

# INVESTMENT SALE OFFERING

3,300± SF Multifamily Building



635 E FORT AVE  
Baltimore, MD 21230

## PROPERTY HIGHLIGHTS

- Three-Story Multifamily Building with modern upgrades
- Approximately 3,300 ± SF building
- Standard city lot in Federal Hill neighborhood
- Operated currently as a short-term rental across multiple platforms (Airbnb, Vrbo)
- Fully furnished interior, staged for short-term guests immediately available
- Occupancy Status - Vacant upon sale, or negotiable with transition of rental operation
- Turnkey condition, renovated interior with finishes suitable for high-end short-term rentals
- Zoned R-8 Residential (verify for continued STR use)
- Proximity to M&T Bank Stadium and Camden Yards (Home to the Ravens and Orioles)
- Walking distance to the Inner Harbor Waterfront and the National Aquarium
- Surrounded by restaurants, bars, retail shops, and public parks
- Easy access to I-95 and Downtown Baltimore
- High foot traffic and consistent tourism make this an ideal STR location
- Walk Score-95 (Walker's Paradise); Transit Score - 67 (Good Transit Access); Bike Score - 62 (Moderately Bikeable Neighborhood)
- **SALE PRICE: \$1,195,000**



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# Multifamily Property For Sale

## 635 E FORT AVE, BALTIMORE, MD 21230



### DEMOGRAPHICS



#### POPULATION



#### HOUSEHOLDS



#### AVG. HOUSEHOLD INCOME

1 Mile	26,640	14,321	\$158,833
3 Miles	195,588	91,035	\$90,256
5 Miles	463,173	200,089	\$83,705

Demographics data derived from AlphaMap

### LOCATION DESCRIPTION

The subject property is situated in the heart of Baltimore's Federal Hill neighborhood. Known for its historic charm, walkable streets, proximity to the Inner Harbor, and vibrant nightlife, Federal Hill is one of the strongest micro-markets in Baltimore for short-term rental operations.



