

Aquahart Manor



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1020 Cayer Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	124	0.0 % (0 Units) as of 11/29/22	1961



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	19%	\$1,322	355	\$3.72
One	55%	\$1,412	585	\$2.41
Two	26%	\$1,733	775	\$2.24

Community Amenities
Central Laundry, Outdoor Pool, Playground

Features	
Select Units	Dishwasher
Standard	Disposal, Ceiling Fan
Not Available	Microwave, IceMaker, In Unit Laundry, Fireplace, Patio Balcony, High Ceilings, Accessibility, Cable TV
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	Southern Management Companies
Phone	410-768-1594

Comments
Remodeled in 1985. Community outdoor picnic area and bark park added (2012). ADA/handicap-accessible units total - 0

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		0	1.0	24	\$1,401	355	\$3.95	Market	-
Garden		1	1.0	68	\$1,493	585	\$2.55	Market	-
Garden		2	1.0	32	\$1,829	775	\$2.36	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	07/29/20	05/02/19
% Vac	0.0%	0.0%	0.0%
Studio	\$1,401	\$1,155	\$1,140
One	\$1,493	\$1,255	\$1,240
Two	\$1,829	\$1,445	\$1,424

Adjustments to Rent	
Incentives	None; Daily pricing
Utilities in Rent	Hot Water, Water/Sewer, Trash
Heat Source	Natural Gas

Aquahart Manor

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

ADDRESS
403 West Ordinance Road, Glen Burnie, MD, 21061

COMMUNITY TYPE
Deep Subsidy - Elderly

STRUCTURE TYPE
Mid Rise

UNITS
72

VACANCY
0.0 % (0 Units) as of 12/02/22

OPENED IN
2001

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse, Community Room, Fitness Room, Central Laundry, Computer Center, Elevators, Elevator Served
One	100%	\$-65	590	\$	

Features	
Central / Heat Pump	Air Conditioning
Standard - In Unit	Storage
Select Units	Accessibility
Standard	Grabber/Universal Design, In Unit Emergency Call
White	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry
Parking	Contacts
Parking Description	Owner / Mgmt. Catholic Charities
Parking Description #2	Phone 410-424-3535

Comments
Waitlist 3-4 years. 2/3 HUD, 1/3 Catholic Charities.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/02/19	11/02/12
Mid Rise - Elevator		1	1.0	72	\$0	590	\$0.00		-	% Vac	0.0%	0.0%	0.0%
		One			\$0						\$0	\$0	\$0
Adjustments to Rent													
Incentives		None											
Utilities in Rent		Water/Sewer, Trash											
Heat Source		Electric											

Avalon Arundel Crossing



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
811 Concorde Circle, Linthicum, MD, 21090	Market Rate - General	4 Story - Mid Rise	384	11.5 % (44 Units) as of 12/08/22	2016



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	10%	\$1,692	587	\$2.88
One	38%	\$1,865	818	\$2.28
One/Den	5%	\$2,041	973	\$2.10
Two	41%	\$2,221	1,181	\$1.88
Three	5%	\$3,098	1,465	\$2.12

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Business Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, High Ceilings
Standard - Stacked	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
In Building/Fee	Storage
Hardwood	Flooring Type 1
Carpet	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking

Parking Description	Detached Garage — \$250
Parking Description #2	

Contacts

Owner / Mgmt.	AvalonBay Communities
Phone	410-469-1730

Comments

SS appliances, granite C's. Select units have mudroom and dry bar/entertainment center. Kayak & golf storage.

Grilling area, outdoor ping pong, bocce, & firepit. Keyless entry & USB ports.

1st move in: July 22, 2016. Phase I (West): 310 units, Phase II (East) 74 units built 2019. Trash fee: \$25. About 40 ADA units, Would not disclose vacancy information.

Floorplans (Published Rents as of 12/08/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Alpha/Bravo Mid Rise - Elevator		0	1.0	40	\$1,766	587	\$3.01	Market	-
Charlie/Delta/Echo/Fox/LG Mid Rise - Elevator		1	1.0	72	\$1,899	759	\$2.50	Market	-
India/Juliet Mid Rise - Elevator		1	1.0	72	\$1,993	878	\$2.27	Market	-
Lima/November Mid Rise - Elevator	Den	1	1.0	21	\$2,130	973	\$2.19	Market	-
Victor/Tango Mid Rise - Elevator		2	2.0	106	\$2,248	1,135	\$1.98	Market	-
Romeo/Sierra/LG Mid Rise - Elevator		2	2.0	53	\$2,458	1,273	\$1.93	Market	-
Whiskey/Yankee Mid Rise - Elevator		3	2.0	20	\$3,233	1,465	\$2.21	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/08/22	01/25/18	03/31/17
% Vac	11.5%	29.9%	64.6%
Studio	\$1,766	\$1,475	\$1,408
One	\$1,297	\$1,072	\$1,092
One/Den	\$2,130	\$1,797	\$1,925
Two	\$2,353	\$1,914	\$2,090
Three	\$3,233	\$2,420	\$2,318

Adjustments to Rent

Incentives	1/2 mo free.
Utilities in Rent	
Heat Source	Electric

Avalon Arundel Crossing

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Cedar Creek



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
215-D Woodhill Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	334	5.4 % (18 Units) as of 11/29/22	1975



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,347	703	\$1.92
Two	0%	\$1,450	937	\$1.55

Community Amenities

Central Laundry, Outdoor Pool, Playground, Business Center

Features

Standard	Dishwasher, Disposal, Microwave, Ceiling Fan, Patio Balcony
Select Units	IceMaker
Not Available	In Unit Laundry, Fireplace, High Ceilings, Accessibility
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Laminate	Countertops
SS	Appliances

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Phone	410-768-1842
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Comments

Trash-\$5
White appliances in classic units.
ADA/handicap-accessible units total - 0

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
The Cuetis Garden		1	1.0		\$1,300	659	\$1.97	Market	-
The Ferndale Garden		1	1.0		\$1,365	686	\$1.99	Market	-
The Irving Garden		1	1.0		\$1,375	763	\$1.80	Market	-
The Bre Garden		2	1.0		\$1,430	898	\$1.59	Market	-
The Sawmill Garden		2	1.0		\$1,470	975	\$1.51	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	07/29/20	05/03/19
% Vac	5.4%	3.6%	2.7%
One	\$1,347	\$1,245	\$1,162
Two	\$1,450	\$1,320	\$1,290

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Cedar Creek

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Colonial Square



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7779 New York Lane, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	247	2.0 % (5 Units) as of 11/30/22	1967



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	55%	\$1,298	600	\$2.16
Two	39%	\$1,545	800	\$1.93
Two/Den	5%	\$1,871	846	\$2.21
Three	2%	\$1,978	932	\$2.12

Community Amenities
Central Laundry, Playground

Features	
Not Available	Dishwasher, Microwave, IceMaker, Ceiling Fan, In Unit Laundry, Fireplace, Storage, High Ceilings, Cable TV
Standard	Disposal, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	A&G Management Company
Phone	410-766-6221

Comments
There are 253 total units; however, only 247 units are rentable (there are 6 models/offices). ADA/handicap-accessible units total - 0

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	135	\$1,324	600	\$2.21	Market	-
Garden		2	1.0	96	\$1,571	800	\$1.96	Market	-
Garden	Den	2	1.0	12	\$1,897	846	\$2.24	Market	-
Garden		3	2.0	4	\$2,004	932	\$2.15	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/03/19
% Vac	2.0%	0.0%	0.0%
One	\$1,324	\$1,091	\$1,078
Two	\$786	\$648	\$658
Two/Den	\$1,897	\$1,573	\$1,521
Three	\$2,004	\$1,660	\$1,605

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Colonial Square

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Crain Court



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
200 Crain Ct. Circle, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden/TH	126	0.8 % (1 Units) as of 11/29/22	1966



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,334	650	\$2.05
Two	0%	\$1,871	1,287	\$1.45
Three	0%	\$2,393	1,624	\$1.47

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal
Not Available	Microwave, IceMaker, Ceiling Fan, In Unit Laundry, Fireplace, Patio Balcony, High Ceilings, Cable TV
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Phone	410-766-7262

Comments
Water/Sewer/Trash not included on townhouse units.
ADA/handicap-accessible units total - 0

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0		\$1,434	650	\$2.21	Market	-
Garden		2	1.0		\$1,642	950	\$1.73	Market	-
Townhouse		2	2.0		\$2,250	1,624	\$1.39	Market	-
Townhouse		3	2.0		\$2,479	1,624	\$1.53	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	07/29/20	05/03/19
% Vac	0.8%	0.8%	2.4%
One	\$1,434	\$1,169	\$1,134
Two	\$1,946	\$1,342	\$1,502
Three	\$2,479	\$1,950	\$1,939

Adjustments to Rent	
Incentives	\$35 off monthly rent on vacant 1br
Utilities in Rent	Water/Sewer, Trash
Heat Source	Natural Gas

Crain Court

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Gateway Landing



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7357 Ridgewater Court, Glen Burnie, MD, 21060	Market Rate - General	3 Story – Garden	264	18.6 % (49 Units) as of 12/01/22	1971



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	41%	\$1,250	703	\$1.78
Two	59%	\$1,475	893	\$1.65

Community Amenities
Central Laundry, Outdoor Pool, Volleyball, Playground

Features	
Standard	Dishwasher, Disposal, IceMaker, Patio Balcony
Not Available	Microwave, Ceiling Fan, In Unit Laundry, Fireplace, Storage, High Ceilings
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Hardwood	Flooring Type 2

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	GY Properties
Parking Description #2		Phone	410-761-2858

Comments
Community pier. W/S/T: 1BR-\$78, 2BR-\$134. Management would not disclose ADA/handicap unit information or reason for high vacancy (not renovating).

Floorplans (Published Rents as of 12/01/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Annapolis Garden		1	1.0	109	\$1,250	703	\$1.78	Market
Grand Harbor Garden		2	1.0	155	\$1,475	893	\$1.65	Market

Historic Vacancy & Eff. Rent (1)			
Date	12/01/22	05/03/19	10/13/16
% Vac	18.6%	6.1%	1.1%
One	\$1,250	\$1,050	\$1,235
Two	\$1,475	\$1,313	\$1,400

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Gateway Landing

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Glen Burnie Town



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
201 N Crain Hwy, Glen Burnie, MD, 21061	Market Rate - General	4 Story – Mid Rise	54	0.0 % (0 Units) as of 12/06/22	2000



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	56%	\$1,335	705	\$1.89
Two	39%	\$1,560	1,012	\$1.54
Three	6%	\$1,779	1,021	\$1.74

Community Amenities

Community Room, Fitness Room, Elevator Served

Features

Standard	Dishwasher, Disposal, IceMaker, Patio Balcony
Not Available	Microwave, Fireplace, Storage, High Ceilings
Select Units	Ceiling Fan, Accessibility
Standard - Full	In Unit Laundry
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Community Security	Intercom, Keyed Bldg Entry

Parking

Parking Description	Structured Garage
Parking Description #2	

Contacts

Phone	410-766-2811
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Comments

Approximately half of residents are seniors. Jan 2013: Renovated courtyard. Some units are accessible - management is unsure of exact number.

