

APARTMENT BUILDING FOR SALE

5005-5007 YORK ROAD, BALTIMORE, MD 21212



Property Summary



PROPERTY DESCRIPTION

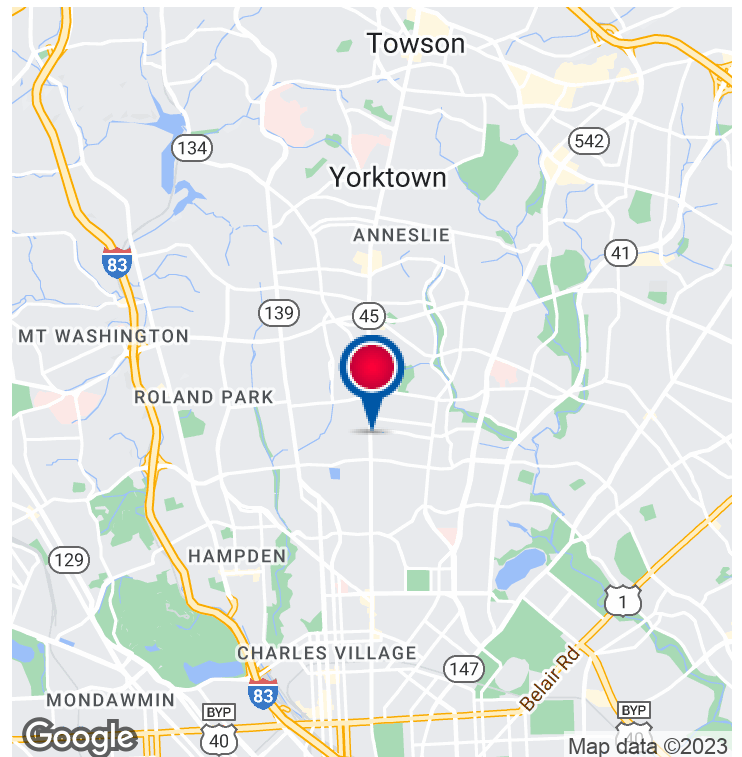
Modern retail and apartment building featuring 9 studio units and 1 retail suite. A stabilized investment providing a respectable return and minimum management.

LOCATION DESCRIPTION

The retail and apartment building is located on York Road within the Winston-Govens neighborhood in northern Baltimore City. This area is just east of both Loyola University and the Notre Dame of Maryland. Other notable commercial establishments nearby include the adjacent Dollar Store, Belvedere Shopping Center, Full Tilt Brewery, Senator Theatre and the Govans Station Post Office.

PROPERTY HIGHLIGHTS

- \$1,090,000 Sale Price
- 2017 Total Renovation from Shell
- 100% Leased & Occupied
- Convenient Location Near 2 Universities
- Bus Stop half block away at York Rd. & Radnor Rd



Leo McDermott

202.744.6910

lmcdermott@troutdaniel.com

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NEWLY RENOVATED APARTMENT BUILDING

NEAR LOYOLA & NOTRE DAME OF MD UNIVERSITIES

TOTAL BUILDING AREA: 7,308 SF ON 3 FLOORS

TOTAL UNITS: 9 STUDIO APARTMENTS (381 SF avg.) & 1 RETAIL SUITE

1st FLOOR: RETAIL (1C) – 2,317 SF @ \$3,089.33 NNN
(9/26/2018-9/25/2026) plus approx. 800 SF of basement storage

APT. #1 (1A) – 490 SF @ \$735

APT. #8 (1B) – 405 SF @\$700

2nd FLOOR: APT. #2 (2A) – 356 SF @\$695

APT. #3 (2B) – 340 SF @\$735

APT. #4 (2C) – 355 SF @\$735

APT. #5 (2D) – 390 SF @\$800

APT. #6 (2E) – 390 SF @\$735

3rd FLOOR: APT. #7 (3A) – 375 SF @\$800

APT. #9 (3B) – 330 SF @\$825

EXTERIOR: BRICK & VINYL SIDING

ROOF: 2015 RUBBER MEMBRANE WITH REFLECTIVE COATING

SITE AREA: 3,833 SF (42.75' x 89.66')