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### SHORT-TERM RENTAL INCOME ANALYSIS & RATE STRUCTURE

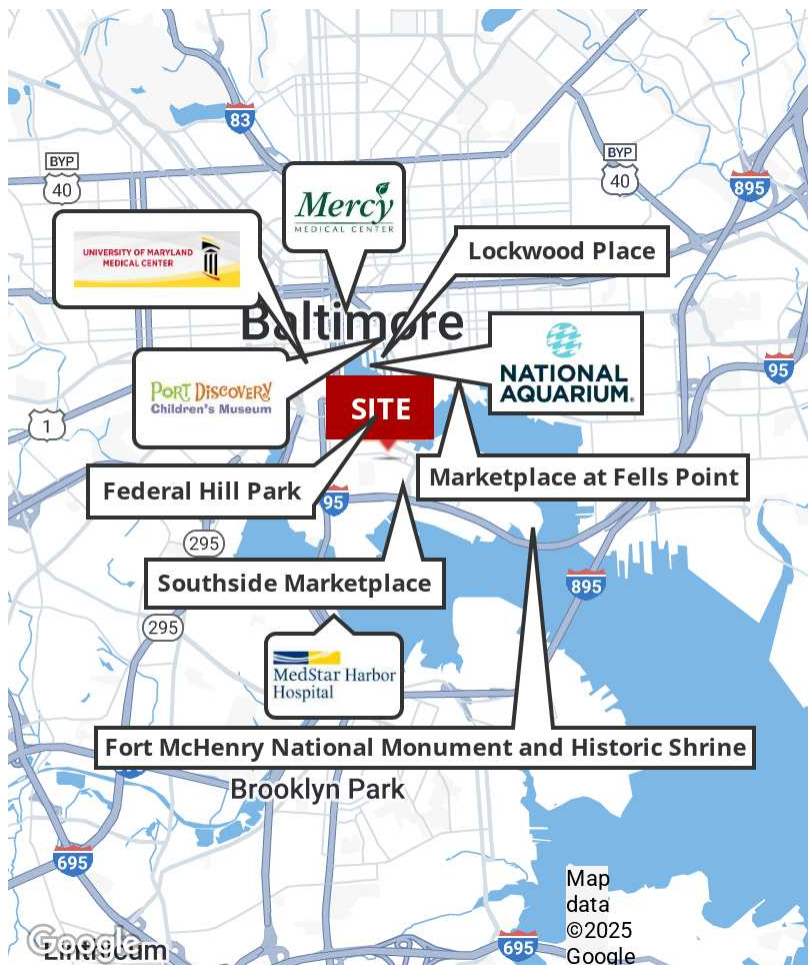
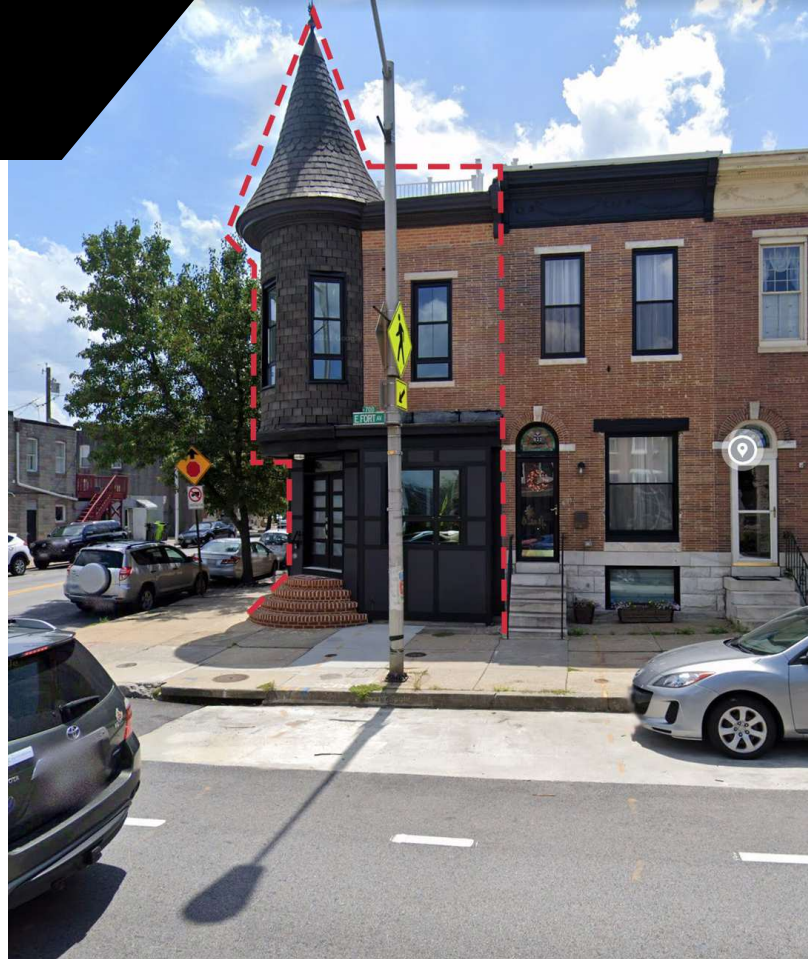
- Average Saturday Night Rate: \$725
- Average Sunday through Friday Night Rate: \$500

### ANNUAL INCOME PROJECTIONS & ASSUMED YEARLY BOOKING SCHEDULE

- 52 Saturdays at \$725 per night = \$37,700
- 313 remaining nights at \$500 per night = \$156,500
- Gross Annual Potential Revenue (100 percent occupancy): \$194,200
- Occupancy Adjustment - Adjusted Gross Revenue: \$194,200 x 0.70 = \$135,940

### NEARBY AMENITIES, SHOPPING & RETAIL

- Southside Marketplace - 0.3 miles (6 min walk)
- Lockwood Place - 1.7 miles (4 min walk)
- Marketplace at Fells Point - 2.5 miles ( 7 min drive)
- Federal Hill Park - 0.7 miles (13 min walk)
- Maryland Science Center - 0.9 miles (17 min walk)
- Fort McHenry National Monument - 1.4 miles (5 min drive)
- National Aquarium - 1.6 miles (4 min drive)
- Port Discovery Children's Museum - 2.0 miles (6 min drive)
- Mercy Medical Center - 2.0 miles (6 min drive)
- University of Maryland Medical Center - 2.2 miles (6 min drive)
- MedStar Harbor Hospital - 2.4 miles (6 min drive)