Located in center of downtown Glen Burnie. Walk to grocery store, CVS, etc. Some residents don't have cars.

Ground level parking underneath building, one free space per unit. Unit mix is estimate. Trash-\$10, water/sewer: 1br-\$30, 2br-\$50.

Floorplans (Published Rents as of 12/06/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Interior unit Mid Rise - Elevator		1	1.0	24	\$1,400	705	\$1.99	Market	-
Corner unit Mid Rise - Elevator		1	1.0	6	\$1,400	705	\$1.99	Market	-
Interior unit Mid Rise - Elevator		2	2.0	15	\$1,635	1,012	\$1.62	Market	-
Corner unit Mid Rise - Elevator		2	2.0	6	\$1,635	1,012	\$1.62	Market	-
Mid Rise - Elevator		3	2.0	3	\$1,865	1,021	\$1.83	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/06/22	05/07/19	01/25/18
% Vac	0.0%	5.6%	11.1%
One	\$1,400	\$1,174	\$1,203
Two	\$1,635	\$1,439	\$1,433
Three	\$1,865	\$1,595	\$1,530

Adjustments to Rent

Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Glen Burnie Town

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Glen Ridge



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
51 A-2 Glen Ridge Road, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	286	4.9 % (14 Units) as of 11/29/22	1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	40%	\$1,305	681	\$1.92
One/Den	6%	\$1,550	769	\$2.02
Two	34%	\$1,570	907	\$1.73
Two/Den	21%	\$1,815	931	\$1.95

Community Amenities

Clubhouse, Fitness Room, Central Laundry, Outdoor Pool, Playground, Business Center

Features

Select Units	Dishwasher, Microwave, In Unit Laundry
Standard	Disposal, Patio Balcony
Central / Heat Pump	Air Conditioning
Not Available	Fireplace, Storage
Carpet	Flooring Type 1

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Phone	410-761-7440
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Comments

Renovated units have stainless appliances, granite countertops and in-unit washer/dryer. Premium for these units is \$150-190.
Laundry room in each building. Trash-\$5.
ADA/handicap-accessible units total - 0

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	113	\$1,305	681	\$1.92	Market	-
Garden	Den	1	1.0	17	\$1,550	769	\$2.02	Market	-
Garden		2	1.0	96	\$1,570	907	\$1.73	Market	-
Garden	Den	2	1.0	60	\$1,815	931	\$1.95	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	05/07/19	12/30/16
% Vac	4.9%	1.4%	4.5%
One	\$653	\$520	\$516
One/Den	\$1,550	\$1,105	\$1,055
Two	\$785	\$694	\$610
Two/Den	\$1,815	\$1,405	\$1,348

Adjustments to Rent

Incentives	None; Daily pricing
Utilities in Rent	
Heat Source	Natural Gas

Glen Ridge

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(2) Published Rent is rent as quoted by management.

Greens at Hammond Lane



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
602 Hammonds Lane, Brooklyn Park, MD, 21225	LIHTC - Elderly	4 Story - Mid Rise	90	4.4 % (4 Units) as of 11/30/22	2012



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	80%	\$878	695	\$1.26
Two	20%	\$1,188	906	\$1.31

Community Amenities

Community Room, Fitness Room, Central Laundry, Business Center, Computer Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, Grabber/Universal Design, In Unit Emergency Call
Hook Ups	In Unit Laundry
Central / Heat Pump	Air Conditioning
Black	Appliances
Laminate	Countertops
Community Security	Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Enterprise Res.
Phone	410-636-1141

Comments

62+

10 units are accessible: larger, grab bars, open spaces. 0 accessible units are vacant.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		1	1.0	9	\$552	657	\$0.84	LIHTC	30%
Mid Rise - Elevator		1	1.0	6	\$747	657	\$1.14	LIHTC	40%
Mid Rise - Elevator		1	1.0	22	\$942	657	\$1.43	LIHTC	50%
Mid Rise - Elevator		1	1.0	35	\$1,125	735	\$1.53	LIHTC	60%
Mid Rise - Elevator		2	1.0	5	\$1,125	849	\$1.33	LIHTC	50%
Mid Rise - Elevator		2	1.0	13	\$1,359	928	\$1.46	LIHTC	60%

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	11/01/22	04/07/22
% Vac	4.4%	N/A	0.0%
One	\$842	\$833	\$833
Two	\$1,242	\$1,310	\$1,229

Adjustments to Rent

Incentives	None
Utilities in Rent	Heat, Water/Sewer, Trash
Heat Source	Electric

Initial Absorption

Opened: 2011-08-01	Months: 4.0
Closed: 2011-12-19	22.5 units/month

Greens at Hammond Lane

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(2) Published Rent is rent as quoted by management.

Hammarlee House



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
20 Hammarlee Road, Glen Burnie, MD, 21060	LIHTC - Elderly	4 Story – Mid Rise	55	0.0 % (0 Units) as of 12/01/22	2010



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	58%	\$914	690	\$1.32
Two	42%	\$1,215	967	\$1.26

Community Amenities
Community Room, Fitness Room, Central Laundry, Elevator Served

Features	
Standard	Dishwasher, Disposal, Microwave, Grabber/Universal Design, In Unit Emergency Call
Hook Ups	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	Humphrey Mgmt
Phone	410-590-4900

Comments
Waitlist: 1-2 years. 1BR: 100+, 2BR: 70. Unit Mix: 32-1BR, 23-2BR.
Greenhouse, yoga room, coffee café & cyber café.
Property was fully leased by grand opening on December 15, 2010.
6 ADA/handicap-accessible units total, 0 are vacant.

Floorplans (Published Rents as of 12/01/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		1	1.0	10	\$598	677	\$0.88	LIHTC	30%
Mid Rise - Elevator		1	1.0	12	\$1,251	677	\$1.85	LIHTC	60%
Mid Rise - Elevator		1	1.0	10	\$1,033	721	\$1.43	LIHTC	50%
Mid Rise - Elevator		2	2.0	5	\$972	923	\$1.05	LIHTC	40%
Mid Rise - Elevator		2	2.0	8	\$1,233	957	\$1.29	LIHTC	50%
Mid Rise - Elevator		2	2.0	10	\$1,494	997	\$1.50	LIHTC	60%

Historic Vacancy & Eff. Rent (1)			
Date	12/01/22	11/01/22	03/04/22
% Vac	0.0%	0.0%	0.0%
One	\$961	\$919	\$876
Two	\$1,233	\$1,164	\$1,121

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Hammarlee House

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

ADDRESS7820 Darrell Hentry Court, Pasadena, MD, 21122

COMMUNITY TYPEDeep Subsidy - General

STRUCTURE TYPE3 Story – Mix

UNITS154

VACANCY0.0 % (0 Units) as of 12/02/22

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt		
One	0%	\$-65	0	\$		
Two	0%	\$-75	0	\$		
Three	0%	\$-86	0	\$		
Four+	0%	\$-96	0	\$		

Features

Parking		Contacts	
Parking Description	Free Surface Parking	Phone	410-222-6237
Parking Description #2			

Comments

Waitlist is managed by the county and includes over 5,000 households.
Formerly Freetown Village

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/09/19	11/02/12
Garden		1	1.0		\$0	0		Public Housing	-	% Vac	0.0%	8.4%	0.6%
Garden		2	1.0		\$0	0		Public Housing	-	One	\$0	\$0	\$0
Townhouse		3	1.5		\$0	0		Public Housing	-	Two	\$0	\$0	\$0
Townhouse		4	1.5		\$0	0		Public Housing	-	Three	\$0	\$0	\$0
										Four+	\$0	\$0	\$0
Adjustments to Rent													
Incentives											None		
Utilities in Rent											Water/Sewer, Trash		
Heat Source											Natural Gas		

Heritage at Freetown

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

ADDRESS7885 Gordon Court, Glen Burnie, MD, 21061

COMMUNITY TYPEDeep Subsidy - Elderly

STRUCTURE TYPE4 Story – Mid Rise

UNITS290

VACANCY1.0 % (3 Units) as of 12/02/22

OPENED IN1976

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Elevator Served
Studio	7%	\$-65	0	\$	
One	91%	\$-65	0	\$	
Two	2%	\$-75	0	\$	

Features

Select Units	Accessibility
Parking	Contacts
Parking Description	Phone410-222-6210
Parking Description #2	

Comments

62+ & disabled. Waitlist is 2,500+ hhlds, managed by the Housing Authority. Formerly Pinewood Village (200) & Pinewood East (90 units). Picnic tables/grills

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/09/19	01/14/13
Mid Rise - Elevator		0	1.0	20	\$0	0		Public Housing	-	% Vac	1.0%	0.0%	0.0%
Mid Rise - Elevator		1	1.0	264	\$0	0		Public Housing	-	Studio	\$0	\$0	\$0
Mid Rise - Elevator		2	1.0	6	\$0	0		Public Housing	-	One	\$0	\$0	\$0
										Two	\$0	\$0	\$0
Adjustments to Rent													
Incentives		none											
Utilities in Rent		Water/Sewer, Trash											
Heat Source		Electric											

Heritage at Sun Valley

ADDRESS102 North Crain Highway, Glen Burnie, MD, 21061

COMMUNITY TYPEDeep Subsidy - Elderly

STRUCTURE TYPE5 Story – Mid Rise

UNITS127

VACANCY0.0 % (0 Units) as of 12/02/22

OPENED IN1984

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Central Laundry, Elevator Served
Studio	14%	\$-136	440	\$	
One	82%	\$-146	560	\$	
Two	4%	\$-182	760	\$	

Features	
Not Available	Patio Balcony
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Select Units	Accessibility
Optional/Fee	Meals Availability
Community Security	Keyed Bldg Entry, Cameras
Parking	Contacts
Parking Description	Free Surface Parking
Owner / Mgmt.	Lisa x2110
Parking Description #2	Phone
	410-222-6220

Comments

Waitlist 2,800 hhlds; Formerly Glen Square.
Property also has an art room and multipurpose room/dining room.
14 units are accessible (all efficiencies) w/ roll-in showers.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/20/19	01/15/13
Mid Rise - Elevator		0	1.0	18	\$0	440	\$0.00	Public Housing	-	% Vac	0.0%	0.8%	0.0%
Mid Rise - Elevator		1	1.0	104	\$0	560	\$0.00	Public Housing	-	Studio	\$0	\$0	\$0
Mid Rise - Elevator		2	1.0	5	\$0	760	\$0.00	Public Housing	-	One	\$0	\$0	\$0
										Two	\$0	\$0	\$0
Adjustments to Rent													
Incentives	None												
Utilities in Rent	Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash												
Heat Source	Electric												