FRONTAGE: YORK ROAD: 42' (80' ROW)
5' ALLEY: 89.66'

ZONING: C-1

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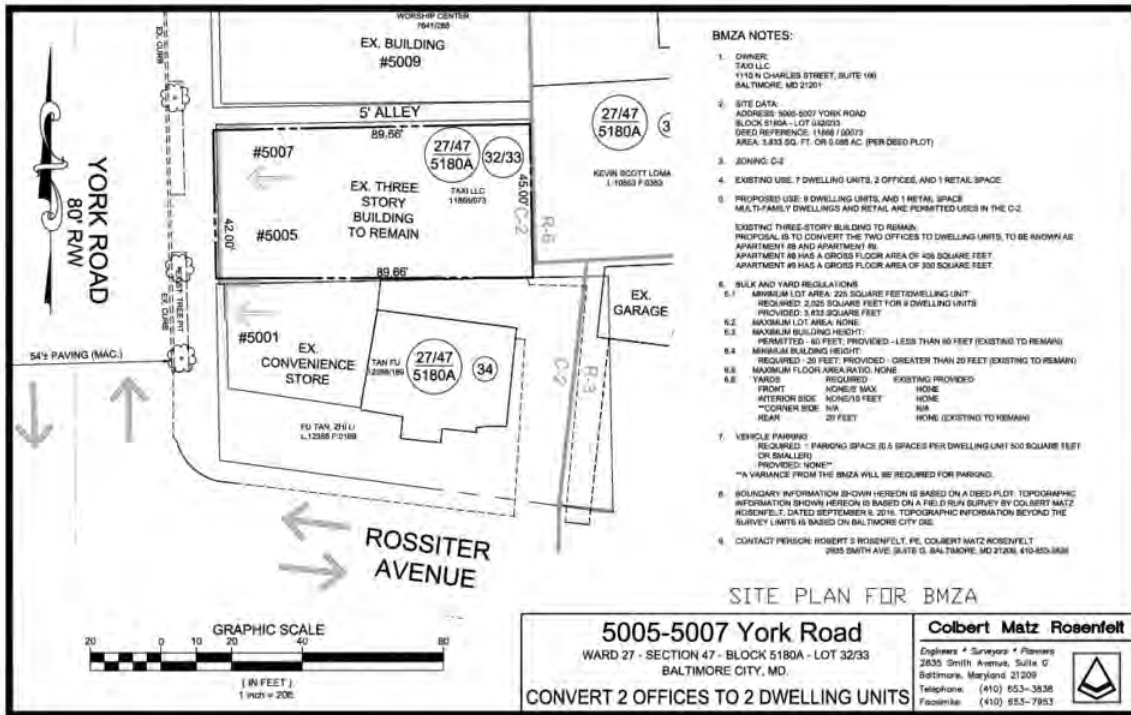
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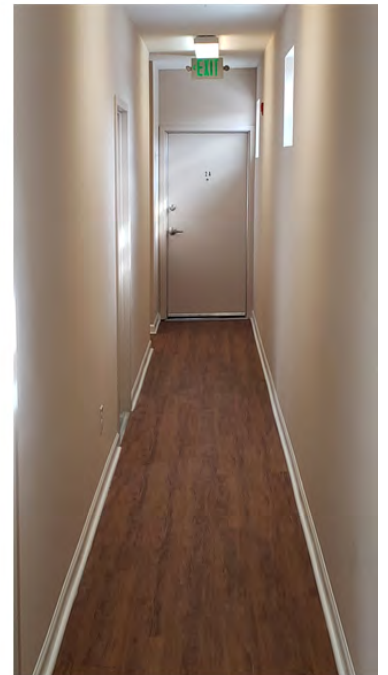