#### OPERATING EXPENSE ASSUMPTIONS (ANNUAL)

- Property Taxes: \$12,000
- Property Insurance: \$3,500
- Maintenance and Repairs: \$5,000
- Cleaning and Linen Services: \$5,000
- Utilities (electric, water, internet): \$7,500
- Airbnb and Vrbo Fees (estimated 3%): \$4,078
- Property Management (15% of revenue): \$20,391
- **Total Estimated Expenses: \$57,469**

#### NET OPERATING INCOME (NOI)

- **NOI: \$135,940 - \$57,469 = \$78,461**

#### CAP RATE CALCULATION)

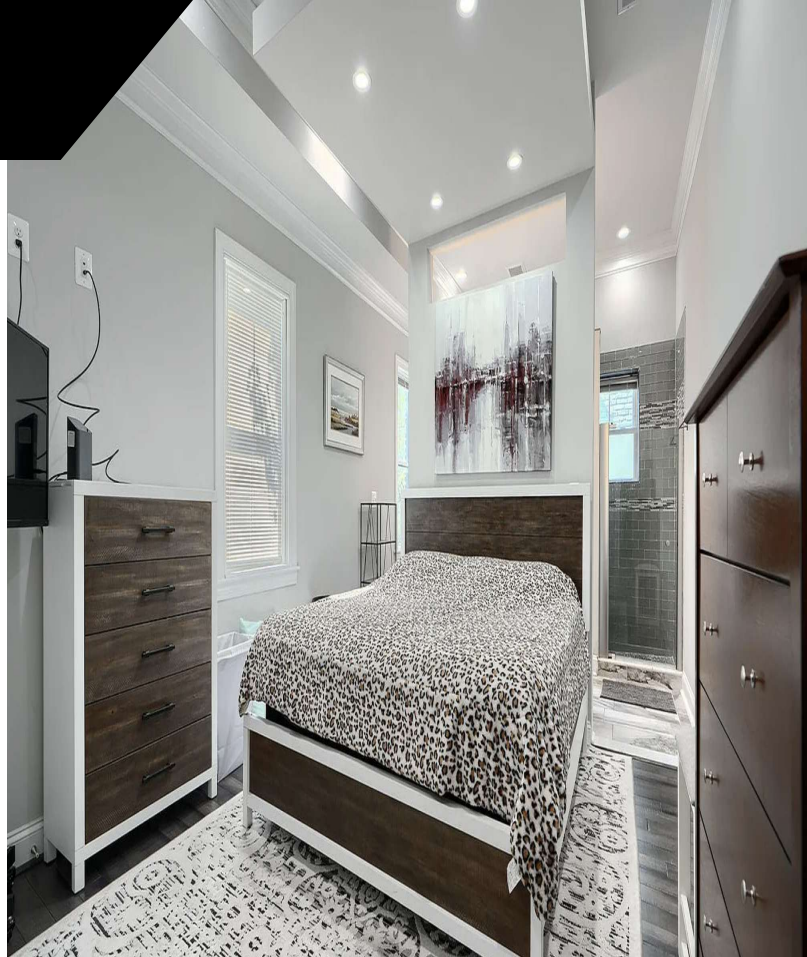
- **Cap Rate at Asking Price of \$1,195,000 =**  
**\$48,471/\$1,195,000 = 6.56%**

#### VALUE PROPOSITION

- 1. Stable and Predictable Income Stream:** With historical short-term rental performance.
- 2. Exceptional Location for STR Activity:** Federal Hill remains one of Baltimore's most visited neighborhoods by tourists and business travelers alike, which provides resilience against market downturns and seasonality.
- 3. Fully Turnkey Operation:** All furnishings, systems, and listings can convey with the sale. The new owner can continue operation without a gap in cash flow.
- 4. Diversified Revenue Potential:** Investor has the option to use as a furnished mid-term rental, corporate housing, or revert to long-term multifamily leasing if regulations change or preferences shift.
- 5. Scalability:** Ideal for portfolio buyers who want to expand into Baltimore's STR market. The management infrastructure can scale across multiple properties with ease.

