



3702 Chesholm Road

Baltimore, Maryland 21216

Investment Highlights

FULLY OCCUPIED, CASH-FLOWING THREE-UNIT WITH RECENT RENOVATION

The property is 100% occupied and carries an active, updated three-unit rental license. Unit 1 was newly renovated in 2026 prior to its most recent lease. All leases and unit photos are available in the deal room, providing full operational transparency from day one.

BELOW-MARKET RENTS CREATE ORGANIC UPSIDE ACROSS THE PORTFOLIO

In-place rents sit approximately 20% below prevailing market rates on a blended basis, offering a new owner meaningful revenue growth potential through natural lease turnover—minimal renovation capital required on the recently upgraded unit, with light cosmetic improvements upon turnover presenting additional upside on the remaining two units.

RESIDENTIAL CLASSIFICATION OPENS BROADER BUYER POOL

As a three-unit property, 3702 Chesholm Road is classified as residential rather than commercial multifamily, expanding financing options to include conventional and FHA loan programs. The property also lends itself to a compelling owner-occupant or house-hack acquisition strategy for the right buyer.

ADJACENT TO GWYNNS FALLS/LEAKIN PARK—OVER 1,200 ACRES OF GREENSPACE

Gwynns Falls/Leakin Park is within walking distance of Mount Holly, with trails winding through dense woodland to the Carrie Murray Nature Center. The Cahill Fitness and Wellness Center, opened in 2021, sits adjacent to the neighborhood and features a gymnasium, natatorium, fitness area, dance studio, and outdoor courts.

Asset Snapshot

3

MULTIFAMILY UNITS

\$1,008

IN-PLACE RENT

100%

OCCUPANCY

1910

YEAR BUILT

Local Map



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