Heritage at Town Center

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
6670 Roberts Court, Glen Burnie, MD, 21061	Deep Subsidy - Elderly	4 Story – Mid Rise	100	0.0 % (0 Units) as of 12/02/22	2013

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Fitness Room, Business Center, Computer Center, Elevator Served
One	0%	\$-65	550	\$	
Two	0%	\$-75	550	\$	

Features	
Standard	Dishwasher, Patio Balcony
Central / Heat Pump	Air Conditioning

Parking		Contacts	
Parking Description	Free Surface Parking	Phone	410-590-4172
Parking Description #2			

Comments
62+. All units LHIC/PBV; rent based on 30% of income. Waitlist is managed by the county. Leased up 12/2013. Grand opening 4/24/2014.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)		
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/14/19
Mid Rise - Elevator		1	1.0		\$0	550	\$0.00		-	% Vac	0.0%	0.0%
Mid Rise - Elevator		2	1.0		\$0	550	\$0.00		-	One	\$0	\$0
										Two	\$0	\$0
Adjustments to Rent												
Incentives										None		
Utilities in Rent										Water/Sewer, Trash		

Heritage Crest

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

ADDRESS125 Loyd Lane, Glen Burnie, MD, 21061

COMMUNITY TYPEDeep Subsidy - General

STRUCTURE TYPE3 Story – Garden

UNITS100

VACANCY0.0 % (0 Units) as of 12/02/22

OPENED IN2018

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Clubhouse, Fitness Room, Business Center
One	0%	\$0	0	\$	
Two	0%	\$0	0	\$	
Three	0%	\$0	0	\$	

Features

Parking	Contacts
Parking DescriptionFree Surface Parking	Phone410.590.4172
Parking Description #2	

Comments

Boys and Girls Club onsite. Waitlist controlled by the county.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)		
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/17/19
Garden		1	1.0		\$0	0		Section 8	-	% Vac	0.0%	0.0%
Garden		2	1.0		\$0	0		Section 8	-	One	\$0	\$0
Garden		3	2.0		\$0	0		Section 8	-	Two	\$0	\$0

Adjustments to Rent		
Incentives		
Utilities in Rent		

Heritage Overlook

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Lynn Hill



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
418 Hillview Drive, Linthicum Heights, MD, 21090	Market Rate - General	3 Story - Garden	240	N/A as of 12/02/2022	1962



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	50%	\$1,548	750	\$2.06
Two	48%	\$1,612	950	\$1.70
Three	2%	\$1,738	950	\$1.83

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Not Available	Microwave
Central / Heat Pump	Air Conditioning
Hardwood	Flooring Type 1
Ceramic	Flooring Type 2
Laminate	Countertops
White	Appliances
Community Security	SecLighting

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Phone	410-789-3597
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Comments
Some renovated units with black appliances.
30 ADA/handicap-accessible units.
Management does not disclose vacancy information.

Floorplans (Published Rents as of 12/02/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	121	\$1,659	750	\$2.21	Market	-
Garden		2	1.0	115	\$1,749	950	\$1.84	Market	-
Garden		3	2.0	4	\$1,900	950	\$2.00	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/02/22	05/08/19	03/03/17
% Vac	N/A	0.0%	0.0%
One	\$1,659	\$1,242	\$1,119
Two	\$1,749	\$1,362	\$1,179
Three	\$1,900	\$1,542	\$1,439

Adjustments to Rent	
Incentives	None
Utilities in Rent	Heat, Hot Water, Cooking, Water/Sewer, Trash
Heat Source	Natural Gas

Lynn Hill

Marley Meadows



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7790 Baltimore Anapolis Blvd, Glen Burnie, MD, 21060	LIHTC - General	4 Story - Garden/TH	36	0.0 % (0 Units) as of 12/08/22	2013



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	28%	\$742	670	\$1.11
Two	47%	\$872	929	\$0.94
Three	25%	\$1,059	1,191	\$0.89

Community Amenities

Community Room, Fitness Room, Central Laundry, Playground, Computer Center

Features

Standard	Dishwasher, Disposal
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
White	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Conifer, LLC
Phone	443-962-1063

Comments

Unit Mix: 1BR-10 2BR-17 3BR-9.

4 units handicap accessible. No vacant units.

Waitlist: 30%: 2-3 years; 40%:1-2 years; 50%- 1 year; 60%: 6 months-1 year

Floorplans (Published Rents as of 12/08/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	1	\$581	670	\$0.87	LIHTC	30%
Garden		1	1.0	4	\$701	670	\$1.05	LIHTC	40%
Garden		1	1.0	3	\$897	670	\$1.34	LIHTC	50%
Garden		1	1.0	2	\$999	670	\$1.49	LIHTC	60%
Garden		2	2.0	2	\$605	867	\$0.70	LIHTC	30%
Garden		2	2.0	6	\$837	930	\$0.90	LIHTC	40%
Garden		2	2.0	7	\$1,070	942	\$1.14	LIHTC	50%
Garden		2	2.0	2	\$1,187	942	\$1.26	LIHTC	60%
Garden		3	1.5	1	\$697	1,191	\$0.59	LIHTC	30%
Garden		3	1.5	1	\$967	1,191	\$0.81	LIHTC	40%
Garden		3	1.5	7	\$1,234	1,191	\$1.04	LIHTC	50%

Historic Vacancy & Eff. Rent (1)

Date	12/08/22	08/03/20	05/15/19
% Vac	0.0%	0.0%	0.0%
One	\$795	\$726	\$719
Two	\$925	\$854	\$843
Three	\$966	\$897	\$894

Adjustments to Rent

Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Marley Meadows

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
306 & 308 Juneberry Way, Glen Burnie, MD, 21061	Deep Subsidy - General	3 Story – Garden	24	0.0 % (0 Units) as of 12/05/22	1985

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	
Two	100%	\$-26	990	\$	

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Select Units	Accessibility
Community Security	Keyed Bldg Entry

Parking	Contacts
Parking Description	Owner / Mgmt.
Parking Description #2	Phone
Free Surface Parking	Lisa x2110
	410-222-6220

Comments
No waitlist. Appliances replaced as needed. Wait list by HCAAC.
10 units accessible, 2 with ramps inside units.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/05/22	05/09/19	01/15/13
Garden		2	2.0	24	\$0	990	\$0.00	Public Housing	-	% Vac	0.0%	0.0%	4.2%
											Two	\$0	\$0
											Adjustments to Rent		
											Incentives	None	
											Utilities in Rent	Trash	
											Heat Source	Electric	

Oakleaf Villas

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(2) Published Rent is rent as quoted by management.

Oakridge Manor



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7701 Oakwood Road, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	165	N/A as of 12/05/2022	1960



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	27%	\$1,350	717	\$1.88
Two	64%	\$1,587	801	\$1.98
Three	8%	\$1,944	930	\$2.09

Community Amenities
Fitness Room, Central Laundry, Playground

Features	
Not Available	Dishwasher, Microwave, IceMaker, In Unit Laundry, Fireplace, Storage, High Ceilings
Standard	Disposal, Patio Balcony
Select Units	Ceiling Fan, Accessibility
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	A&G Management Company
Phone	410-760-2244

Comments
Management would not disclose vacancy. 4 accessible units; 0 vacant.

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	45	\$1,418	717	\$1.98	Market	-
Garden		2	1.0	106	\$1,613	801	\$2.01	Market	-
Garden		3	1.0	14	\$1,970	930	\$2.12	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	07/29/20	05/09/19
% Vac	N/A	0.0%	0.0%
One	\$1,418	\$1,163	\$1,139
Two	\$1,613	\$1,308	\$1,294
Three	\$1,970	\$1,634	\$1,583

Adjustments to Rent	
Incentives	\$500 off 1 BR units
Utilities in Rent	Trash
Heat Source	Natural Gas

Oakridge Manor

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Old Stage



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7669 Marcin Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	55	0.0 % (0 Units) as of 12/05/22	1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	64%	\$1,332	613	\$2.17
Two	36%	\$1,527	730	\$2.09

Community Amenities
Central Laundry, Outdoor Pool, Playground, Dog Park

Features	
Not Available	Dishwasher, Microwave, IceMaker, In Unit Laundry, Fireplace, High Ceilings, Cable TV
Standard	Disposal, Patio Balcony
Select Units	Ceiling Fan
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	A&G Management
Phone	410-768-6158

Comments
Seyern Square and Stage Coach are sister properties.
Management would not disclose number of ADA/handicap-accessible units.

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	35	\$1,358	613	\$2.22	Market	-
Garden		2	1.0	20	\$1,553	730	\$2.13	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	05/17/19	01/25/18
% Vac	0.0%	0.0%	0.0%
One	\$1,358	\$1,110	\$1,064
Two	\$1,553	\$1,311	\$1,262

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Old Stage

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Park View at Furnace Branch



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7466 Furnace Branch Road, Glen Burnie, MD, 21060	LIHTC - Elderly	4 Story - Mid Rise	100	0.0 % (0 Units) as of 12/06/22	2003



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	77%	\$906	697	\$1.30
Two	23%	\$1,211	908	\$1.33

Community Amenities

Community Room, Fitness Room, Central Laundry, Computer Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Ceiling Fan, High Ceilings, In Unit Emergency Call
Not Available	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry, Cameras

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Enterprise
Phone	410-761-4150

Comments

Waitlist: 22 ppl.

Planning renovations in Sept 2021.

Utility Allowances: 1BR-\$50; 2BR-\$71.

Floorplans (Published Rents as of 12/05/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
		1	1.0	5	\$578	592	\$0.98	LIHTC
		1	1.0	10	\$770	603	\$1.28	LIHTC
		1	1.0	21	\$1,167	700	\$1.67	LIHTC
		1	1.0	41	\$968	731	\$1.32	LIHTC
		2	1.0	1	\$917	903	\$1.02	LIHTC
		2	1.0	6	\$1,077	906	\$1.19	LIHTC
		2	1.0	11	\$1,388	909	\$1.53	LIHTC
		2	2.0	5	\$1,388	909	\$1.53	LIHTC

Historic Vacancy & Eff. Rent (1)			
Date	12/06/22	11/01/22	03/04/22
% Vac	0.0%	0.0%	0.0%
One	\$0	\$871	\$831
Two	\$0	\$1,193	\$1,149

Adjustments to Rent

Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Park View at Furnace Branch

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Multifamily Community Profile

Pumphrey House



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1730 Pleasantville Drive, Glen Burnie, MD, 21061	Deep Subsidy - General	3 Story – Mid Rise	15	0.0 % (0 Units) as of 12/05/22	2000

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Central Laundry, Elevator Served
One	100%	\$-146	613	\$	

Features	
Standard	Disposal
Community Security	Keyed Bldg Entry
Parking	Contacts
Parking Description	Owner / Mgmt.
Parking Description #2	Phone
Free Surface Parking	Lisa x2110
	410-222-6220

Comments
Waitlist by HCAAC.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/05/22	05/09/19	01/15/13
Garden		1	1.0	15	\$0	613	\$0.00	Section 8	-	% Vac	0.0%	0.0%	0.0%
										One	\$0	\$0	\$0
Adjustments to Rent													
Incentives		None											
Utilities in Rent		Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash											
Heat Source		Electric											

Pumphrey House

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Regency Club



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
6001 Heritage Hill Drive, Glen Burnie, MD, 21061	Market Rate - General	2 Story – Garden/TH	316	7.0 % (22 Units) as of 11/30/22	1986



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Two	75%	\$1,789	921	\$1.94
Three	25%	\$2,091	1,215	\$1.72

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Playground, Business Center

Features

Standard	Dishwasher, Disposal, Ceiling Fan, Patio Balcony
Not Available	Microwave, IceMaker, Fireplace, Storage, High Ceilings, Cable TV
Standard - Stacked	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Community Security	Gated Entry

Parking

Parking Description Free Surface Parking

Parking Description #2

Contacts

Phone 410-760-6100

Comments

Replace appliances as needed. Gate is closed from 8pm to 7am.

