



CONFIDENTIAL

BALTIMORE
RESIDENTIAL
PORTFOLIO

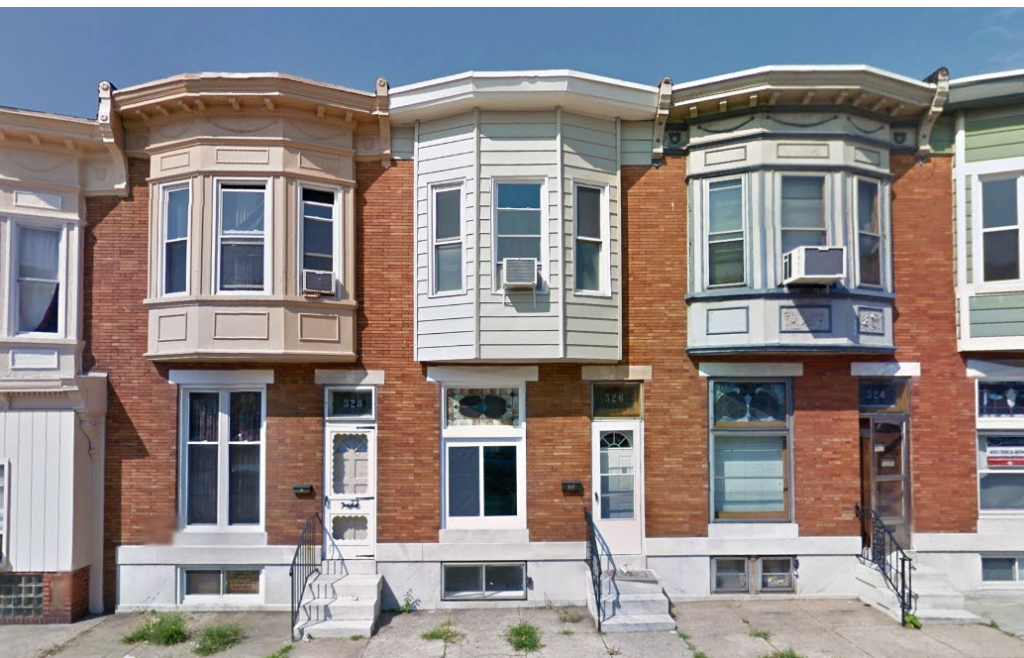
OFFERING
MEMORANDUM



An aerial photograph of a city park, likely in Philadelphia, showing a large green field, a swimming pool, and a tennis court. The park is surrounded by dense urban development with many brick buildings. In the background, a large body of water (the Delaware River) is visible under a blue sky with scattered white clouds.

TABLE OF CONTENTS

- 01 INTRODUCTION**
- 02 MAP OVERVIEW**
- 03 PORTFOLIO OVERVIEW**
- 04 PHOTOS**
- 05 MARKET OVERVIEW**
- 06 DEMOGRAPHICS (2018)**
- 07 BROKERAGE TEAM**



