

EAST BALTIMORE & PIGTOWN



PORTFOLIO SUMMARY

The Cushman & Wakefield Mid-Atlantic Single-Family Group is pleased to present the East Baltimore & Pigtown Portfolio located in Baltimore, MD. The Offering is comprised of 42 single-family rental units located throughout Baltimore neighborhoods. These Portfolios are an ideal acquisition for single-family investors focused on acquiring quality homes and leasing to renters receiving housing vouchers and rental subsidies.



HIGHLIGHTS

1

WORKFORCE HOUSING SFR PORTFOLIO

The East Baltimore & Pigtown Single-Family Rental Portfolio contains 37 Baltimore City homes offering an investor the opportunity to acquire a high-quality portfolio with ample room to increase rents, make interior upgrades, and implement a voucher or market-driven leasing strategy.

2

LEASING STRATEGY

Currently few of the residents receive housing subsidies and rent increases have remained relatively flat over the past 18 months. Future ownership has the opportunity to raise rents as much as 15-20% with capital expenditure, while actively leasing to residents receiving rental vouchers.

3

DIVERSE GEOGRAPHIC PORTFOLIO

Several of the homes have received substantial capital improvements including new roofs, windows, mechanicals, and electrical systems. Other important enhancements in select homes include the installation of in-home washer/dryers, central air conditioning, dishwashers, modern appliances and luxury kitchen and bathroom finishes.

4

ESTABLISHED & PREFERRED ASSET TYPE

Emerging as one of the most attractive asset classes to both institutional and private investors, Single-Family Rentals offer high yields and strong occupancy rates. High-Performance Metrics for Single-Family Rentals include an average median rent of \$1,900 per month for three-bedroom homes and Y-O-Y rent increase of almost 10%. Baltimore City Housing Voucher Rents consistently outperform comparable market rate levels.

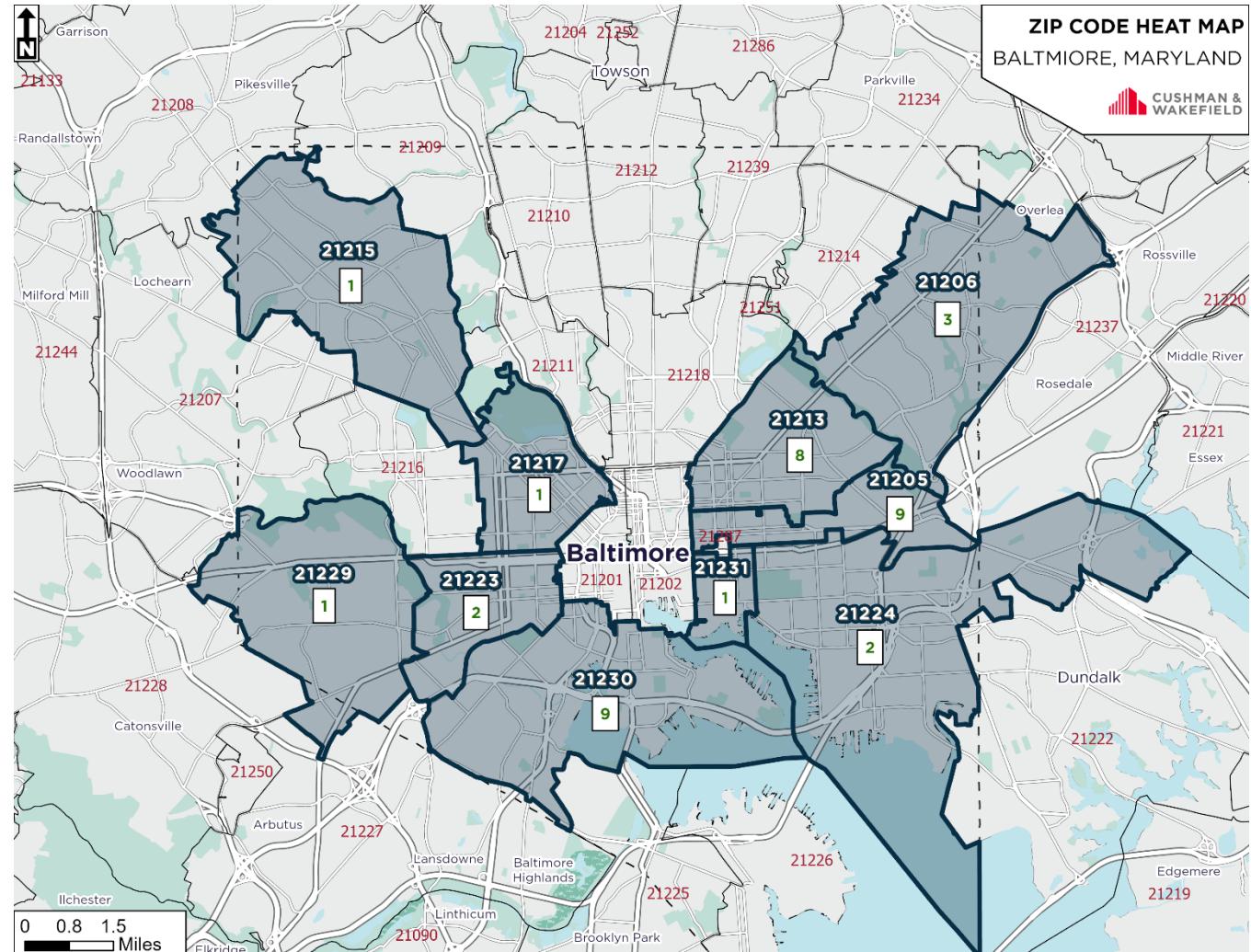
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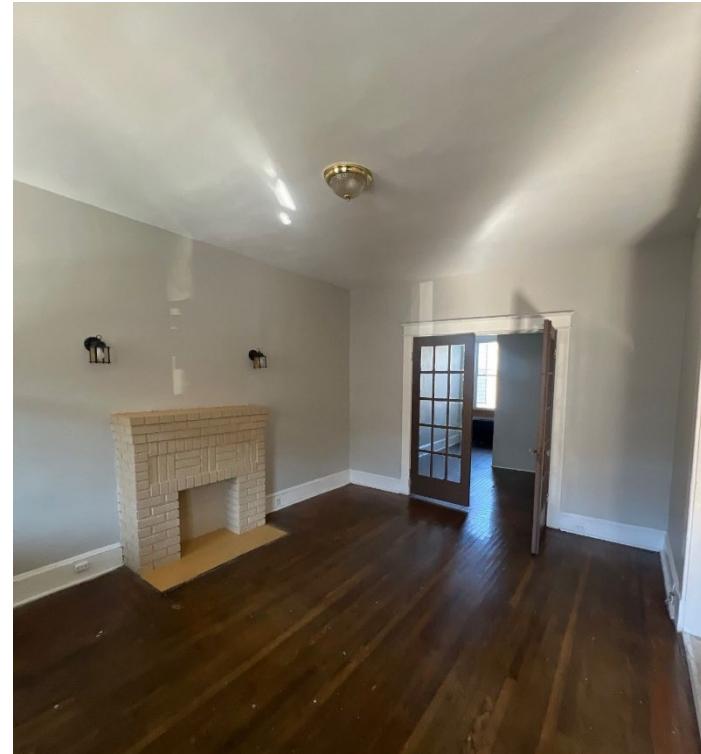
SHORT COMMUTE TO MAJOR EMPLOYERS AND UNIVERSITIES

