

*OFFERING MEMORANDUM*

*MULTIFAMILY  
PROPERTY*

6124 41ST AVE  
HYATTSVILLE, MD 20782

EXCLUSIVELY LISTED BY  
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8-Unit Multifamily | Transit-Oriented Value-Add

EXP REALTY

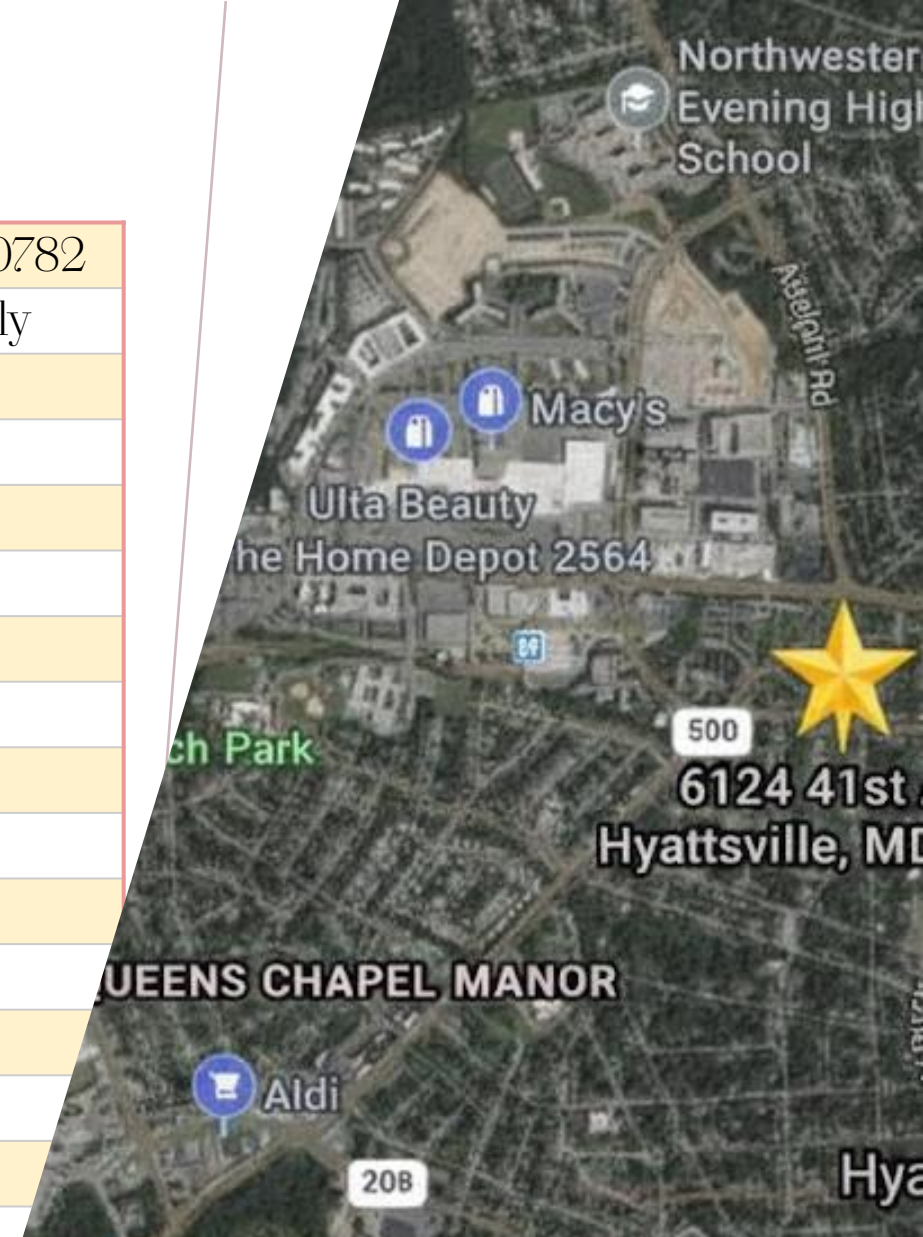
## *INVESTMENT OVERVIEW*

This memorandum details the compelling investment opportunity presented by an eight-unit multifamily asset located at 6124 41st Avenue in the Historic Hyattsville neighborhood of Prince George's County, Maryland. This 1952-vintage, low-rise building, situated within the Washington, D.C. metropolitan area, offers a strong, high-density asset positioned for immediate income generation and significant long-term growth.

