



MIDFIELD
REAL ESTATE

Offering Memorandum



2044 Walbrook Ave | Baltimore, MD 21217

Offering Guidelines

Property Visitation & Communication

Please contact any of the individuals noted on the Offering Memorandum to arrange a site visit. Please address all communications, inquiries and requests to the Midfield team, as representatives of the Seller. On-site management and residents should not be contacted as to accommodate the property's ongoing operations.

Offer Submission

Please direct offers to Yaakov Kanevsky. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



Yaakov Kanevsky
Managing Director

410-498-5408

yaakov@midfieldre.com



Executive Summary

Exceptional investment opportunity in West Baltimore's Mondawmin neighborhood!

This vacant 6-unit property at 2044 Walbrook Ave is ripe for renovation, offering significant potential for rental income. Ideally situated near **Coppin State University**, **Mondawmin Mall**, major retailers, and with easy access to **BYP 40** and the **Penn-North Subway Link**. Several schools are also in close proximity.

Don't miss out on this promising venture in a prime location!



Address

2044
Walbrook Ave
Baltimore, MD 21217



Number of Units

6



Asking Price

\$280,000



Investment Highlights



Investment Opportunity

6-unit property with excellent potential for renovation and long-term rental income.

Desirable Location

Situated in West Baltimore's **Mondawmin neighborhood**, offering proximity to key amenities and transportation.

Nearby Attractions & Essentials

Close to **Coppin State University**, providing a steady potential tenant base.

Just **half a mile from Mondawmin Mall**, featuring popular retailers such as Planet Fitness and Ross Dress for Less.

Easy access to major routes, including **BYP 40**, ensuring convenient commuting options.

Within **half a mile of Penn-North Subway Link**, offering quick transit to downtown Baltimore and beyond.

Surrounded by several elementary and high schools, enhancing community appeal.

Value-Add Potential

The vacant status allows for immediate renovation and customization to maximize returns.

Strong demand for multifamily housing in the area, providing attractive cash flow potential post-renovation.