The Portfolio affords residents outstanding access to significant employers, education institutions, retailers, dining and entertainment in their respective neighborhoods. Major employers near the clusters in the portfolio include Johns Hopkins University (25,000 employees), Johns Hopkins Health System (19,340 employees) and MedStar Health System (6,027 employees).

LOCATION OVERVIEW

1	504 Callendar St
2	4011 Edmondson Ave
3	2700 Ashland Ave
4	512 Callender ST
5	5866 Belair Rd
6	1222 W Cross St
7	3823 Belair Rd
8	4120 St Thomas Ave
9	7240 Gough St
10	3220 Cliftmont Ave
11	1828 Eagle St
12	3614 Lyndale Ave
13	506 Callender St
14	2815 E Preston St
15	3132 Cliftmont Ave
16	508 Callender ST
17	2027 Jefferson St
18	2109 McCulloh St
19	2613 Beryl Ave
20	3709 Belair Rd
21	2611 Beryl Ave
22	1140 Cleveland St
23	2741 Beryl Ave
24	2011 Wilkens Ave
25	869 Reinhardt St
26	521 N Patterson Park Ave
27	4222 Woodlea Ave
28	519 Callender ST
29	3330 McElberry St
30	2640 Beryl Ave
31	3221 Kentucky Ave
32	4023 Lewiston Ave
33	3314 Parklawn Ave
34	128 N Port St
35	865 Reinhardt St
36	2730 Beryl Ave
37	2615 Beryl Ave





CONTACT US

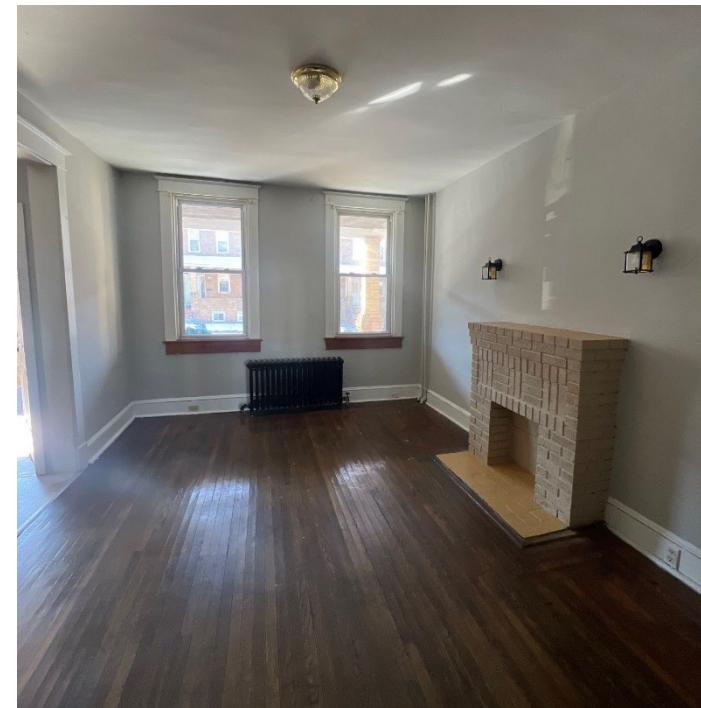
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