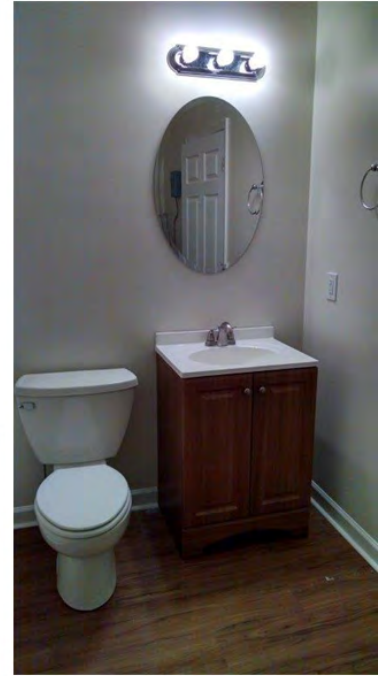
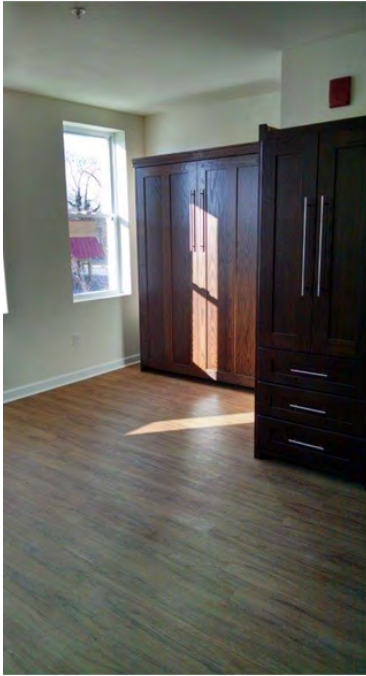
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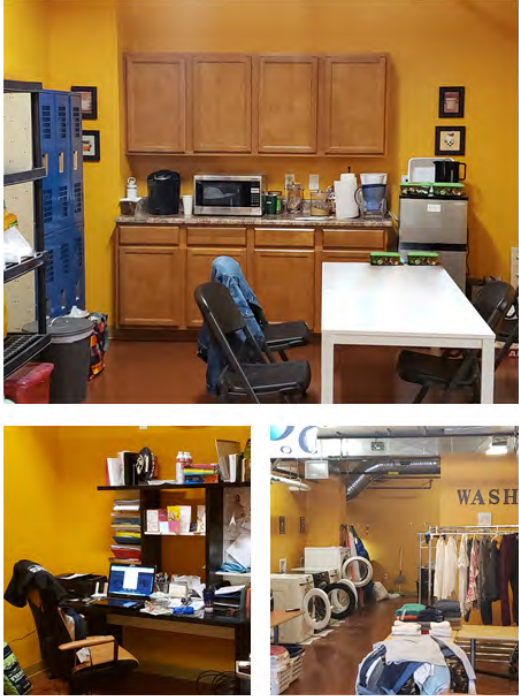
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Additional Photos