Residents work in Baltimore City, BWI, Fort Meade. Two-bedroom unit mix is estimate.

Water/Sewer: 2br flats-\$25, 2br TH-\$30, 3br TH-\$35. Management was unable to provide number of accessible units.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		2	1.5	47	\$1,745	810	\$2.15	Market	-
Townhouse		2	1.5	95	\$1,827	932	\$1.96	Market	-
Townhouse		2	1.5	95	\$1,838	964	\$1.91	Market	-
Townhouse		3	2.5	79	\$2,117	1,215	\$1.74	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	05/16/19	12/30/16
% Vac	7.0%	3.8%	2.8%
Two	\$1,803	\$1,541	\$1,329
Three	\$2,117	\$1,840	\$1,661

Adjustments to Rent

Incentives	None
Utilities in Rent	Trash
Heat Source	Electric

Regency Club

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Serenity Place at Dorsey Ridge



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
501 Trafalgar Court, Hanover, MD, 21076	Market Rate - General	Mid Rise	323	2.8 % (9 Units) as of 12/01/22	2012



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,867	857	\$2.18
Two	0%	\$2,342	1,188	\$1.97
Three	0%	\$3,041	1,410	\$2.16

Community Amenities
Clubhouse, Fitness Room, Outdoor Pool, Business Center, Elevator Served

Features	
Standard	Dishwasher, Disposal, Microwave, Patio Balcony
Standard - Full	In Unit Laundry
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Community Security	Gated Entry, Intercom, Cameras, Manned Door

Parking	Contacts
Parking Description Structured Garage	Phone 410-684-2111
Parking Description #2	

Comments
Bamboo flooring, granite counters, walk in closets, separate shower/tub, St Steel appliances. Built in computer workstations. 12K SF clubhouse, game salon w/ billiards, foosball, TVs. Theater. Wifi in common areas. Structured garage-park on your level. No Unit Mix. Management estimated 10 total ADA/handicap-accessible units between Serenity Place and Villas. Vacancy information from website. Mgmt would not disclose # of vacant ADA units. Pricing unavailable for Minerva, Plethon and Theseus floorplans.

Floorplans (Published Rents as of 12/01/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Argos Mid Rise - Elevator		1	1.0		\$1,861	770	\$2.42	Market
Demeter Mid Rise - Elevator		1	1.0		\$2,038	818	\$2.49	Market
Hermes Mid Rise - Elevator		1	1.0		\$1,966	891	\$2.21	Market
Medea Mid Rise - Elevator		1	1.5		\$2,040	949	\$2.15	Market
Minerva Mid Rise - Elevator		2	2.0		\$2,455	1,117	\$2.20	Market
Plethon Mid Rise - Elevator		2	2.0		\$2,455	1,188	\$2.07	Market
Persephone Mid Rise - Elevator		2	2.0		\$2,464	1,200	\$2.05	Market
Perseus Mid Rise - Elevator		2	2.0		\$2,429	1,248	\$1.95	Market
Theseus Mid Rise - Elevator		3	2.0		\$3,150	1,410	\$2.23	Market

Historic Vacancy & Eff. Rent (1)			
Date	12/01/22	05/15/19	03/03/17
% Vac	2.8%	5.6%	7.4%
One	\$1,976	\$1,738	\$1,776
Two	\$2,451	\$2,125	\$2,222
Three	\$3,150	\$2,841	\$2,814

Adjustments to Rent	
Incentives	\$1000 off first month
Utilities in Rent	Trash

Serenity Place at Dorsey Ridge

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Severn Square



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7669 Marcin Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	60	0.0 % (0 Units) as of 12/05/22	1958



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	5%	\$1,170	528	\$2.22
One	45%	\$1,170	613	\$1.91
Two	50%	\$1,572	730	\$2.15

Community Amenities
Playground, Dog Park, Picnic Area

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Select Units	Microwave
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	Contacts
Parking Description	Free Surface Parking
Parking Description #2	Owner / Mgmt. A&G Management
	Phone 410-768-6158

Comments
Old Stage and Stagecoach are sister properties.
Unit mix is an estimate.
Management would not disclose number of ADA/handicap-accessible units.

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden	0	1.0	3		\$1,196	528	\$2.27	Market	-
Garden	1	1.0	27		\$1,196	613	\$1.95	Market	-
Garden	2	1.0	30		\$1,598	730	\$2.19	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	05/16/19	08/19/14
% Vac	0.0%	3.3%	10.0%
Studio	\$1,196	\$985	\$0
One	\$1,196	\$1,044	\$0
Two	\$1,598	\$1,230	\$0

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Severn Square

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Stagecoach



ADDRESS 7669 Marcin Drive, Glen Burnie, MD, 21061 **COMMUNITY TYPE** Market Rate - General **STRUCTURE TYPE** 3 Story – Garden **UNITS** 186 **VACANCY** 0.5 % (1 Units) as of 12/05/22 **OPENED IN** 1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	48%	\$1,332	613	\$2.17
Two	45%	\$1,527	730	\$2.09
Two/Den	6%	\$1,913	928	\$2.06

Community Amenities

Central Laundry, Outdoor Pool, Playground, Dog Park

Features

Select Units	Dishwasher
Standard	Disposal
Not Available	Microwave, IceMaker, Ceiling Fan, In Unit Laundry, Fireplace, Patio Balcony, Storage, High Ceilings, Cable TV
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	A&G Management
Phone	410-768-6158

Comments

Old Stage and Severn Square are sister properties.

Management would not disclose number of ADA/handicap-accessible units.

Floorplans (Published Rents as of 12/05/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	90	\$1,358	613	\$2.22	Market	-
Garden		2	1.0	84	\$1,553	730	\$2.13	Market	-
Garden	Den	2	1.0	12	\$1,939	928	\$2.09	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/05/22	05/15/19	08/19/14
% Vac	0.5%	0.0%	9.7%
One	\$1,358	\$1,070	\$0
Two	\$777	\$612	\$0
Two/Den	\$1,939	\$1,533	\$0

Adjustments to Rent

Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Stagecoach

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

TGM Creekside Village



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
303 Maple Tree Drive, Glen Burnie, MD, 21060	Market Rate - General	Mix	208	6.7 % (14 Units) as of 12/05/22	2014



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	26%	\$1,907	756	\$2.52
One/Den	8%	\$1,948	861	\$2.26
Two	50%	\$2,189	1,077	\$2.03
Two/Den	4%	\$2,300	1,239	\$1.86
Three	12%	\$2,593	1,251	\$2.07

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Business Center, Dog Park, Picnic Area, Firepit, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony, Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Covered Spaces — \$75.00

Contacts

Owner / Mgmt.	TGM Communities
Phone	410-255-2901

Comments

Combination of 3 and 4 story buildings; only 4-story buildings have an elevator. \$25 trash fee.
Management was unable to provide total number of ADA/handicap-accessible units, but confirmed 0 are currently vacant.

Floorplans (Published Rents as of 12/05/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Annapolis Garden		1	1.0	23	\$1,875	736	\$2.55	Market	-
Arundel Mid Rise - Elevator		1	1.0	32	\$1,930	770	\$2.51	Market	-
Arundel w. Den Garden	Den	1	1.0	16	\$1,948	861	\$2.26	Market	-
Baltimore Mid Rise - Elevator		2	2.0	92	\$2,225	1,064	\$2.09	Market	-
Bay Garden		2	2.0	4	\$2,055	1,111	\$1.85	Market	-
Boyd Mid Rise - Elevator		2	2.0	9	\$1,885	1,197	\$1.57	Market	-
Bay w. Den Garden	Den	2	2.0	8	\$2,300	1,239	\$1.86	Market	-
Chesapeake Garden		3	2.0	24	\$2,593	1,251	\$2.07	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/05/22	08/03/20	05/15/19
% Vac	6.7%	1.0%	0.0%
One	\$1,268	\$990	\$1,002
One/Den	\$1,948	\$1,560	\$1,595
Two	\$1,427	\$1,361	\$1,273
Two/Den	\$2,300	\$1,850	\$1,850
Three	\$2,593	\$1,850	\$1,895

Adjustments to Rent

Incentives	Reduced rates
Utilities in Rent	
Heat Source	Electric

Initial Absorption

Opened: 2014-03-19	Months: 7.0
Closed: 2014-11-01	26.0 units/month

TGM Creekside Village

Townes at Heritage Hill



ADDRESS
6533 Cedar Furnace Circle, Glen Burnie, MD, 21061

COMMUNITY TYPE
Market Rate - General

STRUCTURE TYPE
2 Story - Townhouse

UNITS
469

VACANCY
1.1 % (5 Units) as of 11/29/22

OPENED IN
1982



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Two	0%	\$1,673	1,104	\$1.52
Three	0%	\$1,813	1,197	\$1.52

Community Amenities

Fitness Room, Outdoor Pool, Tennis, Playground

Features

Standard	Dishwasher, Disposal, Microwave, Patio Balcony
Select Units	Ceiling Fan
Standard - Stacked	In Unit Laundry
Central / Heat Pump	Air Conditioning
Not Available	Fireplace
Standard - In Building	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2

Parking

Parking Description Free Surface Parking

Parking Description #2

Contacts

Phone 410-760-0200

Comments

242 2BR units, 227 3BR units. 0 ADA/handicap-accessible units.

Formerly Heritage Hill, Chesapeake at the Berkshires, Coves at Chesapeake.

SS appliances, faux granite countertops. Trash-\$10.