The property's strategic location near the University of Maryland, College Park, top-tier retail (for example, Prince George's County Mall), and multiple public transportation options ensures robust and consistent tenant demand. Moreover, the immediate vicinity's comparable single-family residences, commanding prices in excess of \$500,000, underscore the enduring appeal and potential for capital appreciation in this submarket. A key differentiator in this urban setting is the provision of seven dedicated off-street parking spaces.

EXCLUSIVE OFFERING MEMORANDUM  
PROPERTY SPECIFICATIONS

|                              |                                     |
|------------------------------|-------------------------------------|
| Address                      | 6124 41st Ave Hyattsville, MD 20782 |
| Property Type (Zoning)       | RMF20 - Residential Multifamily     |
| Property Subtype             | Apartments                          |
| Apartment Style              | Low-Rise                            |
| Occupancy                    | 100%                                |
| Gross Building Area (GBA)    | 5,048 SF                            |
| Stories                      | 3                                   |
| Year Built                   | 1952                                |
| Parking Spaces               | 7                                   |
| APN / Parcel ID              | 16-1831361                          |
| Lot Size                     | 0.26 AC                             |
| Price Per Unit (PPU)         | \$187,500                           |
| Price Per Square Foot (PPSF) | \$297                               |
| Average SF                   | 850 SF                              |
| Asking Price                 | \$1,500,000                         |





# 2025 PROJECTED COMPARATIVE DEMOGRAPHIC PROFILE

| Unit Mix   |           |           |
|------------|-----------|-----------|
| # of Units | Unit Type | Approx. S |
| 8          | 2BR/1BA   | 850       |

| Metric                  | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|-------------------------|---------------|---------------|---------------|
| Total Population        | 26,276        | 200,376       | 548,068       |
| Median Household Income | \$86,866      | \$71,845      | \$78,293      |
| Median Home Value       | \$462,336     | \$429,183     | \$467,362     |

The 2025 demographic profile confirms a stable, high-income environment immediately surrounding the asset.

## NEARBY AMENITIES



## Major Retail &amp; Shopping Centers

- Macy's
- Target
- Marshalls
- DSW
- Capital One
- Best Buy
- Costco
- The Home Depot
- Staples



## Groceries &amp; Everyday Needs

- Giant Food
- Safeway
- Whole Foods
- ALDI
- Starbucks
- Walgreens



## Dining &amp; Restaurants

- McDonald's
- Subway
- Dunkin' Donuts
- Checkers
- Yogi & Castle (Yogi Castle Frozen Yogurt)
- **Other Food/Service Logos: Popeyes, 5 Guys**



