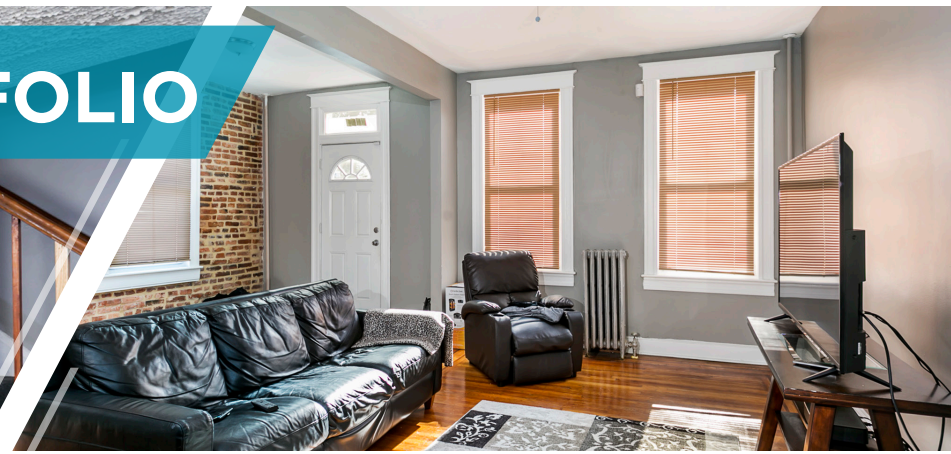
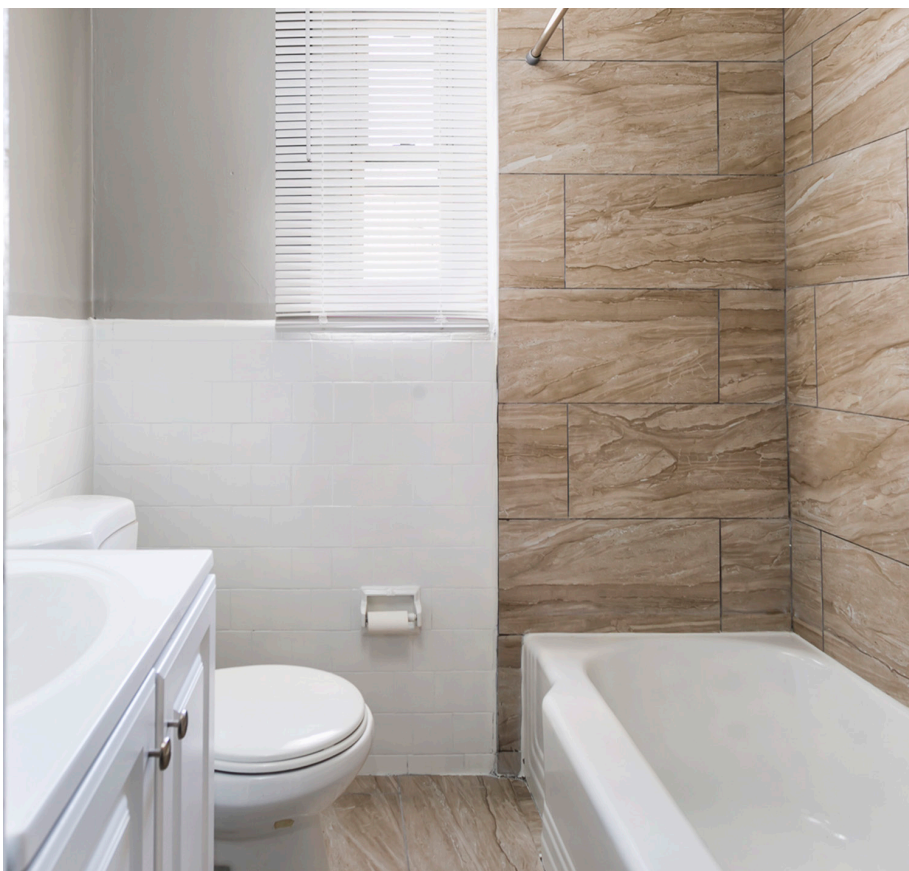


I-695 SINGLE-FAMILY PORTFOLIO



OFFERING

The Cushman & Wakefield Mid-Atlantic Private Client Group is pleased to present the exclusive listing of the I-695 Single-Family Portfolio, with assets located in Baltimore County, Baltimore, Harford County, and Anne Arundel County. The Portfolio is professionally managed and leased, with each home undergoing substantial renovations and improvements. Future ownership is able to acquire a high-performing rental portfolio, with a large concentration of Properties located outside of Baltimore City.



HIGHLIGHTS

1

REVENUE PRODUCING ASSET WITH OPERATIONAL UPSIDE

Totaling 66 Single Family Rentals, The I-695 Portfolio offers operational upside through streamlining management expenses and reducing third party expenditures.

2

HIGHLY DESIRABLE ASSET CLASS

Since Early 2020, Single- Family Rentals have emerged as an attractive asset class to both private and institutional investors, as renters continue to flock from high-density urban areas.

3

ELEVATED CONCENTRATION OF SUBURBAN RENTALS

Nearly half of the rental properties are located outside of Baltimore City, including Baltimore, Harford, and Anne Arundel County. Baltimore and Anne Arundel Counties have some of the strongest demand and largest “rent vs. own” deltas in Maryland.

4

COST INTENSIVE CAPITAL IMPROVEMENTS AND INTERIOR RENOVATIONS

The Homes have been received substantial capital improvements including the installation of In-Unit Washer/Dryers as well as Premium Kitchen Upgrades and Bathroom Modernizations.

5

PROFESSIONALLY LEASED AND MANAGED SINGLE-FAMILY RENTAL BUSINESS

Current Ownership has acquired, stabilized, and improved the portfolio over several years, and upon exit, provides a seamless entry into the Single-Family Rental Business.



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