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Townhouse		2	1.0		\$1,768	1,073	\$1.65	Market	-
Townhouse		2	1.0		\$1,827	1,134	\$1.61	Market	-
Townhouse		3	1.5		\$1,948	1,179	\$1.65	Market	-
Townhouse		3	1.5		\$1,928	1,214	\$1.59	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	05/15/19	12/30/16
% Vac	1.1%	1.7%	4.1%
Two	\$1,798	\$1,499	\$1,416
Three	\$1,938	\$1,719	\$1,558

Adjustments to Rent

Incentives	\$1500 off
Utilities in Rent	
Heat Source	Electric

Townes at Heritage Hill

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Twin Coves



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
156-W Hammarlee Road, Glen Burnie, MD, 21060	Market Rate - General	Garden	132	3.8 % (5 Units) as of 12/01/22	1974



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	2%	\$1,484	600	\$2.47
One	30%	\$1,494	650	\$2.30
One/Den	6%	\$1,584	725	\$2.18
Two	61%	\$1,564	800	\$1.96
Three	2%	\$1,613	880	\$1.83

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal
Not Available	Microwave, Fireplace, Storage
Select Units	Ceiling Fan, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1

Parking	Contacts
Parking Description	Free Surface Parking
Parking Description #2	Owner / Mgmt. Maryland Management
	Phone 410-761-3370

Comments
Powerlines bisect property, some buildings have water views.
Studio units pay for all utilities.
Discounted rent for military & police
Management does not disclose vacancy information, so vacant units from website. All ground-floor units are accessible, but exact number is unknown.

Floorplans (Published Rents as of 12/01/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		0	1.0	2	\$1,549	600	\$2.58	Market	-
Garden		1	1.0	39	\$1,559	650	\$2.40	Market	-
Garden	Den	1	1.0	8	\$1,649	725	\$2.27	Market	-
Garden		2	1.0	80	\$1,639	800	\$2.05	Market	-
Garden		3	1.0	3	\$1,699	880	\$1.93	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/01/22	05/15/19	12/30/16
% Vac	3.8%	0.0%	0.0%
Studio	\$1,549	\$1,152	\$999
One	\$780	\$620	\$575
One/Den	\$1,649	\$1,349	\$1,219
Two	\$1,639	\$1,302	\$1,149
Three	\$1,699	\$1,577	\$1,474

Adjustments to Rent	
Incentives	None; Daily pricing
Utilities in Rent	Water/Sewer, Trash

Twin Coves

Villages at Marley Station



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7807 Winborne Drive, Glen Burnie, MD, 21061	LIHTC - General	3 Story – Garden	757	0.1 % (1 Units) as of 12/08/22	1954



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	2%	\$1,088	300	\$3.63
One	49%	\$1,139	565	\$2.02
Two	48%	\$1,320	830	\$1.59
Three	2%	\$1,668	1,024	\$1.63

Community Amenities

Community Room, Fitness Room, Outdoor Pool, Basketball, Playground

Features

Standard	Disposal
Central / Heat Pump	Air Conditioning
Ceramic	Flooring Type 2
Not Available	Accessibility
Community Security	Intercom, Keyed Bldg Entry

Parking

Parking Description
Parking Description #2

Contacts

Owner / Mgmt.	Fairfield Residential
Phone	410-691-3964

Comments

20% of units converted to market in March 2012.
No waitlist No vacant ADA units.

Floorplans (Published Rents as of 12/08/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Open Studio Garden		0	1.0	11	\$1,125	300	\$3.75	LIHTC	60%
Open Studio Garden		0	1.0	3	\$1,321	300	\$4.40	Market	-
Studio w/ BR Garden		1	1.0	8	\$1,125	381	\$2.95	LIHTC	60%
Studio w/ BR Garden		1	1.0	2	\$1,321	381	\$3.47	Market	-
Junior Garden		1	1.0	144	\$1,175	540	\$2.18	LIHTC	60%
Junior Garden		1	1.0	36	\$1,408	540	\$2.61	Market	-
Garden		1	1.0	144	\$1,175	600	\$1.96	LIHTC	60%
Garden		1	1.0	36	\$1,408	600	\$2.35	Market	-
Garden		2	1.0	144	\$1,346	776	\$1.73	LIHTC	60%
Garden		2	1.0	36	\$1,696	776	\$2.19	Market	-
Garden	Patio/Balcony	2	1.0	145	\$1,346	884	\$1.52	LIHTC	60%
Garden	Patio/Balcony	2	1.0	36	\$1,696	884	\$1.92	Market	-
Garden		3	1.0	10	\$1,725	1,024	\$1.68	LIHTC	60%
Garden		3	1.0	2	\$2,055	1,024	\$2.01	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/08/22	08/03/20	05/13/19
% Vac	0.1%	0.0%	1.3%
Studio	\$1,223	\$950	\$938
One	\$1,269	\$1,003	\$984
Two	\$1,521	\$1,195	\$1,126
Three	\$1,890	\$1,590	\$1,520

Adjustments to Rent

Incentives	None
Utilities in Rent	Hot Water, Water/Sewer, Trash
Heat Source	Natural Gas

Villages at Marley Station

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Villas at Dorsey Ridge, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7405 Windstream Circle, Hanover, MD, 21076	Market Rate - General	3 Story - Garden	238	1.3 % (3 Units) as of 11/29/22	2012



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,900	950	\$2.00
Two	0%	\$2,505	1,255	\$2.00
Three	0%	\$2,820	1,415	\$1.99

Community Amenities
Clubhouse, Fitness Room, Outdoor Pool, Business Center

Features	
Standard	Dishwasher, Disposal, Microwave, Patio Balcony
Standard - Full	In Unit Laundry
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Community Security	Gated Entry, Intercom

Parking		Contacts	
Parking Description	Attached Garage	Owner / Mgmt.	Questar
Parking Description #2		Phone	410-684-2111

Comments
Attached & direct access garages. Aerobics room, kids room, conference room, theater, game salon. Bamboo floors, granite counters, SS appl, maple cabinets, separate shower/tub, built in computer desk.
1 & 2 story units. No unit mix given. Management estimated 10 total ADA/handicap-accessible units between Serenity Place and Villas. Would not disclose any vacancy information, so vacant units from website.
Pricing unavailable for Helios and Proteus II floorplans, rents have been estimated.

Floorplans (Published Rents as of 11/29/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Aphrodite, Bacchus, Clio, Circe Garden		1	1.0		\$1,887	795	\$2.37	Market
Helios Garden		1	1.5		\$2,131	1,106	\$1.93	Market
Proteus II Garden		2	2.0		\$2,565	1,162	\$2.21	Market
Liriope, Thalia, Orpheus, Proteus, Pyramus Garden		2	2.0		\$2,440	1,172	\$2.08	Market
Terpsichore Garden		2	2.5		\$2,838	1,433	\$1.98	Market
Thisbe Garden		3	2.0		\$2,929	1,415	\$2.07	Market

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	05/13/19	01/30/18
% Vac	1.3%	6.3%	5.0%
One	\$2,009	\$1,862	\$1,816
Two	\$2,614	\$2,291	\$2,313
Three	\$2,929	\$2,699	\$2,699

Adjustments to Rent	
Incentives	\$1000 off; Daily pricing
Utilities in Rent	Trash

Villas at Dorsey Ridge, The

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Willows, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
100 G Warwickshire Lane, Glen Burnie, MD, 21061	Market Rate - General	4 Story - Garden	352	2.8 % (10 Units) as of 12/05/22	1969



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	14%	\$1,215	664	\$1.83
Two	43%	\$1,343	761	\$1.76
Three	43%	\$1,557	911	\$1.71

Community Amenities

Central Laundry, Outdoor Pool, Basketball, Playground

Features

Not Available	Dishwasher, Microwave
Standard	Disposal, IceMaker, Patio Balcony
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Morgan Properties
Phone	443-709-8325

Comments

New windows & updated kitchens and baths in 2019. Converted from gas to electric heat in 2007. Trash-\$10. Approximately, 48 one-bedroom units, 152 two-bedroom units and 152 three-bedrooms. Management was unable to provide number of ADA/handicap-accessible units.

Floorplans (Published Rents as of 12/05/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	48	\$1,280	664	\$1.93	Market	-
Garden		2	1.0	76	\$1,400	731	\$1.92	Market	-
Garden		2	1.0	76	\$1,435	791	\$1.81	Market	-
Garden		3	1.0	101	\$1,625	898	\$1.81	Market	-
Garden		3	1.5	51	\$1,680	936	\$1.79	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/05/22	05/13/19	12/30/16
% Vac	2.8%	2.6%	4.8%
One	\$1,280	\$1,050	\$910
Two	\$1,418	\$1,131	\$1,060
Three	\$1,653	\$1,397	\$1,174

Adjustments to Rent

Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Willows, The

Woodcrest



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
101 S Charter Road, Glen Burnie, MD, 21061	Market Rate - General	Garden	347	0.9 % (3 Units) as of 12/01/22	1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	36%	\$982	592	\$1.66
One/Den	10%	\$1,139	753	\$1.51
Two	39%	\$1,204	781	\$1.54
Two/Den	10%	\$1,363	957	\$1.42
Three	4%	\$1,478	1,035	\$1.43

Community Amenities

Central Laundry, Outdoor Pool, Playground

Features

Standard	Dishwasher, Disposal, Patio Balcony
Not Available	Microwave, Fireplace
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Mt Royal Mgmt
Phone	410-789-9445

Comments

Representative noted tech & military employees inquiring about 1BR's frequently.
Community refused to disclose any information. Rents and vacant from the web (Apartment Guide).

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	126	\$1,093	592	\$1.85	Market	-
Garden	Den	1	1.0	36	\$1,250	753	\$1.66	Market	-
Garden		2	1.0	130	\$1,340	779	\$1.72	Market	-
Garden		2	1.5	5	\$1,365	827	\$1.65	Market	-
Garden	Den	2	1.5	35	\$1,500	957	\$1.57	Market	-
Garden		3	2.0	15	\$1,640	1,035	\$1.58	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	05/13/19	12/30/16
% Vac	0.9%	2.3%	0.6%
One	\$546	\$530	\$505
One/Den	\$1,250	\$1,135	\$1,105
Two	\$902	\$787	\$772
Two/Den	\$1,500	\$1,345	\$1,200
Three	\$1,640	\$1,475	\$1,355

Adjustments to Rent

Incentives	None
Utilities in Rent	Heat, Hot Water, Cooking, Water/Sewer, Trash
Heat Source	Natural Gas

Woodcrest

Woodfall Greens



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
90 Hammonds Lane, Baltimore, MD, 21225	Market Rate - General	4 Story – Mid Rise	230	0.9 % (2 Units) as of 11/29/22	2018

Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,538	666	\$2.31
Two	0%	\$1,790	932	\$1.92
Three	0%	\$2,000	1,107	\$1.81

Community Amenities
Clubhouse, Fitness Room, Outdoor Pool, Business Center, Elevator Served

Features	
Standard	Dishwasher, Disposal, Microwave, IceMaker
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
In Building/Fee	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking	Contacts
Parking Description Free Surface Parking	Phone 833-827-6684
Parking Description #2	

Comments
Began pre-leasing 8/2018; opened 11/2018. Fully leased by 12/2019.
Sundeck, conference room, bike storage, billiards, media room, library, courtyard, grill area, kitchen island. Trash-\$25; Storage-\$35.
Management estimated total ADA/handicap-accessible units to be 10-15. 0 are vacant.