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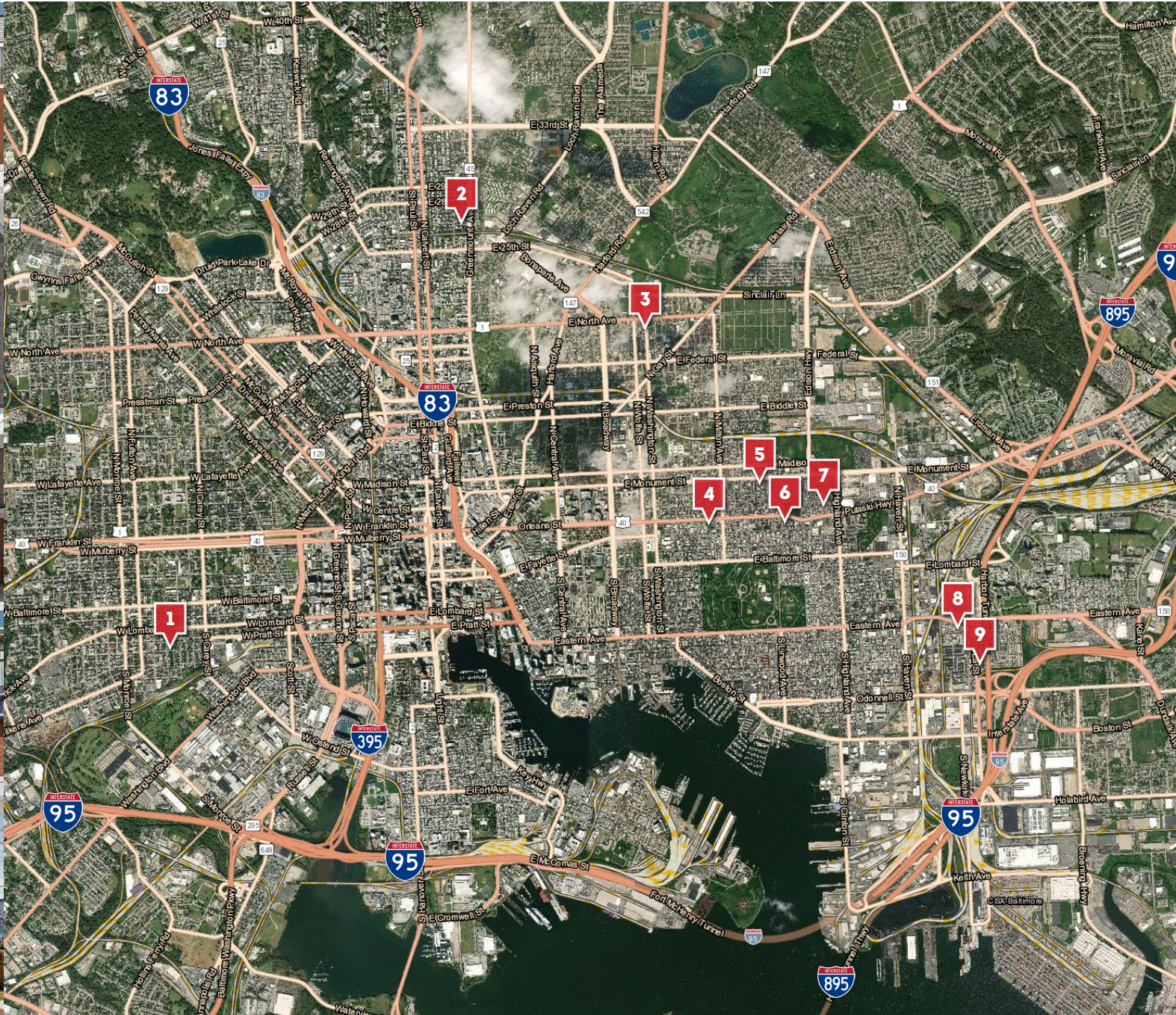
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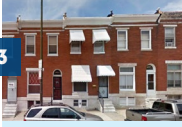
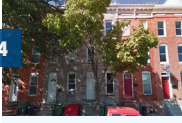

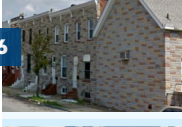
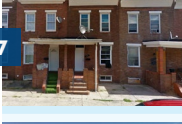


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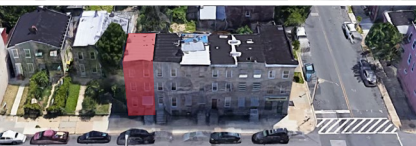
MacKenzie Commercial Real Estate, LLC
2328 W. Joppa Road, Suite 200
Baltimore, Maryland 21093
Phone: (410) 821-8585

