelors degree Restaurant and Hotel management

1968-1970

Culinary Institute of America trained as an Executive Chef

MEMBERSHIPS

National Association Of Realtors

Greater Baltimore Board of Realtors

Certified International Property Specialist

Knight Of Grace- Order Saint John of Jerusalem

Board member Aids Interfaith Residential Services (non-profit) 1990-1996, 2010-2014

Board member Jobs Housing Recovery(non-profit) 2012-2014

Executive Director American Dream House(non-profit)1996-Present

Crofton/Ft. Meade

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