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		1	1.0		\$1,475	650	\$2.27	Market	-
Mid Rise - Elevator		1	1.0		\$1,600	683	\$2.34	Market	-
Mid Rise - Elevator		2	2.0		\$1,750	905	\$1.93	Market	-
Mid Rise - Elevator		2	2.0		\$1,830	960	\$1.91	Market	-
Mid Rise - Elevator		3	2.0		\$2,000	1,107	\$1.81	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	03/30/20	05/16/19
% Vac	0.9%	4.8%	62.2%
One	\$1,538	\$812	\$1,470
Two	\$1,790	\$1,765	\$1,695
Three	\$2,000	\$1,973	\$1,948

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Electric

Initial Absorption	
Opened: 2018-11-15	Months: 12.0
Closed: 2019-12-01	17.7 units/month

Woodfall Greens

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.



Odenton-Crofton Communities

322 Baldwin



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
322 Baldwin Road, Odenton, MD, 21113	Market Rate - General	4 Story – Mid Rise	212	3.3 % (7 Units) as of 11/28/22	2015



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	65%	\$1,995	702	\$2.84
Two	35%	\$2,514	1,096	\$2.29

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Indoor Pool, Business Center, Picnic Area, Elevators, Firepit, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
In Building/Fee	Storage
Vinyl/Linoleum	Flooring Type 1
Carpet	Flooring Type 2
SS	Appliances
Granite	Countertops
Community Security	Gated Entry, Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	Fee for Reserved — \$75.00

Contacts

Owner / Mgmt.	Grady Mgmt
Phone	410-672-0032 - Asimov

Comments

Opened 12/15; All units delivered 7/16. FKA: 32 West then Point @ Odn. 138-1BDs, 74-2BDs (unit mix below is estimate). Spin/yoga studio; kitchen/wine cooler, gas grills.

Trash \$14. Storage fees: \$75-\$125(depending on size of space).
accessible/handicap units total: unknown
accessible/handicap units available: 0

Floorplans (Published Rents as of 11/28/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Magothy Mid Rise - Elevator		1	1.0	39	\$1,841	622	\$2.96	Market	-
Chesapeake Mid Rise - Elevator		1	1.0	39	\$2,045	683	\$2.99	Market	-
Patapsco Mid Rise - Elevator		1	1.0	30	\$2,005	749	\$2.68	Market	-
Susquehanna 1 & 2 Mid Rise - Elevator		1	1.0	30	\$2,120	784	\$2.70	Market	-
Patuxent Mid Rise - Elevator		2	2.0	18	\$2,351	948	\$2.48	Market	-
Chester Mid Rise - Elevator		2	2.0	19	\$2,535	1,069	\$2.37	Market	-
Severn 1 & 2 Mid Rise - Elevator		2	2.0	19	\$2,508	1,137	\$2.21	Market	-
Choptank Mid Rise - Elevator		2	2.0	18	\$2,660	1,229	\$2.16	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/28/22	09/06/22	05/17/22
% Vac	3.3%	1.4%	1.9%
One	\$2,003	\$1,956	\$1,975
Two	\$2,513	\$2,306	\$2,490

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Electric

Initial Absorption

Opened: 2015-12-28	Months: 16.0
Closed: 2017-05-02	12.5 units/month

322 Baldwin

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Arbors at Arundel Preserve



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2109 Piney Branch Circle, Hanover, MD, 21076	Market Rate - General	4 Story - Mix	496	5.4 % (27 Units) as of 11/29/22	2007



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	38%	\$1,765	696	\$2.54
One/Den	9%	\$2,016	918	\$2.20
Two	42%	\$2,256	1,046	\$2.16
Two/Den	5%	\$2,617	1,199	\$2.18
Three	5%	\$2,569	1,316	\$1.95

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Playground, Business Center, Car Wash, Picnic Area, Dog Park, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, Patio Balcony, Accessibility
In Building/Fee	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking

Parking Description	Structured Garage — \$25.00
Parking Description #2	Detached Garage — \$175.00
Surface On Site	For Garden Apartments — \$0.00

Contacts

Owner / Mgmt.	Bozzuto
Phone	443-492-5763 - Reggie

Comments

Main bldg has elevator & amenities, 4 bldgs are walk-ups, 3 are connected to the main bldg via garage (\$25 required). Premiums of appr. \$15-150 for pool view, floor, garage bldg, clubhs bldg (highest). Trash-\$25. Theater room, grilling area, yoga room, pub room w/ bar, conference room.

accessible/handicap units total: n/a

accessible/handicap units available: n/a

Historic rent used for Cedar, Alder, Birch & Willow

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Juniper Garden		1	1.0	44	\$1,725	635	\$2.72	Market	-
Elm Garden		1	1.0	83	\$1,744	687	\$2.54	Market	-
Poplar Garden		1	1.0	61	\$1,811	746	\$2.43	Market	-
Cedar LOFT Garden	Den	1	1.0	8	\$1,911	885	\$2.16	Market	-
Cypress Garden	Den	1	1.0	32	\$2,010	897	\$2.24	Market	-
Birch Garden		1	1.0	2	\$2,080	911	\$2.28	Market	-
Alder DEN & LOFT Garden	Den	1	1.5	5	\$2,221	1,102	\$2.02	Market	-
Maple Garden		2	2.0	44	\$2,041	964	\$2.12	Market	-
Chestnut Garden		2	2.0	62	\$2,282	989	\$2.31	Market	-
Dogwood Garden		2	2.0	79	\$2,306	1,100	\$2.10	Market	-
Magnolia LOFT Garden	Den	2	2.0	17	\$2,566	1,141	\$2.25	Market	-
Sycamore Garden		2	2.0	25	\$2,412	1,166	\$2.07	Market	-
Willow LOFT Garden	Den	2	2.0	9	\$2,713	1,308	\$2.07	Market	-
White Oak Garden		3	2.0	25	\$2,569	1,316	\$1.95	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	05/17/22
% Vac	5.4%	2.4%	3.2%
One	\$1,009	\$1,149	\$1,104
One/Den	\$2,038	\$2,092	\$2,065
Two	\$1,499	\$1,629	\$1,599
Two/Den	\$2,615	\$2,658	\$2,646
Three	\$2,569	\$2,764	\$2,916

Adjustments to Rent

Incentives	Daily Pricing; None
Utilities in Rent	
Heat Source	Natural Gas

Initial Absorption

Opened: 2007-04-01	Months: 13.0
Closed: 2008-05-15	38.2 units/month

Arbors at Arundel Preserve

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Arrive Crofton



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1623 Park Ridge Circle, Crofton, MD, 21114	Market Rate - General	3 Story – Garden	406	1.0 % (4 Units) as of 12/01/22	1991



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	49%	\$1,725	745	\$2.32
One/Den	2%	\$1,570	770	\$2.04
Two	48%	\$2,218	997	\$2.22

Community Amenities

Clubhouse, Fitness Room, Hot Tub, Outdoor Pool, Business Center, Dog Park, Picnic Area, Outdoor Kitchen

Features

Standard	Dishwasher, Disposal, Microwave, Ceiling Fan, Patio Balcony
Standard - Full	In Unit Laundry
Optional/Fee	Fireplace, Cable TV, Broadband Internet
In Building/Fee	Storage
Carpet	Flooring Type 1
Select Units	Accessibility
SS	Appliances
Quartz	Countertops
Community Security	Patrol

Parking

Parking Description	Free Surface Parking
Parking Description #2	Fee for Reserved — \$55
Covered	\$75

Contacts

Owner / Mgmt.	Trinity Property
Phone	301-261-6411

Comments

Breakfast bar, walk in closets, grill/picnic area, dog park, hot tub. Wood FP-2 & 3 fir accessible/handicap units total: unknown
accessible/handicap units available: 0

60-1BR, 150-1BR Den/Loft, 196-2BR (unit mix below is estimate). Formerly Keswick Park.

Free surface parking, Reserved tandem parking \$55 & Covered tandem \$75. Valet Trash \$31
FKA: Point at Crofton, The

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Alexandria Garden		1	1.0	50	\$1,635	700	\$2.34	Market	-
Auburn Garden	Loft	1	1.5	150	\$1,755	760	\$2.31	Market	-
Arlington Garden	Den	1	1.0	10	\$1,570	770	\$2.04	Market	-
Columbia Garden		2	2.0	70	\$2,175	990	\$2.20	Market	-
Chelsea Garden		2	2.0	56	\$2,230	990	\$2.25	Market	-
Camden Garden	Loft	2	2.0	70	\$2,250	1,010	\$2.23	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	03/18/21	08/14/20
% Vac	1.0%	2.0%	0.2%
One	\$1,130	\$1,016	\$1,046
One/Den	\$1,570	\$1,624	\$1,613
Two	\$2,221	\$1,917	\$1,788

Adjustments to Rent

Incentives	Yieldstar; None
Utilities in Rent	
Heat Source	Electric

Arrive Crofton

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Arrive Odenton North



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
300 Gatehouse Lane, Odenton, MD, 21113	Market Rate - General	3 Story - Garden	264	3.8 % (10 Units) as of 11/29/22	2000



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	50%	\$1,652	740	\$2.23
Two	25%	\$1,832	1,014	\$1.81
Three	25%	\$2,263	1,152	\$1.96

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Playground, Business Center, Dog Park, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Trinity Property Consultants
Phone	833-429-2887 - Tina

Comments

Formerly known as Point at Seven Oaks
accessible/handicap units total: any unit can be made accessible
accessible/handicap units available:

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	132	\$1,715	740	\$2.32	Market	-
Garden		2	2.0	66	\$1,895	1,014	\$1.87	Market	-
Garden		3	2.0	66	\$2,326	1,152	\$2.02	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	05/20/22
% Vac	3.8%	1.1%	2.3%
One	\$1,715	\$1,810	\$2,010
Two	\$1,895	\$2,033	\$2,350
Three	\$2,326	\$2,293	\$2,480

Adjustments to Rent

Incentives	Daily Pricing ; \$750 off move in fees w/ 12 mo lease
Utilities in Rent	
Heat Source	Electric

Arrive Odenton North

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Arrive Odenton South



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2100 Sentry Court, Odenton, MD, 21113	Market Rate - General	3 Story – Garden	278	3.6 % (10 Units) as of 11/29/22	1991



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	6%	\$1,880	1,128	\$1.67
One/Den	15%	\$1,790	948	\$1.89
Two	64%	\$2,052	1,188	\$1.73
Two/Den	16%	\$1,875	1,091	\$1.72

Community Amenities

Clubhouse, Fitness Room, Sauna, Outdoor Pool, Basketball, Tennis, Volleyball, Playground, Raquetball, Business Center, Outdoor Kitchen

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Select Units	Ceiling Fan, High Ceilings, Accessibility
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
Standard - In Unit	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops
Community Security	Monitored Unit Alarms

Parking

Parking Description	Paid Surface Parking/On Site — \$30.00
Parking Description #2	Fee for Reserved — \$70.00