NINE PROPERTY PORTFOLIO



PORTFOLIO OVERVIEW

PROPERTY		Property Type	Building Size (sf)	Stories	Basement	Full/ Half Bath	Year Built	Overall Condition	Parcel Account Identifier	Current Tax Assessed Value	2017 Appraised Value	
1		227 S. Gilmor Street Baltimore, MD 21223	Residential	-	3	-	-	1920	Shell	19-12-0263-026	\$38,000	\$90,000
2		422 E. Lorraine Avenue Baltimore, MD 21218	Residential	1,344 sf ±	2	-	1 Full	1900	Unknown	12-17-3836A-037	\$75,200	\$130,000
3		1806 N. Washington Street Baltimore, MD 21213	Residential	-	2	220 sf ±	1 Full	1913	Average	08-03-1448-024	\$21,000	\$80,000
4		222 N. Montford Avenue Baltimore, MD 21224	Residential	1,692 sf ±	3	Yes	1 Full	1880	Average	06-03-1689-036	\$100,000	\$160,000
5		620 N. Kenwood Avenue Baltimore, MD 21205	Residential	-	2	-	1 Full	1915	Fair	07-17-1643-048	\$25,000	\$140,000
6		2919 Pulaski Highway Baltimore, MD 21224	Residential	1,204 sf ±	2	300 sf ±	1 Full	1920	Fair	06-17-1713-150	\$60,000	\$165,000
7		433 N. Bouldin Street Baltimore, MD 21224	Residential	976 sf ±	2	224 sf ±	1 Full	1924	Fair	26-20-6159A-014	\$55,000	\$95,000
8		526 S. Newkirk Street Baltimore, MD 21224	Residential/ Duplex	1,302 sf ±	2	400 sf ±	2 Full	1920	Average	26-03-6552-024	\$100,000	\$240,000
9		835 Ponca Street Baltimore, MD 21224	Residential/ Duplex	1,596 ±	2	660 sf ±	2 Full 1 Half	1925	Average	26-01-6650-019	\$125,000	\$240,000
										\$599,200	\$1,340,000	



1 227 S. Gilmore Street
Baltimore, MD 21224

2 422 E. Lorraine Avenue
Baltimore, MD 21224

3 1806 N. Washington Street
Baltimore, MD 21224

4 222 N. Montford Avenue
Baltimore, MD 21224

5 620 N. Kenwood Avenue
Baltimore, MD 21224



6 2919 Pulaski Highway
Baltimore, MD 21224

7 433 N. Bouldin Street
Baltimore, MD 21224

8 526 S. Newkirk Street
Baltimore, MD 21224

9 835 Ponca Street
Baltimore, MD 21224

835 Ponca Street
2nd Unit



The Greater Baltimore region is the **20th** largest metropolitan population in the U.S. with more than **2.8 million residents** and encompasses more than 2,500 square miles of diverse land. With its premier geographic location, the region provides overnight access to one-third of the U.S. consumer market. It is a short trip from Washington D.C., New York, Philadelphia and Boston.

Given its geographic location on the Northeast corridor, the Greater Baltimore market presents a great value for real estate. The low costs of buying and leasing property, both residential and commercial, present a competitive advantage for businesses and home buyers looking to expand in or relocate to Greater Baltimore.

The Greater Baltimore housing market offers one of the best values among all major U.S. coastal metros. The affordable home prices create a favorable market for potential buyers and renters.

As of April 2018, Greater Baltimore's median home price was **\$262,000** and came in marginally higher than that of the U.S. average of \$215,000. However, the region's price remained lower than most other coastal markets, including neighboring D.C. at \$566,000.

Employment

When it comes to employment growth, Greater Baltimore has consistently performed better than the U.S. average over the last 10 years. The region's diverse industry base has seen continued growth, and with companies and organizations having easy access to a talented workforce, Greater Baltimore continues to not only develop, but thrive.

