

BELAIR ROAD PORTFOLIO

INVESTMENT SUMMARY

20
HOUSES



Detached
HOMES



\$2,973
AVERAGE ANNUAL TAX BILL



\$192,875
AVERAGE APPRAISAL VALUE



**21206, 21214,
21205**
ZIP CODES

\$1,637
AVERAGE RENT



1 or 2
BATHROOMS

3 or 4
BEDROOMS

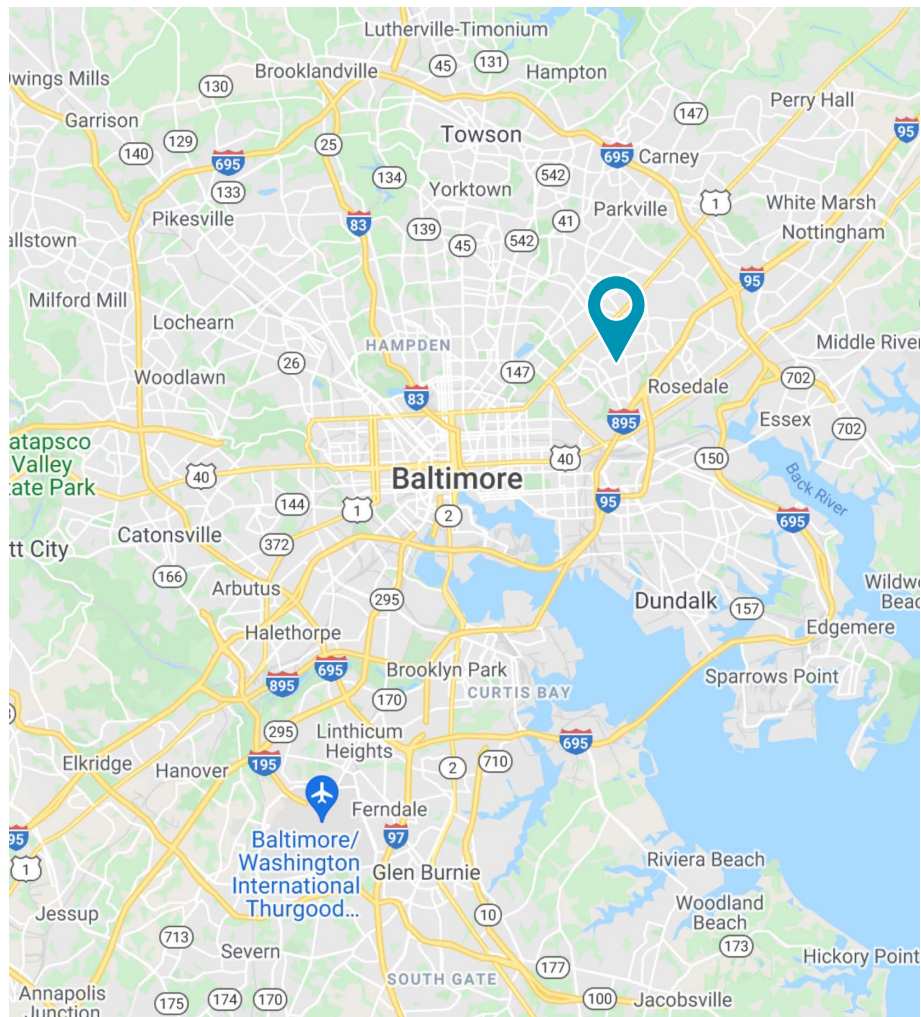


Baltimore, MD
NEAR BALTIMORE COUNTY LINE



OFFERING

The Cushman & Wakefield Baltimore Multifamily Advisory Group is pleased to present the exclusive listing of The Belair Road SFR Portfolio located in Baltimore, MD. Single-Family Investors have the ability to acquire a Single-Family Rental Portfolio, comprised of exclusively detached homes located along the Desirable Belair Road Corridor.



HIGHLIGHTS

1

STABILIZED & RENOVATED SFR PORTFOLIO

The Belair Road Single-Family Portfolio contains 20 fully detached and renovated homes, offering an investor the rare opportunity to acquire a stabilized and systematically upgraded SFR Portfolio with consistently strong revenue and attractive returns. The Homes are well-maintained and feature premium interior amenities, including Central Air Conditioning, Granite Countertops and Modern Kitchen Appliances.

2

STRONG DEMOGRAPHICS ALONG BELAIR ROAD CORRIDOR

100% of the homes are positioned along the Belair Road Corridor in areas with high concentrations of homeowners. Within a 5-mile radius of the portfolio, median household income is approximately \$59,000, 15% higher than the Baltimore City Average, with 20% of households earning \$100,000 or more.

3

ROBUST ASSET CLASS

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 a 99% occupancy rate, 8.5% annualized vacant-to-occupied (V2O), an increase of 5x the 2020 Rate.

4

CONSISTENT AND RELIABLE REVENUE STREAM

The Majority of Residents receive rental assistance, with 71% of rental income being paid through local municipalities and non-profit organizations.

5

PROXIMITY TO MAJOR EMPLOYERS AND UNIVERSITIES

The Portfolio affords residents outstanding access to major employers, retailers, and amenities in the immediate area. All of the homes in the Portfolio are within 5-miles of The Baltimore County Line, and less than 3-miles from Morgan State and 5-miles from Loyola University, which combined employ 5,000 workers and host 13,000 students.



CONTACT US

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BAYVIEW MEDICAL CENTER
3.7 MILES



2.2 MILES



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