Additional Photos

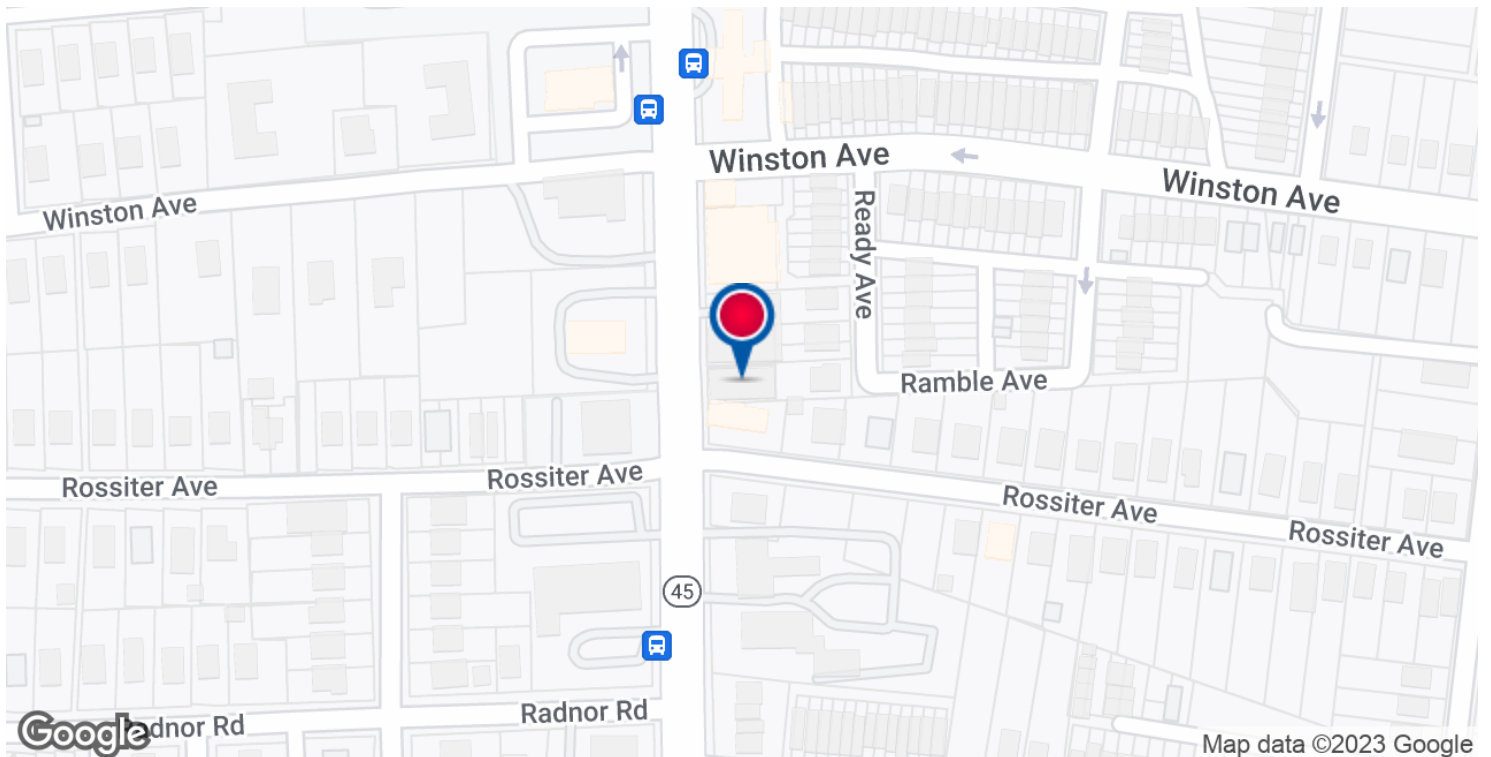
