



MULTIFAMILY PROPERTY FOR SALE

Fully Occupied Mixed Unit Apt. Building

18 W FRANKLIN ST, BALTIMORE, MD 21201



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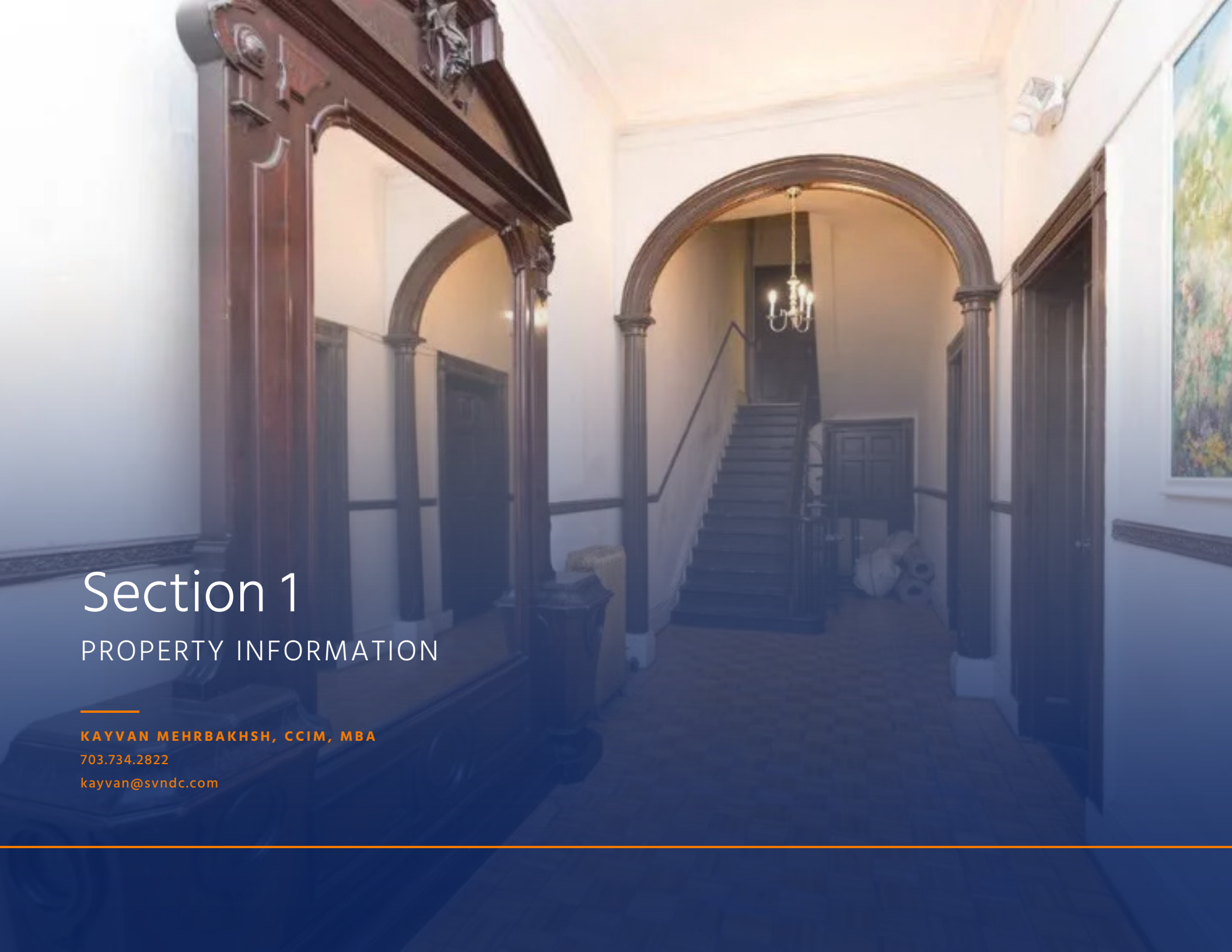
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



