

# Student Housing Portfolio

Frostburg, MD

Investment Sale



## QUICK FACTS:

**Asking Price:** \$5,250,000

**Portfolio Scale:** 41 properties

**Rental Units & Beds:** 59 units with approximately 200 beds total, accommodating groups and individuals

**Tenant Profile:** Undergraduate and graduate students (Enrollment is over 4,000 students)

**Operations:** Turn-key operation. In house online rental platform and established maintenance team

**Properties:** 8 unit apt building, 12 town homes, 21 single family

## INVESTMENT HIGHLIGHTS:

- \$456,000 annual gross income (2024)
- \$5.4M+ Zillow valuations projected for 2025
- High occupancy and seasonal tenant retention
- Mix of historic and updated multi-unit properties
- Well established turn-key rental business with online platform and in-house maintenance team

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