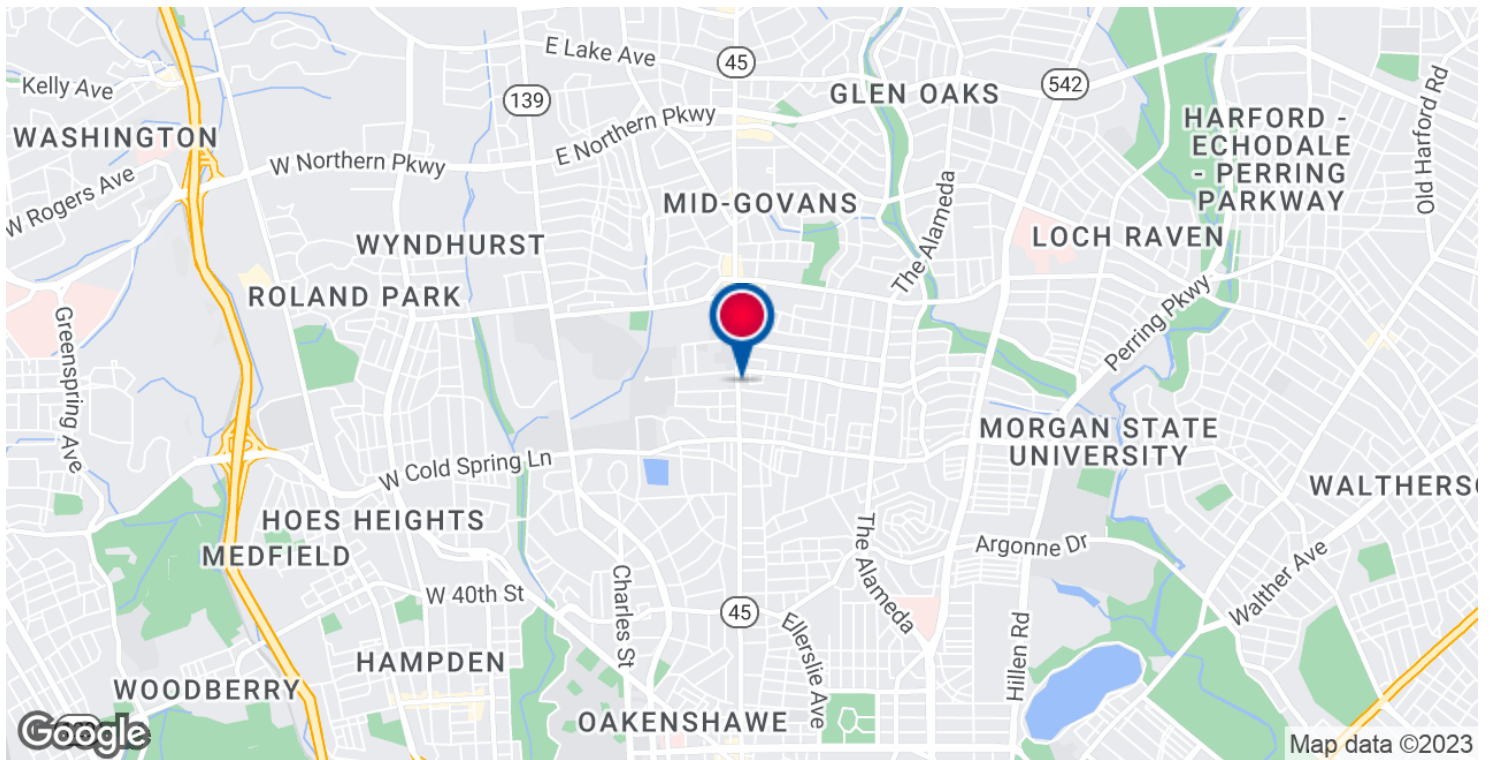