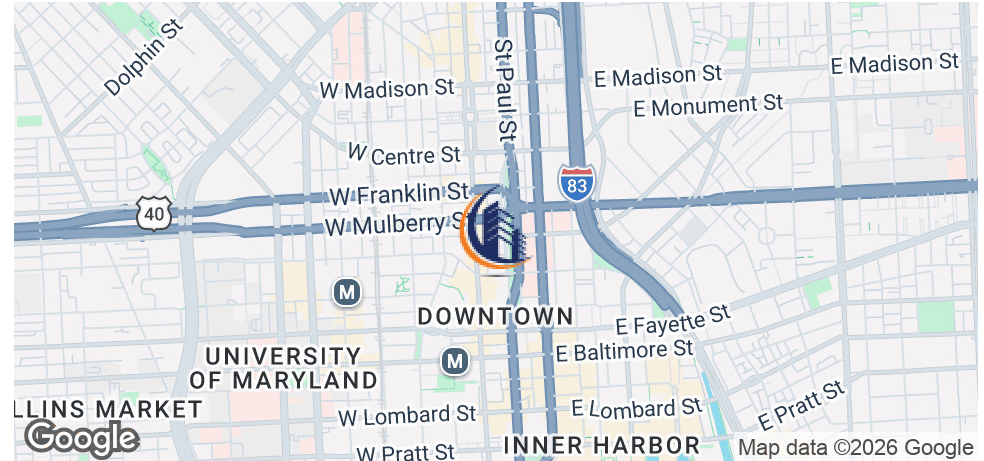
Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

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OFFERING SUMMARY

Sale Price:	\$955,000
Cap Rate:	6.63%
NOI:	\$63,347
Lot Size:	0.1 Acres
Year Built:	1820
Building Size:	9,466
Renovated:	2016
Zoning:	C-5-HT
Taxes:	\$16,291.00
Market:	Baltimore
Submarket:	City of Baltimore
Price / SF:	\$100.89

PROPERTY OVERVIEW

Fully Occupied Mixed-Unit Apartment Building | Strong Investment Opportunity

K & M Commercial is pleased to exclusively offer this fully occupied mixed-unit apartment building, presenting an attractive opportunity for investors seeking stable, income-producing real estate. The property benefits from consistent occupancy, established cash flow, and a compelling 6.63% capitalization rate. Current rents remain below market, providing meaningful upside potential through future rent adjustments and improved revenue performance. With a proven income stream and additional value creation opportunities, this asset offers an appealing combination of stability, immediate cash flow, and long-term growth potential.

PROPERTY HIGHLIGHTS

- Fully Occupied: Mixed-unit apartment building with consistent occupancy and an established income stream.
- Strong Cash Flow: Produces stable, immediate rental income supported by a proven operating history.
- Attractive 6.63% Cap Rate: Offers investors a compelling current return profile.
- Below-Market Rents: Existing rents provide meaningful upside potential through future rent increases.
- Long-Term Growth Potential: Combines immediate cash flow and stability with opportunities to enhance revenue and overall property value.



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the vibrant potential of the thriving Baltimore, MD neighborhood surrounding this sought-after property. Located in the heart of the city, the area offers a blend of historic charm and modern amenities to appeal to multifamily and high-rise investors. A short distance away, explore iconic attractions such as the Inner Harbor, renowned for its waterfront dining, entertainment, and shopping. Nearby, the historic Mount Vernon cultural district beckons with its world-class museums, theaters, and restaurants, adding to the allure of the location. With its rich history and dynamic urban energy, this area presents an exciting investment opportunity for multifamily and high-rise developers.