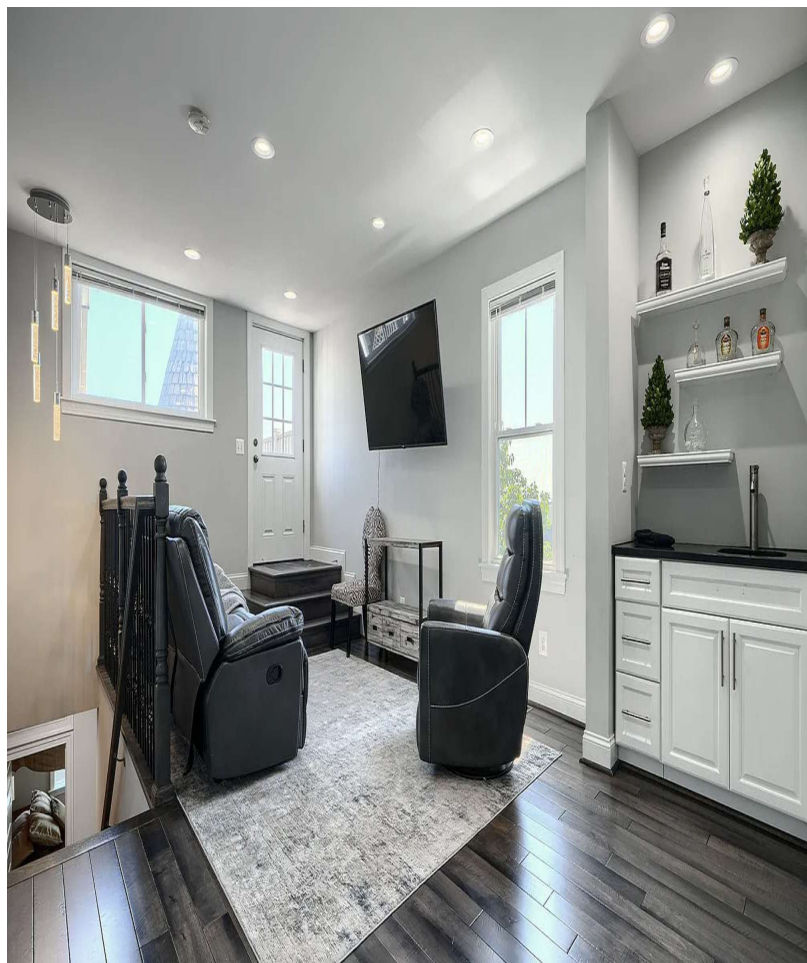


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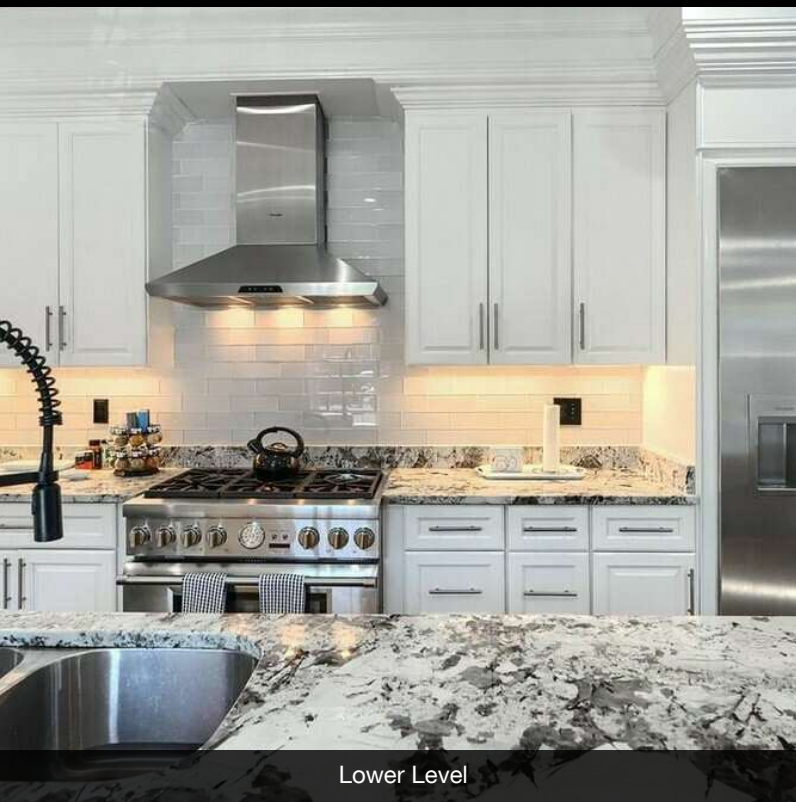