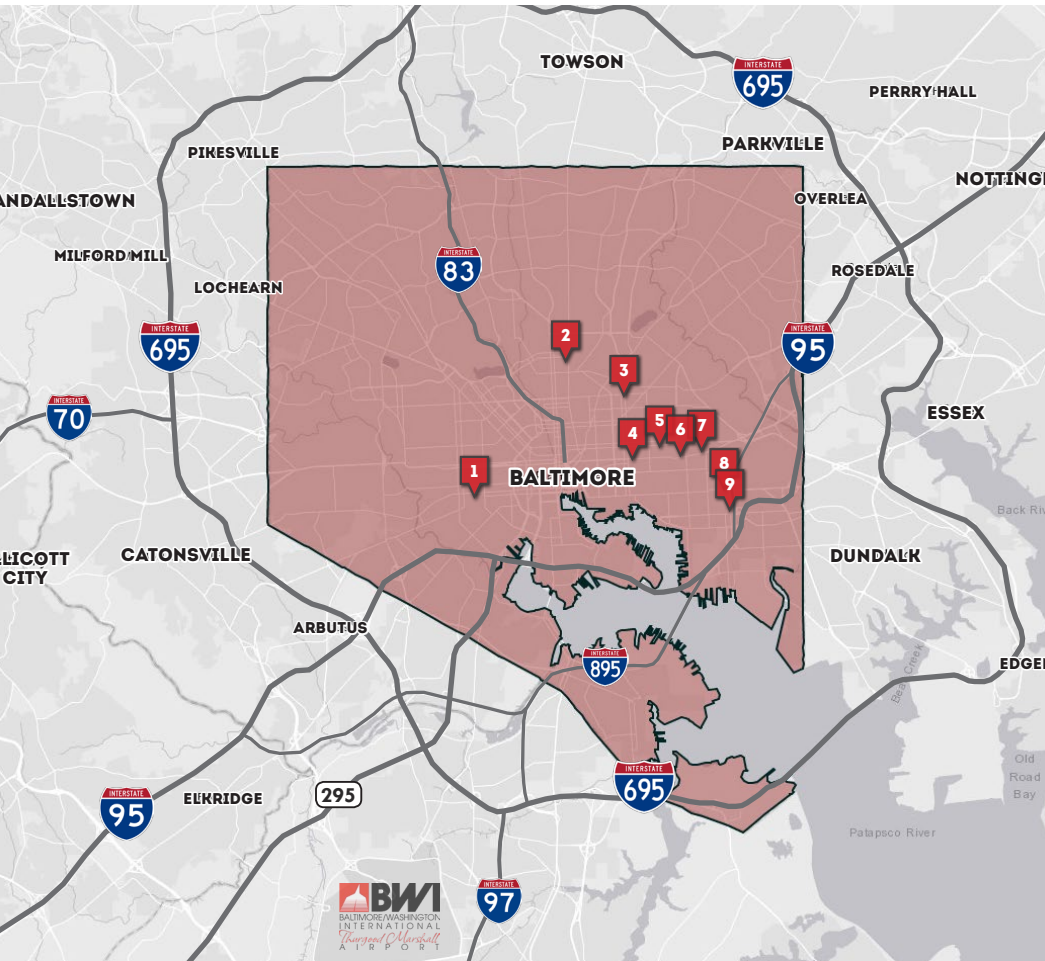
As of April 2018, Greater Baltimore has the **13th lowest unemployment rate** among the 25 largest U.S. metros at 3.9 percent, identical to the U.S. average (3.9 percent).

The Greater Baltimore region is the economic center for the state of Maryland, representing 50 percent of the state's GDP. Residents enjoy high per capita incomes and employers find a highly-educated workforce.

Information from the Economic Alliance of Greater Baltimore. **EAGB**
Economic Alliance of Greater Baltimore

The region's top employers come from a wide range of industries that span both the public and private sectors.

- The region's top military institutions, Fort George G. Meade and Aberdeen Proving Ground (APG), employ over 50,000 people.
- The top three health care companies, Johns Hopkins Health System, University of Maryland Health System and MedStar Health, employ roughly 54,000 people.
- IT and defense contractors Northrop Grumman, Lockheed Martin, CSC, Booz Allen Hamilton, and Textron Systems employ over 15,600 people.
- Retailers and distributors like Wal-Mart, UPS, Giant Food, Home Depot, and Target employ over 46,000 people.