## Financial &amp; Service

- PNC Bank
- Citi Bank
- Shell (Gas Station)
- LA Fitness

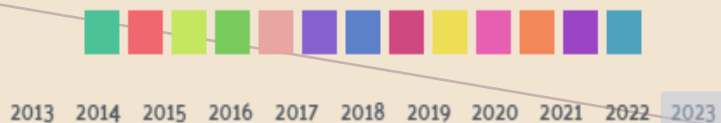
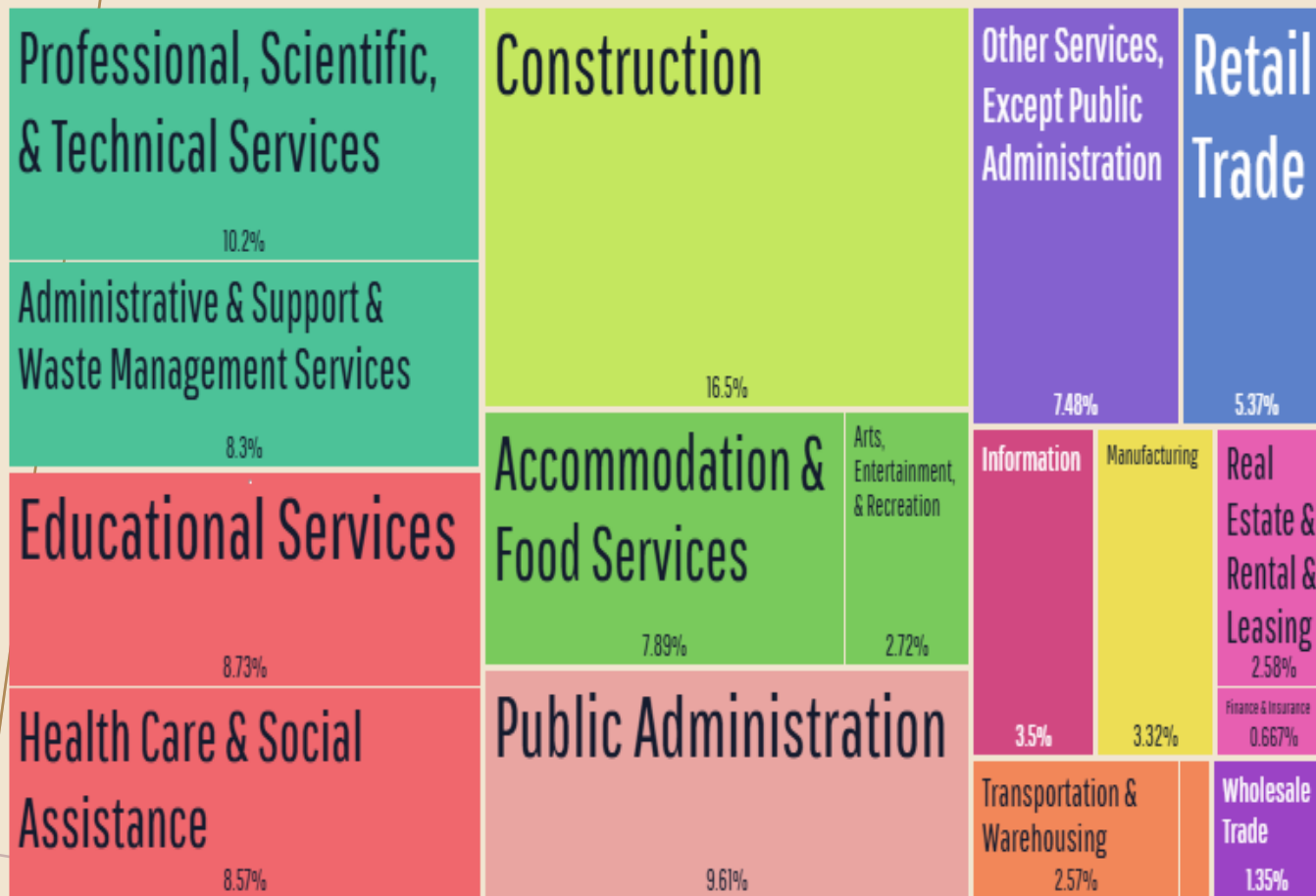