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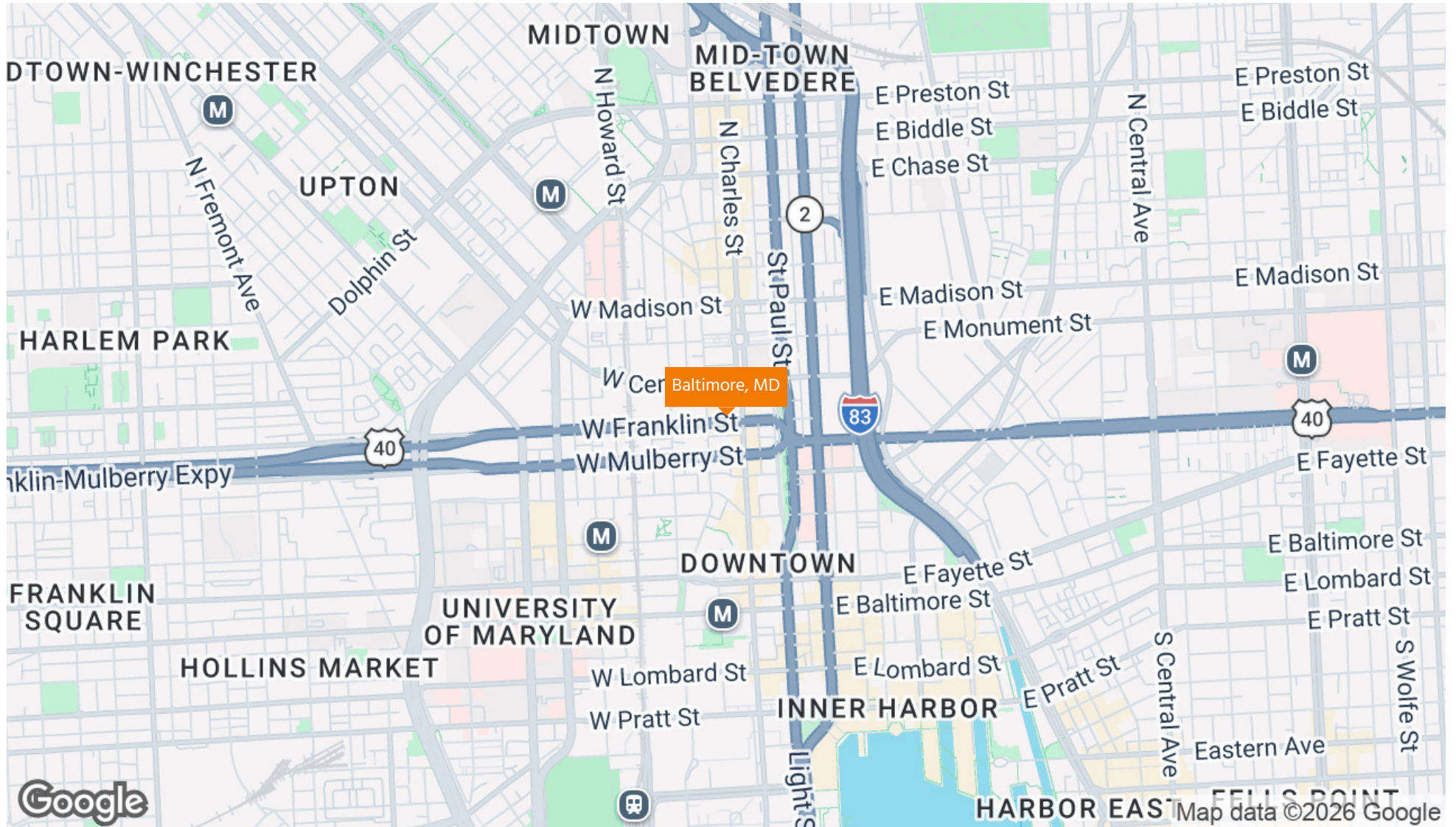
Section 2