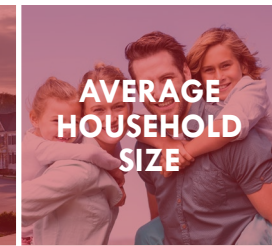
**RESIDENTIAL
POPULATION**

613,084



**NUMBER OF
HOUSEHOLDS**

247,750



**AVERAGE
HOUSEHOLD
SIZE**

2.37



MEDIAN AGE

35.8



**AVERAGE
HOUSEHOLD
INCOME**

\$64,300



**EDUCATION
(COLLEGE+)**

54.9%



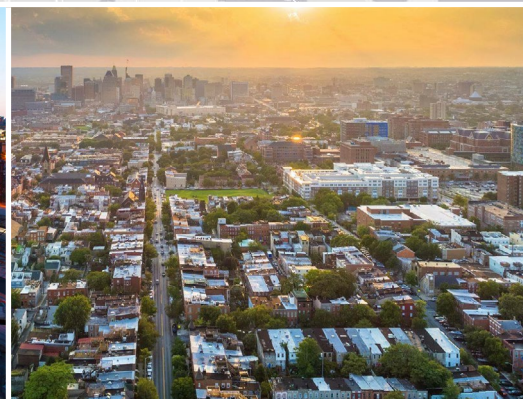
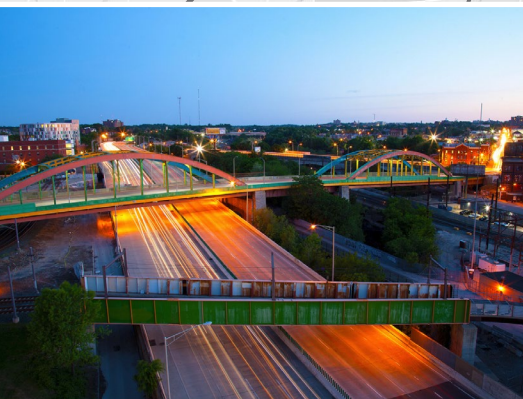
**EMPLOYMENT
(AGE 16+ IN
LABOR FORCE)**

90.8%



**DAYTIME
POPULATION**

719,662





MIKE RUOCO

Vice President

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Lutherville, Maryland 21093

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As a Vice President for MacKenzie Commercial Real Estate Services, Mike has an array of experience across the retail and office leasing and sales platforms. He strives to maintain an active role in the community both in the workplace and beyond. Having successfully navigated the procurement of multiple off the-market assets for his clients, Mike also has experience in the Note Sale, Distressed Asset, and Development arena. Formerly a Senior Associate with JLL and Colliers International, Mike continues to actively represent the interests of both landlords and tenants within Greater Baltimore and surrounding areas. He currently holds a real estate license in Maryland and Washington, D.C.

A Baltimore native, Mike is a graduate of Calvert Hall and attended Towson University.

Represented Clients

- > Bay Bank
- > Bimbo Bakeries USA
- > Bon Secours Baltimore Health System
- > Carpet Land
- > Clean Juice
- > Commercial Development, Inc.
- > Cookie Cutters Haircuts for Kids
- > Costello Construction
- > ExxonMobil
- > First National Bank
- > Full Tilt Brewing Co.
- > General Growth Properties
- > Hand and Stone Massage
- > Interface Properties
- > Jai Medical Systems
- > JPB Partners
- > LNR Partners
- > Magna Hospitality
- > Manekin Development
- > Miracle-Ear
- > Mosaic Community Services
- > Nalley Fresh
- > Packer Automotive Group
- > Preston Scheffenacker Properties
- > Santoni's Marketplace
- > Somerset Construction
- > TradePoint Atlantic
- > Union Jack's Restaurant Group

Memberships

- > NAIOP - Developing Leaders Committee
- > Greater Towson Committee - Executive Board



CONTACT:

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VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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