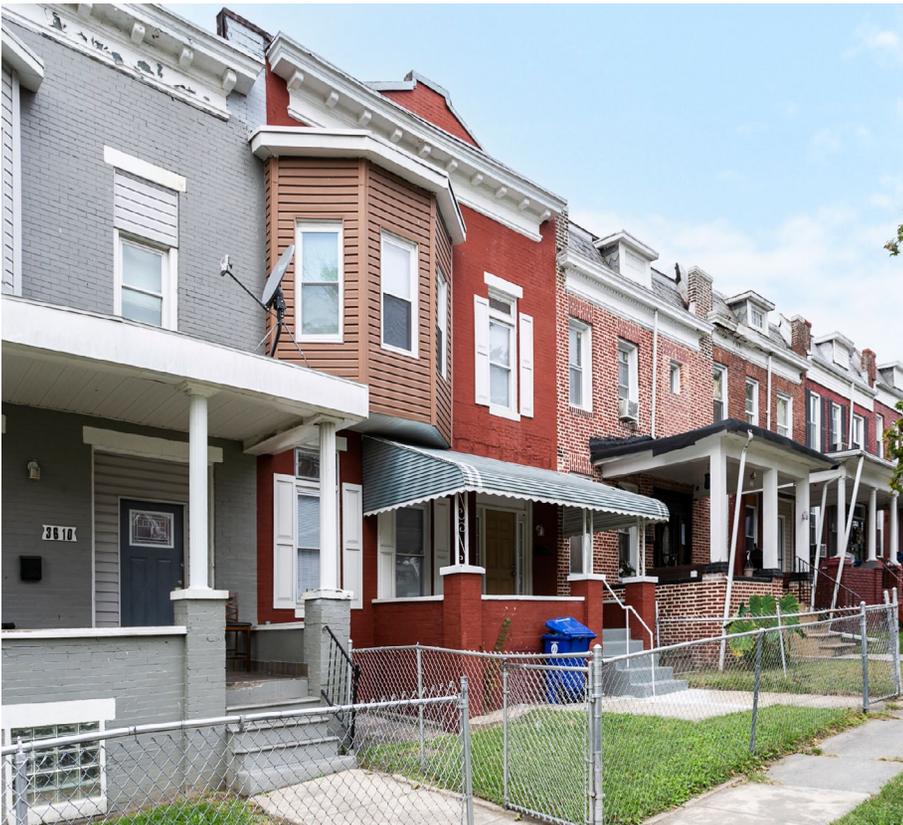


COBHAM SINGLE-FAMILY PORTFOLIO



PORTFOLIO SUMMARY

The Cushman & Wakefield Mid-Atlantic Single Family Group is pleased to present The Cobham Portfolio located in Baltimore, MD. The Offering is comprised of 11 single-family rental units located throughout Baltimore neighborhoods. The Cobham Portfolio is 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 Cobham Single-Family Rental Portfolio contains 11 Baltimore City homes offering an investor the opportunity to acquire a high-quality portfolio with ample room to increase rents, make gradual interior upgrades, and implement a voucher-driven leasing strategy.

2

MARKET TO VOUCHER LEASING TRANSITION

Currently less than 25% 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 10% with minimal 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 \$1,700 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.

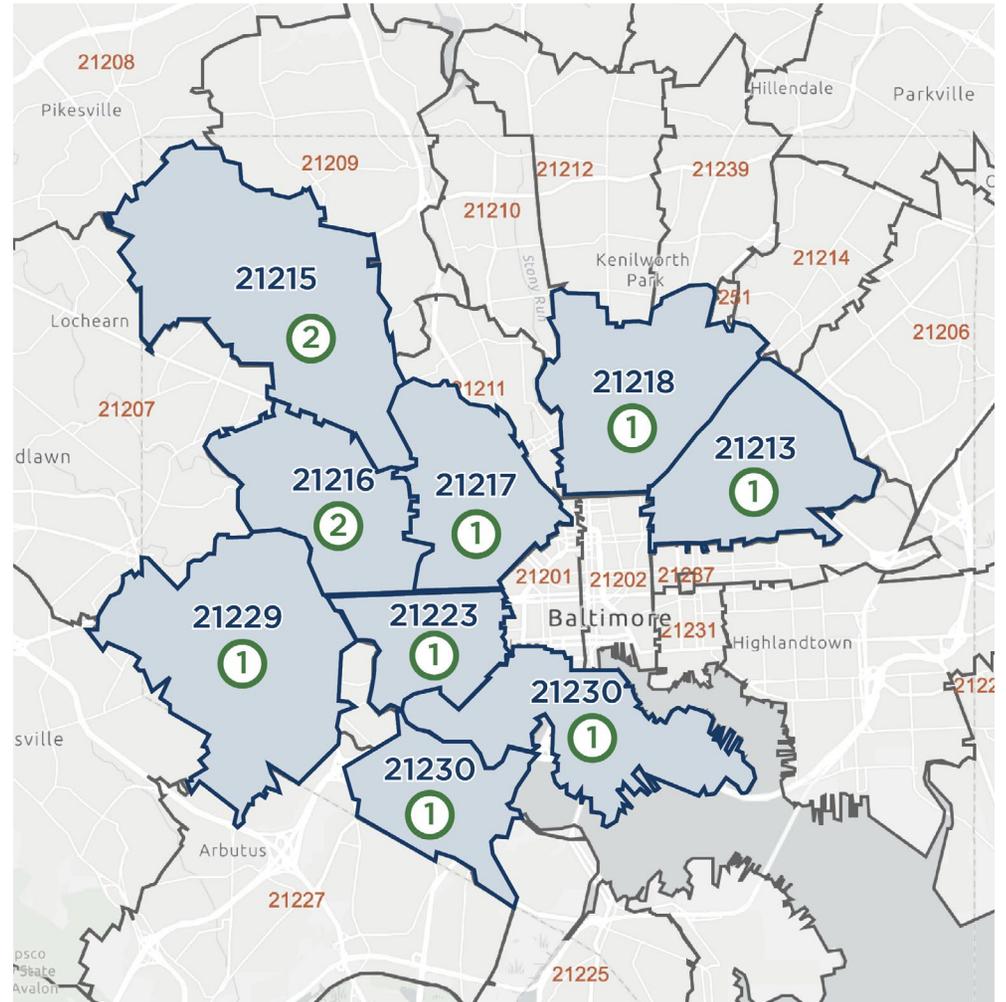
5

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

STREET ADDRESS	ZIP CODE	
3612 Cottage Avenue	21215	2 Houses
3655 Cottage Avenue	21215	
1935 W Lexington Street	21223	
2629 Maisel Street	21230	
652 Dumbarton Avenue	21218	
3522 Edmondson Avenue	21229	
1061 Ellicott Driveway	21216	2 Houses
1065 Ellicott Driveway	21216	
522 E 43rd Street	21212	
1705 Darley Avenue	21213	
2303 Orem Road	21217	





CONTACT US

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