Property Photos



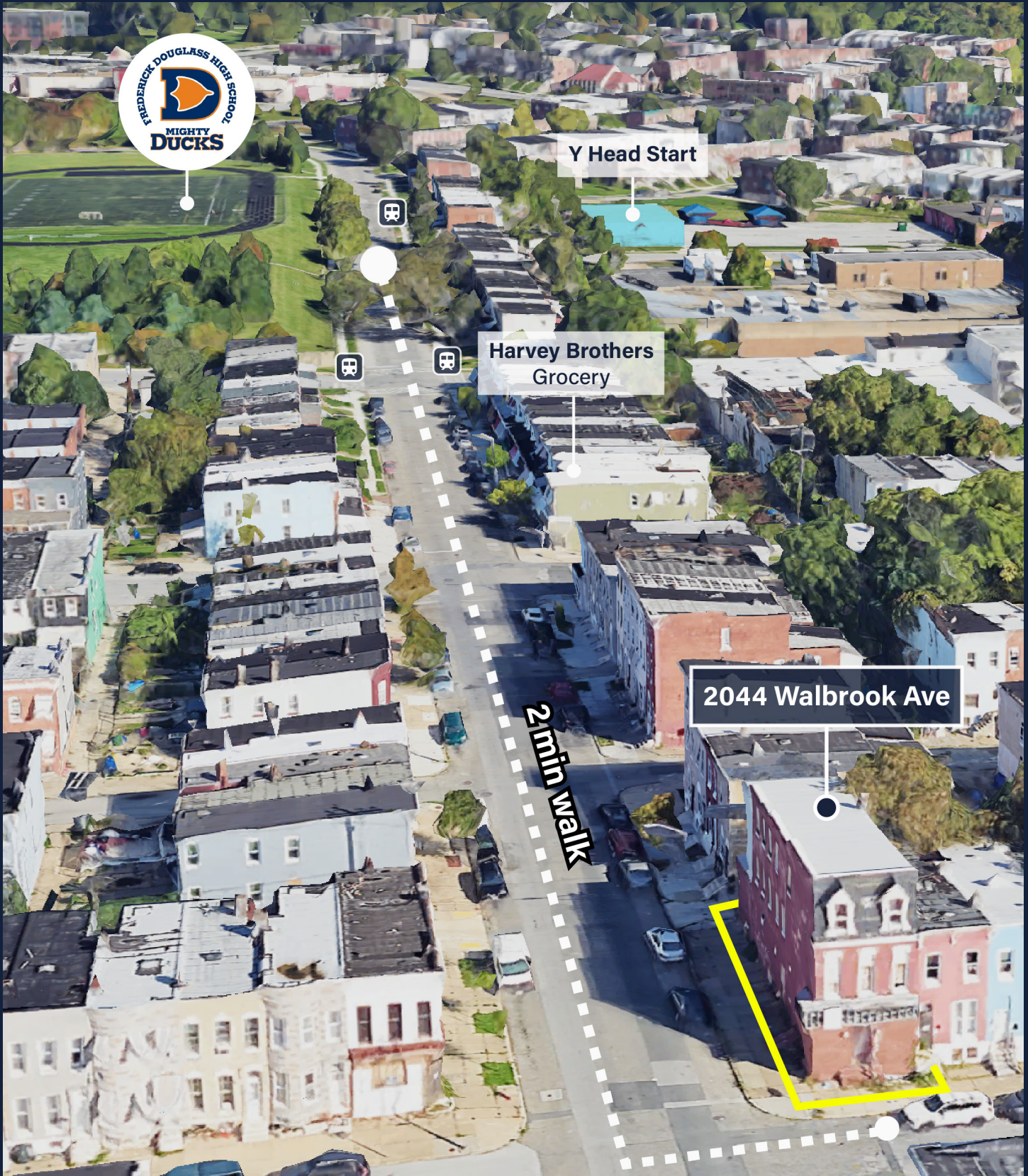
Property Photos



Projection



Location Overview



Location Overview



Rent Comparables



Address	Units	Distance	Unit Type	Sqft	Unit Size	Avg Rent
2044 Walbrook Ave	6	-	1BD/1BA	-	1,260	-
1600 Bolton St	5	1.45	1BD-1BA	5,940	800	\$1124
834 Park Ave	5	1.97	1BD-1BA	4,936	987	\$947
1804 Eutaw Pl	5	1.13	1BD-1BA	5,510		\$978
110 E Preston St	5	2.11	1BD-1BA	3,360	717	\$1033



Sale Comparables



Address	Sale Price	Units	Price/Door	Price/Sqft	Floor Area	Distance in Mi
2044 Walbrook Ave	\$289,000	6	\$48,167	\$74	3,900	-
2938 Huntingdon Ave	\$475,000	2	\$237,500	\$211	2,249	2
808 Whitelock St	\$430,000	1	\$430,000	\$293	1,470	1.5
839 W 33rd St	\$428,000	1	\$428,000	\$340	1,260	2.5

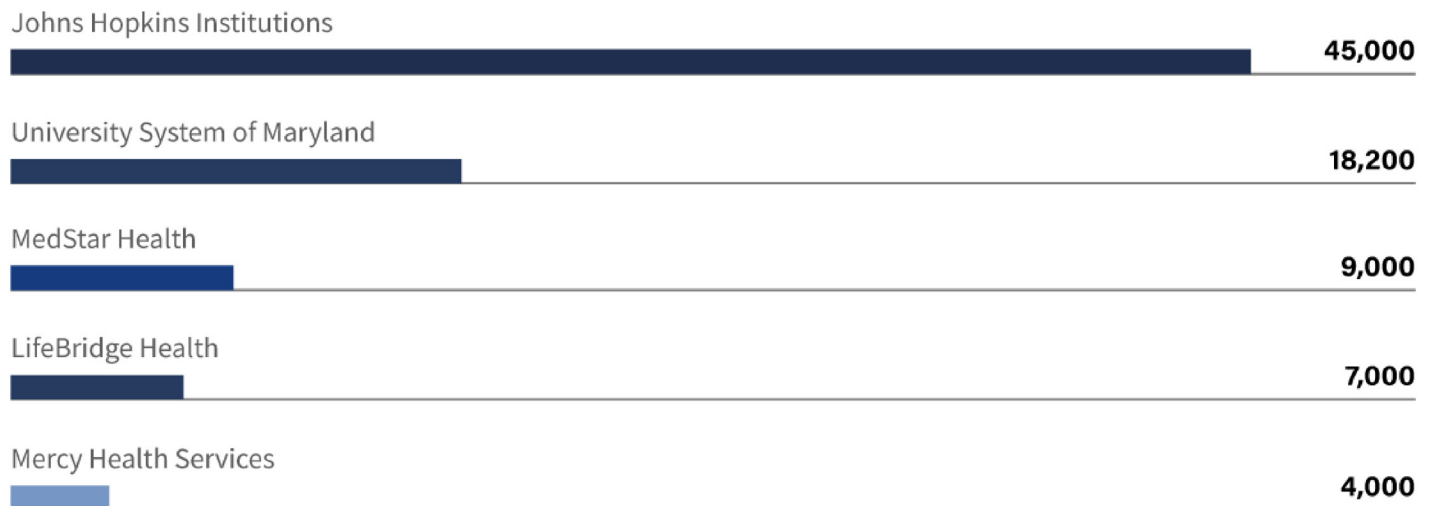


Demographics



TOP EMPLOYERS IN BALTIMORE CITY

RESPECTIVE EMPLOYEE COUNTS



Population Statistics | 2020 U.S. Census

Baltimore City **585,708**

State of Maryland **6,177,224**

COLLEGE STUDENT ENROLLMENT

WITHIN A 1-MILE RADIUS



31,275 TOTAL
ENROLLMENT



3,288 TOTAL
ENROLLMENT



3,288 TOTAL
ENROLLMENT

Showing Request Calendar

To request a Showing, please click here:

<https://calendly.com/showings-midfieldre/30min?month=2024-06>

IMPORTANT NOTE

Attention prospective viewers:

Step 1: If you do not have an account on our website yet, you need to execute a CA at <https://midfieldre.com/execute-confidentiality-agreement/>

Step 2: Submit a showing request at <https://calendly.com/showings-midfieldre/30min>

Step 3: Please upload your Proof of Funds (POF) on this Form so that we can forward it to the owner and confirm your request.

Note: Failure to submit your Proof of Funds (POF) within 24 hours of making your request will result in the automatic cancellation of your request, giving others the opportunity to book.

Please note that we require a 48-hour notice for scheduling showings. Proof of funds (POF) is necessary to confirm the showing and facilitate a smooth transaction. We will contact the owner before finalizing the schedule. Please await further confirmation via email. Your cooperation is appreciated.

If you need further assistance, you may send an email to showings@midfieldre.com



Showing Request

Midfield Showing Request (Commercial)

🕒 30 min

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Select a Date & Time

< June 2024 >						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22

Recent Sold Deals



3602 Monterey Rd

Sale Price	\$3,000,000
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Price Per Unit	\$83,333
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Units	36
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E Madison St

Sale Price	\$2,597,000
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Price Per Unit	\$129,850
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Units	20
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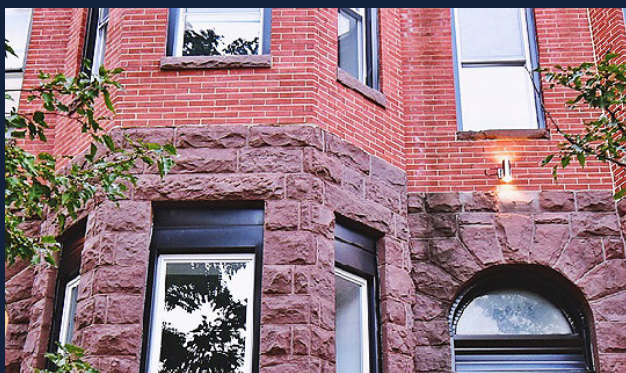


Near Charles Village

Sale Price	\$3,250,000
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Price Per Unit	\$180,555
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Units	18
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Station North

Sale Price	\$1,980,000
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Price Per Unit	\$165,000
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Units	12
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Confidentiality Agreement



We are prepared to furnish you ("Prospective Purchaser" or "Purchaser") with certain material, data and information (herein referred to as the Evaluation Material) in connection with negotiations concerning a possible sale, but only on the condition that you treat such Evaluation Material confidentially as detailed below and confirm certain representations to us. Prospective Purchaser acknowledges that MIDFIELD REALTY is acting on behalf of Owner as exclusive broker in connection with the sale and acknowledges that MIDFIELD REALTY is not the agent of the Purchaser.

1. Confidentiality: Prospect acknowledges that all information and materials provided by Broker regarding the above-referenced Property is confidential and may not be used for any purpose other than evaluation. Prospect's dissemination of any information and materials provided by Broker will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with the above-referenced Property. In the event the transaction is not successful, Prospect will immediately return to the Broker any information and materials provided by the Broker.

2. Non-Disclosure: Prospect agrees not to disclose to any other person the fact that any discussions or negotiations are taking place regarding the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

3. Non-Circumvention: Prospect agrees not to contact the owner, employees of the management company, employees of owners company or tenants currently residing at the property.

4. Verification of Data: No representation is made by Broker as to the accuracy of the information and materials provided. Prospect agrees to thoroughly review and independently verify the information and materials provided. Broker advises Prospect to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.

5. Disputes: This agreement will be construed in accordance with the laws of the State of Maryland. The Broker will be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. In any litigation arising out of this agreement, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorney's fees, costs, and expenses.



MIDFIELD
REAL ESTATE

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This memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. Investors should conduct their own due diligence, and the information provided is not guaranteed for accuracy or completeness. The offering involves significant risks, and past performance is not indicative of future results. The Company reserves the right to withdraw or modify the offering at any time