

THE CAROLETTA APARTMENTS

INVESTMENT SUMMARY

12
UNITS



1
NUMBER OF
BUILDINGS

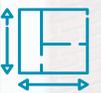


1915 | 2008
YEAR BUILT | YEAR RENOVATED



753
AVERAGE
UNIT SF

14,400
TOTAL
RENTABLE SF



3
STORIES



0.33
ACRES



\$2.16
AVERAGE MARKET
RENT/SF

\$1,630
AVERAGE
MARKET RENT



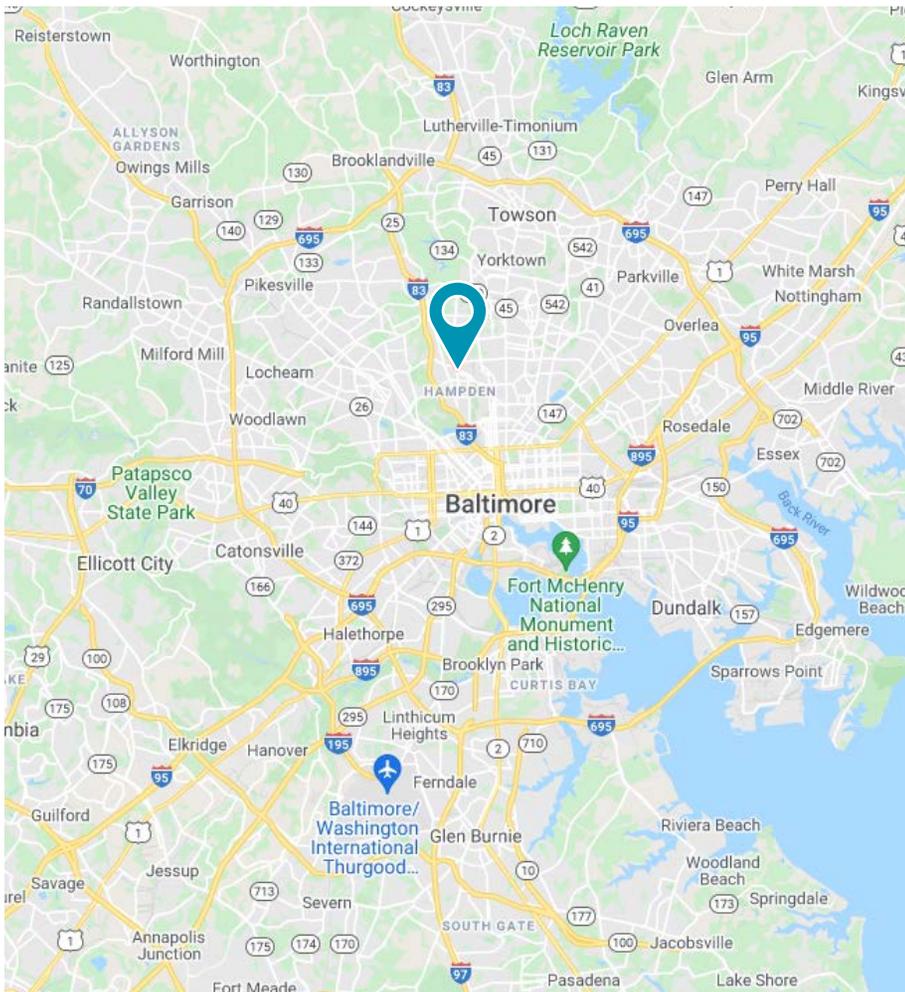
Baltimore, MD

901 W. UNIVERSITY PARKWAY BALTIMORE, MD 21210



OFFERING

The Cushman Wakefield Baltimore Capital Markets Group is pleased to present the exclusive listing of The Caroletta Apartments of Roland Park located at 901 W. University Parkway Baltimore, MD 21210. The Property features 12 existing units with ample on-site parking including six private garages. The asset is impeccably located in the heart of Roland Park, just north of Johns Hopkins University.



HIGHLIGHTS

1

PARTIAL VALUE-ADD OPPORTUNITY

The units on the second floor have received considerable upgrades and renovations, comparable to luxury single-family homes. The opportunity exists to continue these improvements including modern kitchens and bathrooms, creating urbane sophisticated interiors appealing to high-income renters, while trailing Class A Luxury Residences.

2

CONDOMINIUM RESALE POTENTIAL

The adjacent Property and Sister Building, 903 W. University Parkway, has been converted into individual condominiums, with resale values as high as \$400,000 per unit, offering future ownership an additional opportunity to recapitalize their investment.

3

EXTENSIVE CAPITAL IMPROVEMENTS

Ownership has spent nearly \$1 Million Dollars in the past 14 years, installing both revenue and non-revenue producing improvements to persevere the asset's value and prevent the accumulation of deferred maintenance.

4

IDEAL ROLAND PARK LOCATION

Established in 1891, by Frederick Law Olmstead Jr., Roland Park is Baltimore City's Preeminent Residential Enclave. The neighborhood is distinguished by its prominent architecture, and bucolic scenery.

5

CONVENIENT COMMUTE TO DOWNTOWN REGIONAL EMPLOYMENT HUBS

Well-positioned above University Parkway, The Property is less than 1 mile from the Jones Fall Expressway, offering convenient access to Downtown Baltimore to the south, as well as Hunt Valley, Towson, and Owings Mills to the northwest.



CONTACT US

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