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Location Map



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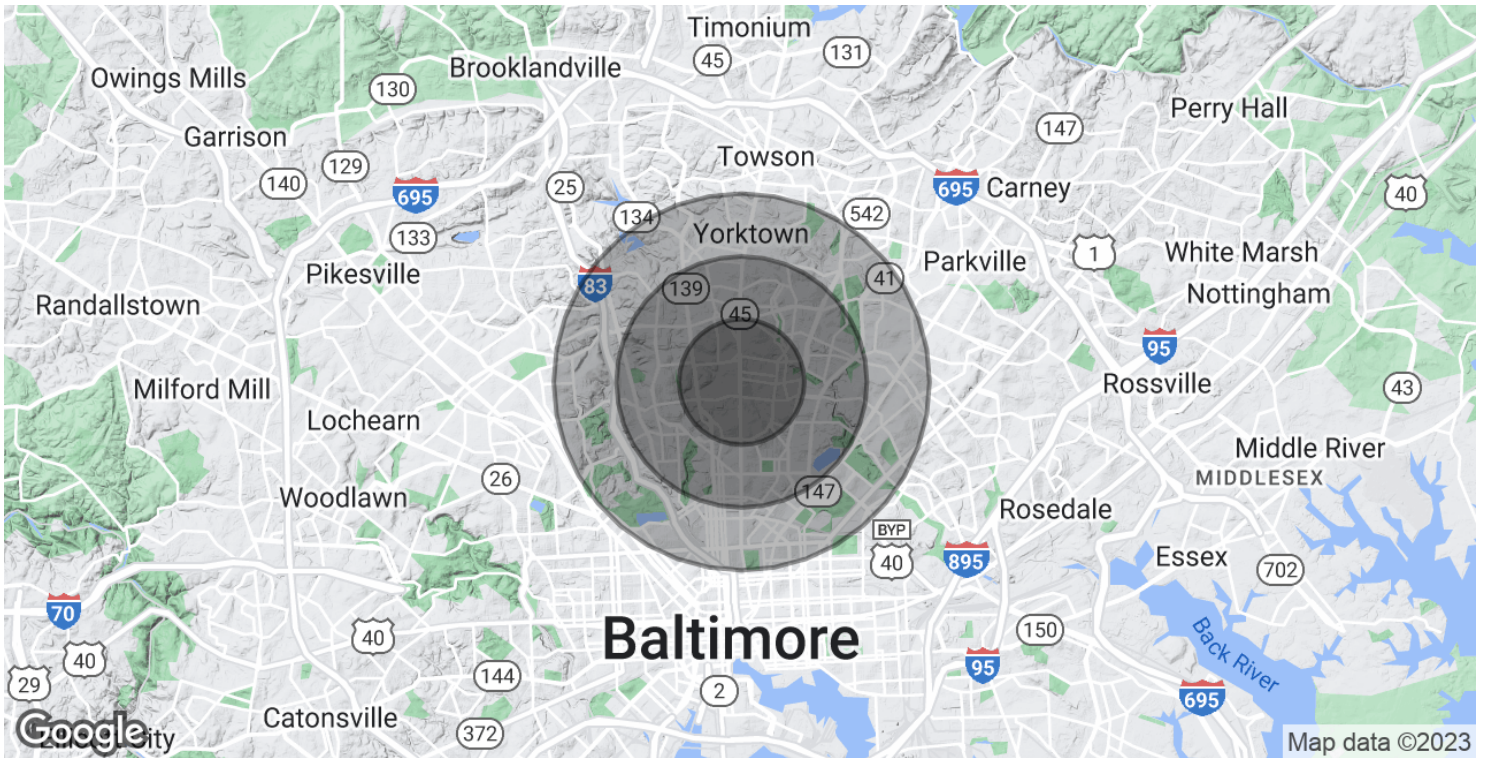
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	30,705	121,629	228,511
Average Age	33.7	33.9	35.1
Average Age (Male)	30.6	32.0	33.1
Average Age (Female)	34.8	35.3	36.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,834	45,521	87,459
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$73,080	\$77,037	\$72,655
Average House Value	\$312,791	\$315,108	\$298,973

* Demographic data derived from 2020 ACS - US Census

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Income & Expenses

INCOME SUMMARY

Apartment Base Rental Income	\$81,120
Retail Base Rental Income	\$37,072
Retail Operating Expense Recoveries	\$9,000
Other Income	\$225

GROSS INCOME **\$127,417**

EXPENSE SUMMARY

Real Estate Taxes	\$11,479
Insurance	\$2,881
Utilities	\$10,014
Management Fees	\$5,920
Repairs & Maintenance	\$11,008
Trash Removal	\$2,540
Janitorial	\$2,540
Administrative	\$1,155

GROSS EXPENSES **\$47,537**

NET OPERATING INCOME **\$79,880**

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TROUT DANIEL & ASSOCIATES

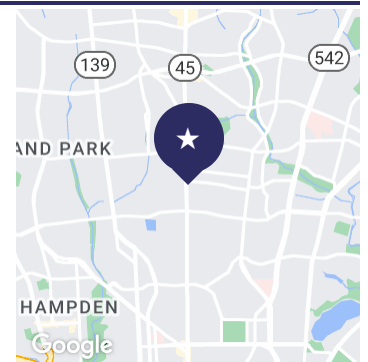
Sale Comps



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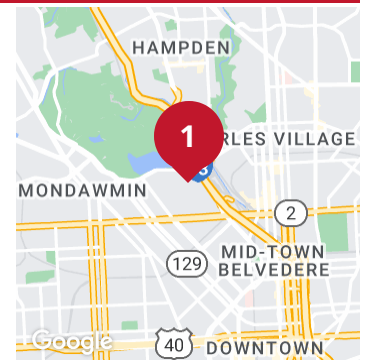
Price: \$1,090,000 Bldg Size: 7,308 SF
No. Units: 9 Cap Rate: 7.33%