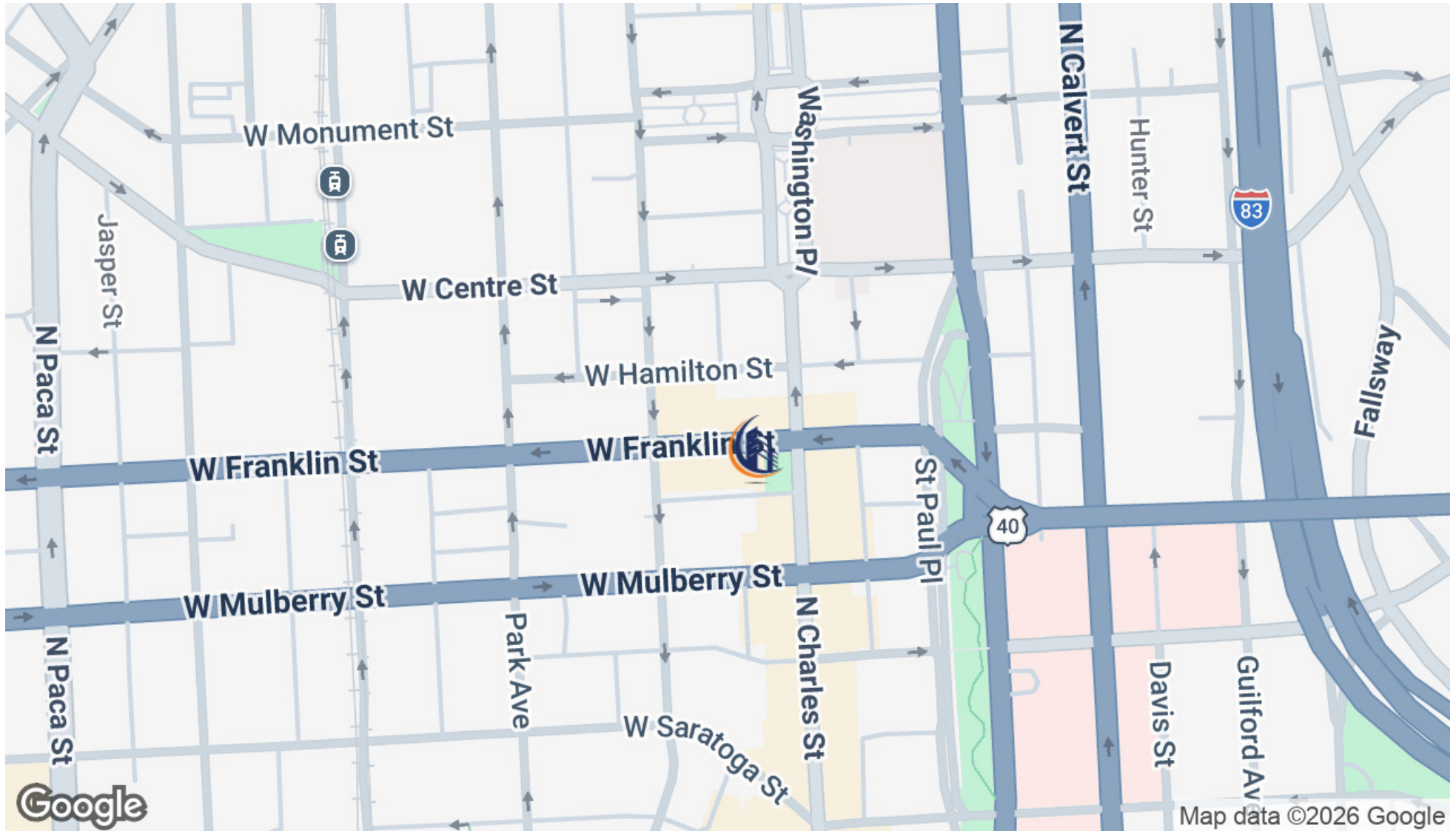
LOCATION INFORMATION

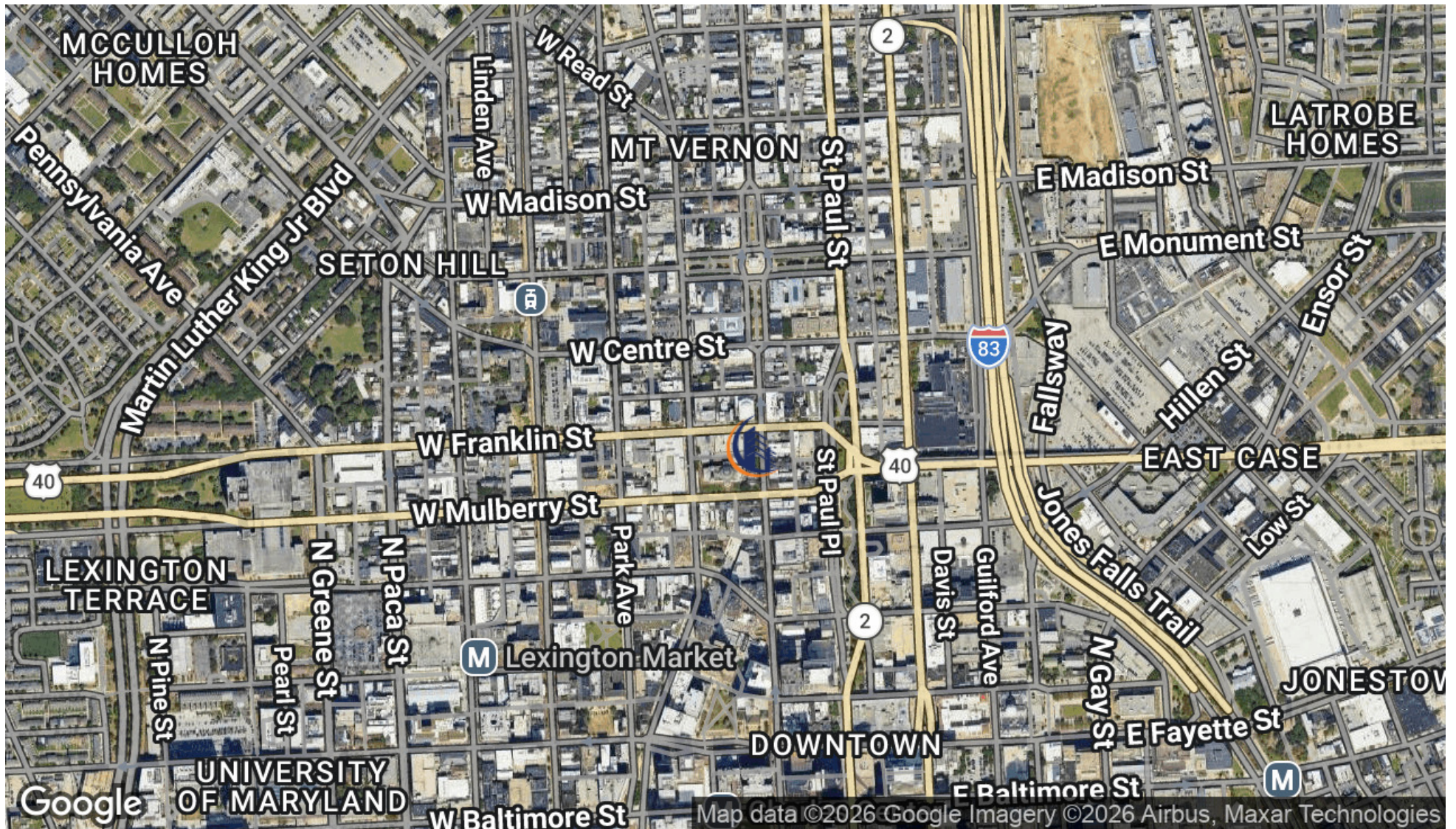
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Section 3

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

fully occupied mixed unit apt. building **page 13**



INVESTMENT OVERVIEW

Price	\$955,000
Price per SF	\$101
Price per Unit	\$955,000
GRM	8.04
CAP Rate	6.63%
Cash-on-Cash Return (yr 1)	6.63%
Total Return (yr 1)	\$63,347

OPERATING DATA

Gross Scheduled Income	\$118,800
Total Scheduled Income	\$118,800
Gross Income	\$118,800
Operating Expenses	\$55,453
Net Operating Income	\$63,347
Pre-Tax Cash Flow	\$63,347

FINANCING DATA

Down Payment	\$955,000
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INCOME & EXPENSES

fully occupied mixed unit apt. building page 14



INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$118,800
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EXPENSES SUMMARY

RE Taxes	\$16,291
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Insurance	\$3,994
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Management	\$6,000
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Repairs	\$3,044
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Electricity	\$20,592
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Water	\$5,532
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OPERATING EXPENSES	\$55,453
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NET OPERATING INCOME	\$63,347
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RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
LL	-	-	-	\$1,210	-	-	-	-	11/2023	M2M
1F	-	-	-	\$1,520	-	-	-	-	-	9/30/2027
2F	-	-	-	\$1,400	-	-	-	-	7/2025	7/30/2026
3F	-	-	-	\$2,205	-	-	-	-	9/2026	M2M
7 W, Top Floor	-	-	-	\$2,315	-	-	-	-	8/2026	M2M
7W, Courtyard	-	-	-	\$1,250	-	-	-	-	7/2024	M2M
TOTALS			0 SF	\$9,900	\$0.00	\$0	\$0.00	\$0		
AVERAGES				\$1,650						