Contacts

Owner / Mgmt.	Trinity Mgmt
Phone	855-461-9101 - April

Comments

Fully renovated (upgraded) units. Trash: \$25 (not valet). Guest parking pass \$10. FKA Seven Oaks.
accessible/handicap units total: any unit can be made accessible
accessible/handicap units available:

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Atlanta Garden	Den	1	1.0	41	\$1,790	948	\$1.89	Market	-
Atlanta LOFT Garden	Loft	1	2.0	16	\$1,880	1,128	\$1.67	Market	-
Baltimore Garden		2	1.0	17	\$1,815	948	\$1.91	Market	-
Charlotte Garden	Den	2	2.0	44	\$1,875	1,091	\$1.72	Market	-
Baltimore LOFT Garden	Loft	2	2.0	8	\$2,075	1,128	\$1.84	Market	-
Camden Garden		2	2.0	28	\$1,955	1,130	\$1.73	Market	-
Chelsea SUNROOM Garden	Sunroom	2	2.0	64	\$2,025	1,170	\$1.73	Market	-
Charlotte LOFT Garden	Loft	2	3.0	20	\$2,125	1,256	\$1.69	Market	-
Camden LOFT Garden	Loft	2	3.0	12	\$2,100	1,310	\$1.60	Market	-
Chelsea LOFT Garden	Loft	2	3.0	28	\$2,275	1,350	\$1.69	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	05/17/22
% Vac	3.6%	1.4%	2.9%
One	\$940	\$1,030	\$1,145
One/Den	\$1,790	\$1,945	\$2,085
Two	\$1,796	\$1,862	\$2,261
Two/Den	\$1,875	\$2,080	\$2,425

Adjustments to Rent

Incentives	\$750 off move in fees w/ 12 mo lease; Daily Pricing
Utilities in Rent	
Heat Source	Electric

Arrive Odenton South

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Ashley



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
3472 Andrew Court, Laurel, MD, 20724	Market Rate - General	3 Story - Garden	471	0.2 % (1 Units) as of 11/30/22	1970



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	21%	\$1,502	887	\$1.69
Two	79%	\$1,747	1,080	\$1.62

Community Amenities

Clubhouse, Community Room, Fitness Room, Central Laundry, Outdoor Pool, Basketball, Playground, Business Center, Picnic Area

Features

Standard	Dishwasher, Disposal, Ceiling Fan, Patio Balcony
Select Units	Microwave, In Unit Laundry, Accessibility
Central / Heat Pump	Air Conditioning
Standard - In Unit	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Granite	Countertops
SS	Appliances

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Dreyfuss Management
Phone	833-819-9160 Ericka

Comments

BBQ/picnic area, garden. SS/white appl. Accepts Housing Choice vouchers but no in-house Section 8. Accessible/handicap units total: unknown, accessible/handicap units available: 0

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	40	\$1,638	804	\$2.04	Market	-
Garden		1	1.0	25	\$1,675	893	\$1.88	Market	-
Garden		1	1.0	11	\$1,575	966	\$1.63	Market	-
Garden		1	1.0	24	\$1,670	984	\$1.70	Market	-
Garden		2	1.0	150	\$1,880	1,070	\$1.76	Market	-
Garden		2	2.0	221	\$1,963	1,087	\$1.81	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	08/19/22	03/17/22
% Vac	0.2%	0.0%	0.0%
One	\$1,635	\$1,593	\$1,453
Two	\$1,921	\$1,718	\$1,680

Adjustments to Rent

Incentives	None
Utilities in Rent	Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash
Heat Source	Electric

Ashley

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Avalon Russett



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8185 Scenic Meadows, Laurel, MD, 20724	Market Rate - General	3 Story – Garden/TH	234	3.0 % (7 Units) as of 12/12/22	2000



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	6%	\$1,955	796	\$2.46
One/Den	12%	\$1,774	883	\$2.01
Two	46%	\$2,294	1,091	\$2.10
Three	36%	\$2,755	1,402	\$1.96

Community Amenities

Clubhouse, Community Room, Fitness Room, Central Laundry, Outdoor Pool, Basketball, Tennis, Volleyball, Playground

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, High Ceilings, Cable TV, Broadband Internet
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, Patio Balcony
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking — \$0
Parking Description #2	Attached Garage — \$85

Contacts

Owner / Mgmt.	Avalon Bay
Phone	301-776-4446 Porscha and Sidney

Comments

All TH have a 1 car garage & driveway. One free surface space for each BR, max of 2 free spaces. Rent and vacancy info found on apartments.com; no answer at leasing office.

Trash-\$15; grill, courtyard, lounge, WIC
accessible/handicap units total:
accessible/handicap units available:

Floorplans (Published Rents as of 12/12/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	14	\$1,955	796	\$2.46	Market	-
Garden	Den	1	1.0	24	\$1,723	870	\$1.98	Market	-
Garden	Den	1	1.0	4	\$2,077	964	\$2.15	Market	-
Townhouse	Garage	2	2.0	54	\$2,275	1,072	\$2.12	Market	-
Garden		2	2.0	30	\$2,223	1,087	\$2.05	Market	-
Garden		2	2.0	24	\$2,425	1,140	\$2.13	Market	-
Townhouse	Garage	3	2.0	28	\$2,705	1,273	\$2.12	Market	-
Townhouse	Garage	3	2.0	56	\$2,780	1,467	\$1.90	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/12/22	08/19/22	04/12/22
% Vac	3.0%	3.0%	5.6%
One	\$652	\$652	\$713
One/Den	\$1,900	\$2,039	\$2,118
Two	\$2,308	\$2,400	\$2,338
Three	\$2,755	\$2,829	\$2,905

Adjustments to Rent

Incentives	None; Daily Pricing
Utilities in Rent	
Heat Source	Natural Gas

Avalon Russett

Beacon at Waugh Chapel



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1433 S Main Chapel Way, Gambrills, MD, 21054	Market Rate - General	4 Story - Mid Rise	298	4.7 % (14 Units) as of 11/28/22	2013



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	36%	\$1,951	769	\$2.54
One/Den	6%	\$2,222	898	\$2.47
Two	48%	\$2,401	1,062	\$2.26
Three	9%	\$2,758	1,217	\$2.27

Community Amenities
Clubhouse, Fitness Room, Outdoor Pool, Business Center, Elevator Served

Features	
Standard	Dishwasher, Disposal, Microwave, Patio Balcony, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Optional/Fee	Fireplace
In Building/Fee	Storage
Ceramic	Flooring Type 1
Carpet	Flooring Type 2

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$175.00

Contacts

Owner / Mgmt.	Donna
Phone	803-298-0326

Comments
Across from Wegmans/Target in Waugh Chapel Town Ctr. Double sinks in master bath. Hamilton rent estimated by leasing Amenities include game/billiards, classes, yoga rm, & outdoor kitchen. SS appliances & granite CTs. Valet trash \$25. Admin fee \$400(1 time). Accessible/handicap units total: 6, accessible/handicap units available: 1

Floorplans (Published Rents as of 11/28/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Amherst Mid Rise - Elevator		1	1.0	32	\$1,901	707	\$2.69	Market	-
Cooper Mid Rise - Elevator		1	1.0	24	\$2,016	783	\$2.57	Market	-
Buckley Mid Rise - Elevator		1	1.0	52	\$2,040	800	\$2.55	Market	-
Davenport Mid Rise - Elevator	Den	1	1.0	18	\$2,264	898	\$2.52	Market	-
Edmonds Mid Rise - Elevator		2	2.0	72	\$2,410	1,037	\$2.32	Market	-
Fenton Mid Rise - Elevator		2	2.0	48	\$2,448	1,052	\$2.33	Market	-
Grayson Mid Rise - Elevator		2	2.0	24	\$2,531	1,158	\$2.19	Market	-
Hamilton Mid Rise - Elevator		3	2.0	28	\$2,800	1,217	\$2.30	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/28/22	11/28/22	03/18/21
% Vac	4.7%	4.7%	0.7%
One	\$1,595	\$1,595	\$1,286
One/Den	\$2,264	\$2,264	\$1,899
Two	\$2,463	\$2,463	\$2,213
Three	\$2,800	\$2,800	\$2,507

Adjustments to Rent	
Incentives	Daily Pricing; \$500 1st month w/ 10-12 mo lease
Utilities in Rent	

Initial Absorption	
Opened: 2013-03-29	Months: 14.0
Closed: 2014-06-12	19.9 units/month

Beacon at Waugh Chapel

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Berger Square



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1480 Berger Street, Odenton, MD, 21113	LIHTC - General	4 Story - Mid Rise	30	0.0 % (0 Units) as of 12/12/22	2016



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Two	100%	\$1,242	832	\$1.49

Community Amenities

Clubhouse, Community Room, Fitness Room, Central Laundry, Playground, Business Center, Computer Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, High Ceilings
Not Available	IceMaker, Fireplace, Patio Balcony, Storage
Select Units	Ceiling Fan, Accessibility
Central / Heat Pump	Air Conditioning
White	Appliances
Laminate	Countertops

Parking

Parking Description	Structured Garage \$0
Parking Description #2	

Contacts

Owner / Mgmt.	Humphrey Management
Phone	410-674-7458

Comments

48 units in total: McHenry-18 units, Meade-24 units, Detrick-6 units. 18 subsidized units not included in profile. Baltimore Regional Housing Partnership (BRHP)-10 units (\$1584); Section 811-8 units (\$1138). Parking garage located beneath bldg w/no add'l fee. First move-in Jul 28, 2016. Fully leased by Aug 26, 2016. WL: 6-12 months

accessible/handicap units total:
accessible/handicap units available:

Floorplans (Published Rents as of 12/12/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
McHenry/Meade/Detrick Mid Rise - Elevator		2	1.0	2	\$1,083	832	\$1.30	LIHTC	50%
McHenry/Meade/Detrick Mid Rise - Elevator		2	1.0	28	\$1,334	832	\$1.60	LIHTC	60%

Historic Vacancy & Eff. Rent (1)

Date	12/12/22	08/19/22	02/22/22
% Vac	0.0%	0.0%	0.0%
Two	\$1,250	\$1,209	\$1,584

Adjustments to Rent

Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Berger Square

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Calvert at Quarterfield Station



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
442 Pamela Road, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	203	12.8 % (26 Units) as of 11/29/22	1964



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Two	100%	\$1,592	850	\$1.87

Community Amenities
Central Laundry, Playground, Business Center

Features

Standard	Dishwasher, Disposal, Ceiling Fan, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Fee for Reserved — \$75.00

Contacts

Owner / Mgmt.	Greengate Mgmt
Phone	410-761-1158

Comments

Everything renovated by 2021.
No waitlist - first come first served.
accessible/handicap units total: None
accessible/handicap units available: None

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		2	1.0	203	\$1,667	850	\$1.96	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	09/06/22	05/17/22
% Vac	12.8%	0.0%	0.0%
Two	\$1,667	\$1,642	\$1,642