2419 CALLOW AVE

Baltimore, MD 21217

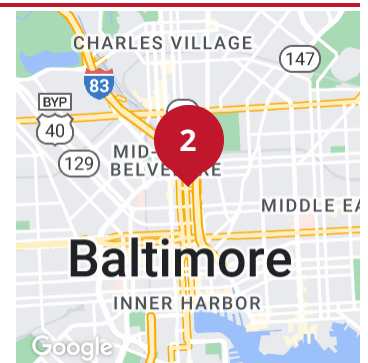
Price: \$600,000 Bldg Size: 8,601 SF
No. Units: 6



941 N CALVERT ST

Baltimore, MD 21202

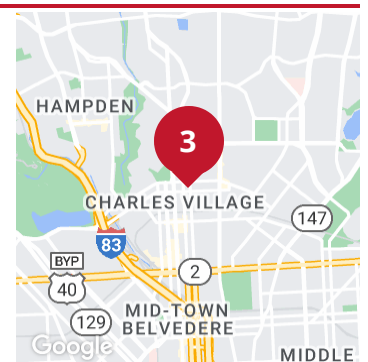
Price: \$758,625 Bldg Size: 3,381 SF
No. Units: 6



2804 N CALVERT ST

Baltimore, MD 21218

Price: \$410,000 Bldg Size: 2,758 SF
No. Units: 5



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Sale Comps



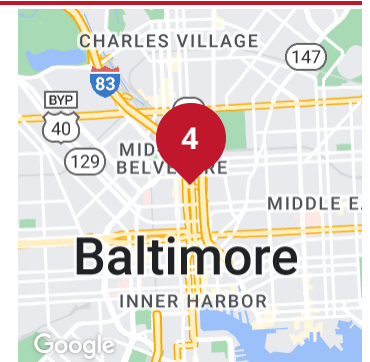
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THE BELVIDERE APARTMENTS

115 E Eager St, Baltimore, MD 21202

Price: \$1,100,000 Bldg Size: 9,250 SF

No. Units: 10



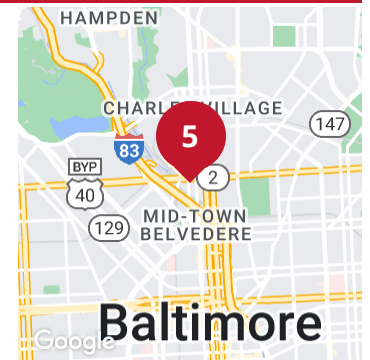
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1817 MARYLAND AVE

Baltimore, MD 21201

Price: \$2,400,000 Bldg Size: 15,000 SF

No. Units: 15



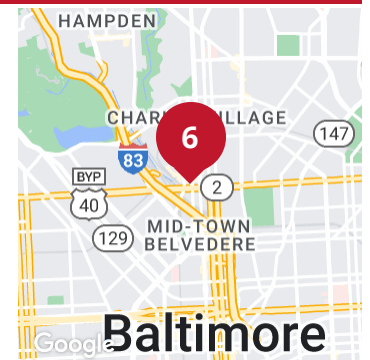
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ROYALTON BANK BUILDING

100 W North Ave, Baltimore, MD 21201

Price: \$1,475,000 Bldg Size: 17,365 SF

No. Units: 15

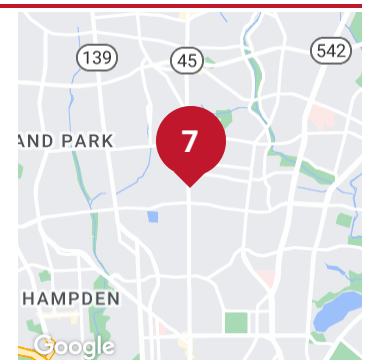


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4901 YORK RD

Baltimore, MD 21212

Price: \$775,000 Bldg Size: 5,908 SF



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