## Education, Transit, &amp; Other Facilities

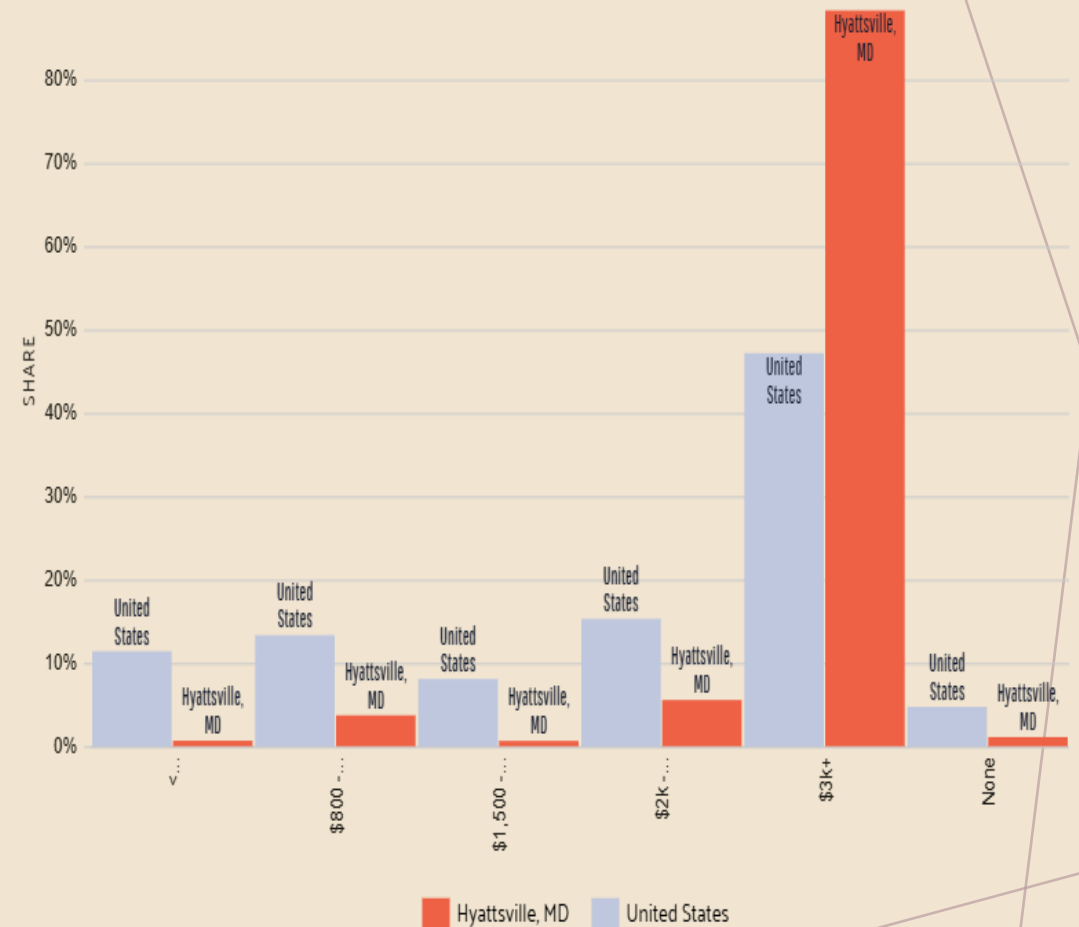
- University of Maryland (UMD)
- Northwestern High School
- Hyattsville Crossing Metro Station (M)
- West Hyattsville Metro Station (M)
- College Park Metro Station
- Purple Metro Line (Future/Planned)
- NOAA Center for Weather and Climate Prediction
- FedEx
- USPS

Property is situated in an area with a high concentration of retail, grocery, and transit options.

## EMPLOYMENT BY INDUSTRIES



## HOUSEHOLD TAXES



# HOUSEHOLD INCOME

## Income

**\$45,879**

Per capita income

about three-quarters of the amount  
in the Washington-Arlington-  
Alexandria, DC-VA-MD-WV Metro  
Area: \$62,026

about 90 percent of the amount in  
Maryland: \$51,689

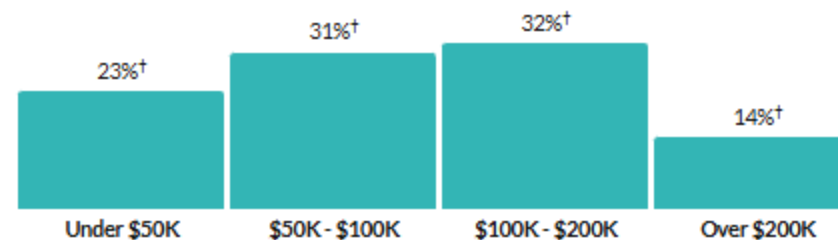
**\$94,231**

Median household income

about three-quarters of the amount  
in the Washington-Arlington-  
Alexandria, DC-VA-MD-WV Metro  
Area: \$123,896

about 90 percent of the amount in  
Maryland: \$101,652

## Household income



## LOCAL MARKET AND DEMOGRAPHIC ENVIRONMENT

The strategic value of 6124 41st Avenue is inextricably linked to its position within the Hyattsville submarket, which benefits from strong economic anchors and critical infrastructure.

### Strategic Location and Transit-Oriented Development (TOD)

The property is situated in the Historic Hyattsville neighborhood of Prince George's County. Hyattsville is a component of the larger Washington, D.C. metropolitan market. Its most significant locational advantage is its proximity to public transit: the property is a short 0.6-mile, 10-minute walk from the Hyattsville Crossing Metrorail station. This ensures immediate, highly competitive access to employment centers in downtown Washington D.C. The property is also within a short driving distance of the University of Maryland (UMD), providing an additional, robust layer of consistent rental demand from students, faculty, and university staff.