

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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