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Lower Level



Lower Level



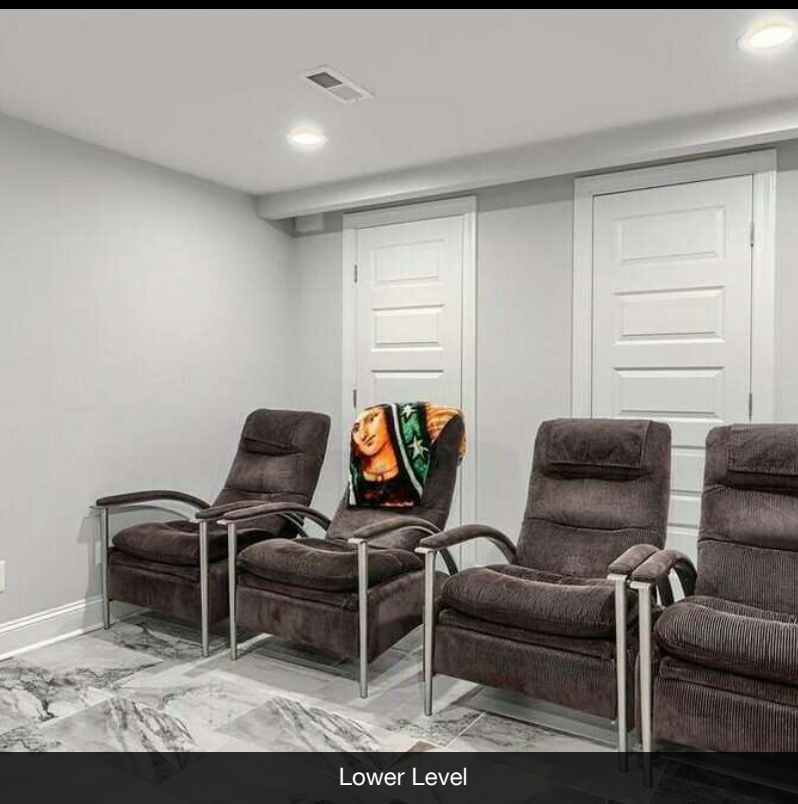
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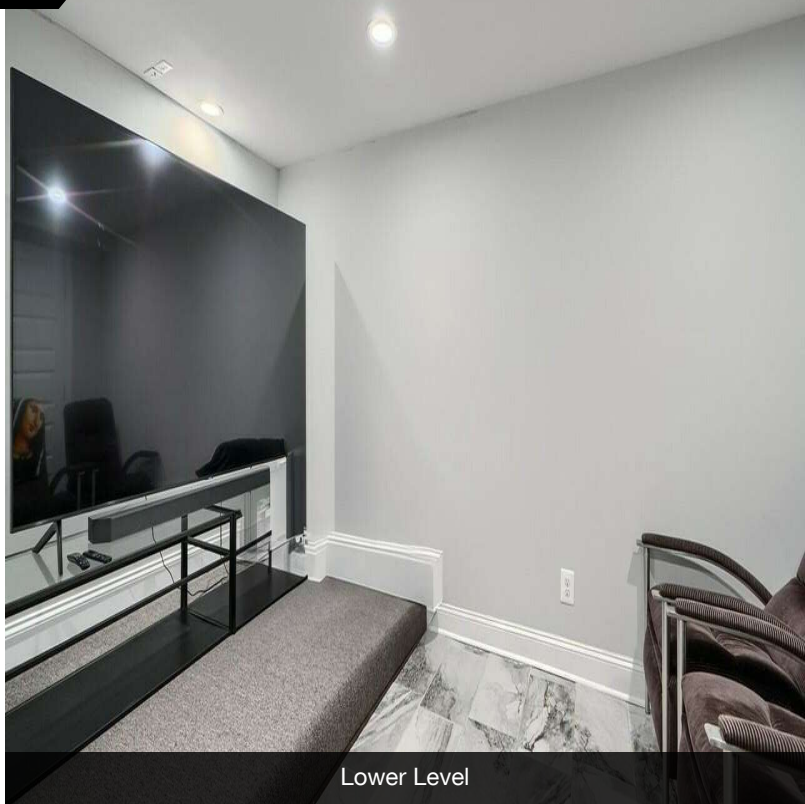
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