Section 4

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

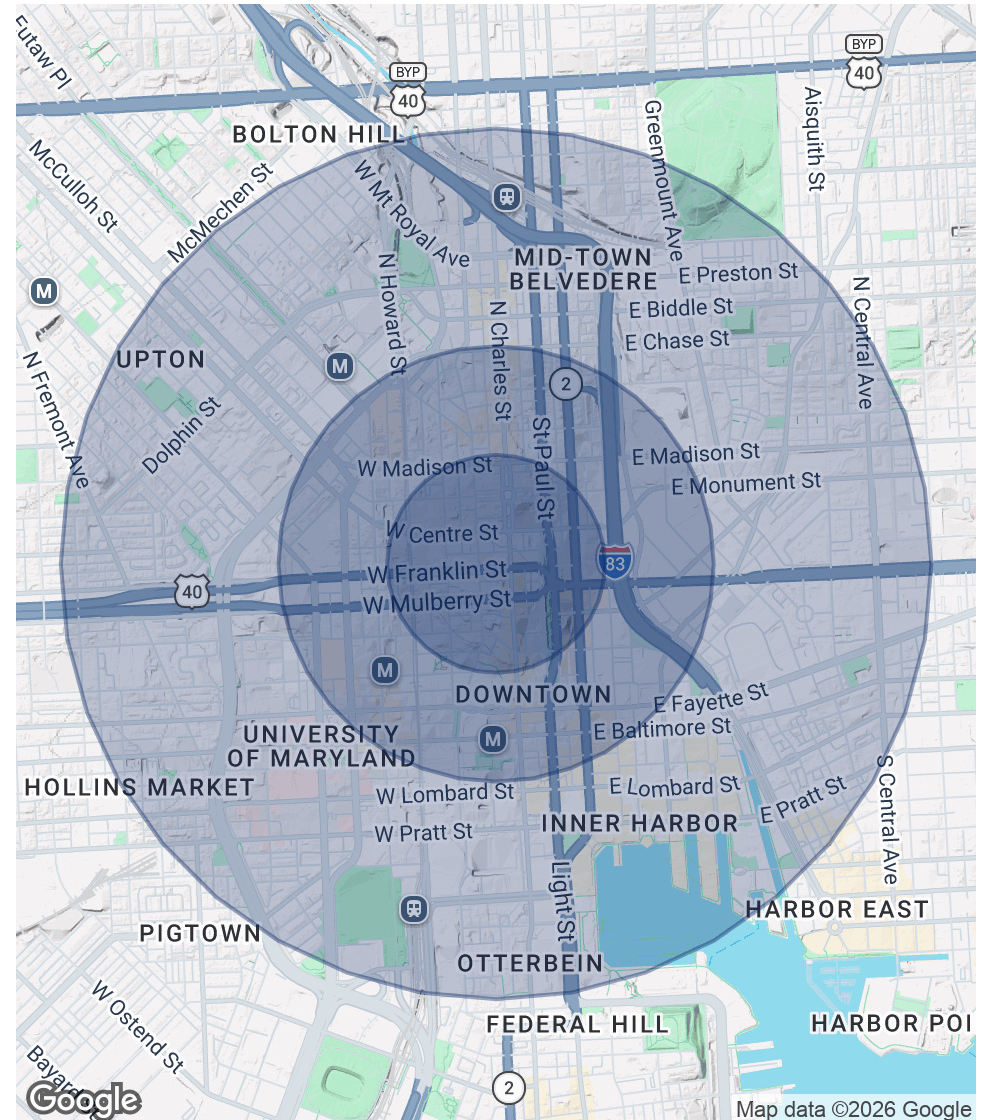
fully occupied mixed unit apt. building **page 17**



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,007	13,306	43,247
Average Age	41.0	35.5	36.1
Average Age (Male)	42.8	36.5	34.0
Average Age (Female)	39.9	36.2	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,185	8,477	23,726
# of Persons per HH	1.3	1.6	1.8
Average HH Income	\$67,819	\$70,628	\$73,397
Average House Value	\$271,826	\$179,897	\$289,965

2023 American Community Survey (ACS)





Section 5

ADVISOR BIOS

KAYVAN MEHRBAKSH, CCIM, MBA

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**KAYVAN MEHRBAKHSH, CCIM, MBA****Managing Director**

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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