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Natural Gas

Calvert at Quarterfield Station

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Carlyle



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1668 Carlyle Drive, Crofton, MD, 21114	Market Rate - General	3 Story – Garden	100	1.0 % (1 Units) as of 11/29/22	1967



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	10%	\$1,811	850	\$2.13
Two	70%	\$2,028	1,025	\$1.98
Three	20%	\$2,231	1,620	\$1.38

Community Amenities
Central Laundry, Outdoor Pool, Playground, Business Center

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Not Available	Microwave, In Unit Laundry, Fireplace, Accessibility, Cable TV
In Building/Fee	Storage
Carpet	Flooring Type 1

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Southern Management Co
Parking Description #2		Phone	240-681-1024 301-261-6379

Comments
2007: all kitchen and bath cabinets replaced. 2005-2007: all windows replaced. accessible/handicap units total: None accessible/handicap units available: None Trash \$5 Black appl, faux granite counters

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	10	\$1,811	850	\$2.13	Market	-
Garden		2	1.0	40	\$1,977	1,025	\$1.93	Market	-
Garden		2	2.0	30	\$2,095	1,025	\$2.04	Market	-
Garden		3	2.0	20	\$2,231	1,620	\$1.38	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/29/22	03/18/21	07/30/20
% Vac	1.0%	0.0%	0.0%
One	\$1,811	\$1,531	\$1,400
Two	\$2,016	\$1,845	\$1,640
Three	\$2,231	\$1,936	\$1,825

Adjustments to Rent	
Incentives	None; Daily Pricing
Utilities in Rent	
Heat Source	Natural Gas

Carlyle

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Concord Park at Russett



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7903 Orion Circle, Laurel, MD, 20724	Market Rate - General	4 Story - Mid Rise	335	0.9 % (3 Units) as of 11/29/22	2005



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	26%	\$1,798	896	\$2.01
Two	63%	\$2,192	1,264	\$1.73
Three	11%	\$2,728	1,556	\$1.75

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Basketball, Tennis, Playground, Business Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony, High Ceilings, Cable TV, Broadband Internet
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
In Building/Fee	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops
Community Security	Monitored Unit Alarms, Gated Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	Structured Garage 25-100

Contacts

Owner / Mgmt.	Highmark Residential
Phone	301-321-8127 Nakita

Comments

Theater, conference room. Situated on 12 acres, kitchen island, glass tile backsplash, grills
512 garage spaces and 154 surface spaces (parking deck, park on your level). Garage parking: \$25-100 depending on level
accessible/handicap units total: n/a
accessible/handicap units available: 0
Historic rent used for A1, A3, B2, B10, B11 and all C floorplans

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
A1 Mid Rise - Elevator		1	1.0	2	\$1,850	870	\$2.13	Market	-
A2-A4 Mid Rise - Elevator		1	1.0	75	\$1,780	885	\$2.01	Market	-
A5 Mid Rise - Elevator		1	1.0	3	\$1,860	942	\$1.97	Market	-
A6 Mid Rise - Elevator		1	1.0	8	\$1,932	985	\$1.96	Market	-
B1 Mid Rise - Elevator		2	2.0	33	\$2,034	1,116	\$1.82	Market	-
B2 Mid Rise - Elevator		2	2.0	32	\$2,222	1,200	\$1.85	Market	-
B3 Mid Rise - Elevator		2	2.0	69	\$2,193	1,272	\$1.72	Market	-
B4 and B5 Mid Rise - Elevator		2	2.0	18	\$2,173	1,302	\$1.67	Market	-
B6 and B7 Mid Rise - Elevator		2	2.0	34	\$2,245	1,318	\$1.70	Market	-
B8 and B9 Mid Rise - Elevator		2	2.0	13	\$2,214	1,392	\$1.59	Market	-
B10 and B11 Mid Rise - Elevator		2	2.0	12	\$2,400	1,454	\$1.65	Market	-
C1 Mid Rise - Elevator		3	2.0	16	\$2,616	1,410	\$1.86	Market	-
C2 and C3 Mid Rise - Elevator		3	2.0	16	\$2,809	1,626	\$1.73	Market	-
C4 Mid Rise - Elevator		3	2.0	4	\$2,850	1,860	\$1.53	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	04/12/22
% Vac	0.9%	2.1%	2.4%
One	\$1,856	\$1,884	\$1,891
Two	\$2,230	\$2,336	\$2,296
Three	\$2,758	\$2,758	\$2,753

Adjustments to Rent

Incentives	None; Daily Pricing
Utilities in Rent	
Heat Source	Natural Gas

Concord Park at Russett

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Crofton Village



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
917 E Ham Court, Apt T1, Crofton, MD, 21114	Market Rate - General	4 Story - Garden	258	4.7 % (12 Units) as of 12/05/22	1979



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	8%	\$1,584	690	\$2.30
One/Den	14%	\$1,674	720	\$2.33
Two	45%	\$1,804	840	\$2.15
Two/Den	15%	\$1,894	980	\$1.93
Three	18%	\$2,059	1,008	\$2.04

Community Amenities
Central Laundry, Outdoor Pool

Features	
Standard	Dishwasher, Disposal
Not Available	Microwave, In Unit Laundry, Fireplace, Cable TV
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony, Accessibility
In Building/Fee	Storage
Carpet	Flooring Type 1
Black	Appliances
Community Security	Keyed Bldg Entry

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	Dolben
Phone	301-261-6228

Comments
3 BR units have patio/balconies. Short-term lease: \$100 for 3 mo; \$50 for 6 mo.
Upgraded kitchens, laundry, black appl
accessible/handicap units total: total unknown
accessible/handicap units available: 0

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
The Magothy Garden		1	1.0	20	\$1,610	690	\$2.33	Market	-
The Severn Garden	Den	1	1.0	36	\$1,700	720	\$2.36	Market	-
The Patuxent Garden		2	2.0	116	\$1,830	840	\$2.18	Market	-
The Patapsco Garden	Den	2	2.0	39	\$1,920	980	\$1.96	Market	-
The Patomac Garden		3	2.0	47	\$2,085	1,008	\$2.07	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	03/18/21	07/30/20
% Vac	4.7%	1.6%	0.0%
One	\$805	\$690	\$690
One/Den	\$1,700	\$1,490	\$1,480
Two	\$915	\$718	\$781
Two/Den	\$1,920	\$1,585	\$1,653
Three	\$2,085	\$1,690	\$1,813

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Electric

Crofton Village

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Echelon at Odenton



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
315 Nevada Avenue, Odenton, MD, 21113	Market Rate - General	4 Story – Mid Rise	242	5.0 % (12 Units) as of 11/29/22	2015



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	36%	\$1,883	792	\$2.38
One/Den	5%	\$2,069	880	\$2.35
Two	38%	\$2,491	1,146	\$2.17
Two/Den	8%	\$2,163	1,287	\$1.68
Three	12%	\$2,537	1,455	\$1.74

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Playground, Business Center, Computer Center, Pet Spa, Dog Park, Outdoor Kitchen, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
In Building/Fee	Storage
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
SS	Appliances
Granite	Countertops
Community Security	Keyed Bldg Entry

Parking

Parking Description	Structured Garage — \$50.00
Parking Description #2	

Contacts

Owner / Mgmt.	Mission Rock
Phone	443-698-8895

Comments

Breakfast bar, crown molding, soaking tub, dual sinks in mstr bath. Theater/media room, wifi in common areas, pub & game rms, Street parking is alternative to garage. Trash-\$15 Storage: \$30-\$110
accessible/handicap units total: 3
accessible/handicap units available: 1

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
A1 Mid Rise - Elevator		1	1.0	49	\$1,867	765	\$2.44	Market	-
A2 & A3 Mid Rise - Elevator		1	1.0	33	\$1,810	786	\$2.30	Market	-
A1 Loft Mid Rise - Elevator	Den	1	1.0	13	\$2,069	880	\$2.35	Market	-
Live/Work Mid Rise - Elevator		1	1.0	6	\$2,421	1,041	\$2.33	Market	-
B1 Mid Rise - Elevator		2	2.0	69	\$2,500	1,129	\$2.22	Market	-
B3 Mid Rise - Elevator		2	2.0	12	\$2,353	1,148	\$2.05	Market	-
B4 Mid Rise - Elevator		2	2.0	8	\$2,600	1,243	\$2.09	Market	-
B2 Mid Rise - Elevator		2	2.0	4	\$2,530	1,252	\$2.02	Market	-
B1 Loft Mid Rise - Elevator	Den	2	2.0	19	\$2,163	1,287	\$1.68	Market	-
C1 Mid Rise - Elevator		3	2.0	29	\$2,537	1,455	\$1.74	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	11/29/22	09/07/22
% Vac	5.0%	5.0%	4.5%
One	\$1,704	\$1,704	\$1,700
One/Den	\$2,069	\$2,069	\$2,470
Two	\$1,798	\$1,798	\$2,060
Two/Den	\$2,163	\$2,163	\$2,850
Three	\$2,537	\$2,537	\$3,000

Adjustments to Rent

Incentives Yieldstar; \$1000 off apts on market for over 30 day with move in by 12/12/22.

Utilities in Rent

Heat Source Electric

Initial Absorption

Opened: 2015-11-21	Months: 15.0
Closed: 2017-02-22	16.3 units/month

Echelon at Odenton

Elms @ Odenton



ADDRESS 615 Carlton Otto Lane, Odenton, MD, 21113 **COMMUNITY TYPE** Market Rate - General **STRUCTURE TYPE** 4 Story - Garden **UNITS** 252 **VACANCY** 5.2 % (13 Units) as of 12/01/22 **OPENED IN** 2012



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	43%	\$1,964	849	\$2.31
Two	51%	\$2,180	1,152	\$1.89
Three	6%	\$2,565	1,284	\$2.00

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Playground, Business Center, Car Wash, Picnic Area, Dog Park, Rooftop Deck, Outdoor Kitchen

Features

Standard	Dishwasher, Microwave, Ceiling Fan, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Granite	Countertops
Community Security	Gated Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$200.00
Surface On Site	Reserve Fee — \$50.00

Contacts

Owner / Mgmt.	Legend Property Mgmt
Phone	410-705-7498 - Rachelle

Comments

theater, sun deck. Track lighting, crown molding, maple cabinets, walk-in closets. Free surface prkg, 3 & 4 story buildings. Valet trash(mandatory)-\$30. Formerly 615 at Odenton Gateway.

accessible/handicap units total: ~16

accessible/handicap units available: 2

accessible/handicap units total: ~16

accessible/handicap units available: 2

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
A1-balcony Garden		1	1.0	72	\$1,921	821	\$2.34	Market	-
A1-sunroom Garden		1	1.0	36	\$2,049	906	\$2.26	Market	-
B2-balcony Garden		2	2.0	46	\$2,189	1,113	\$1.97	Market	-
B1- balcony Garden		2	2.0	46	\$2,178	1,134	\$1.92	Market	-
B1- sunroom Garden		2	2.0	36	\$2,171	1,224	\$1.77	Market	-
C1-balcony Garden		3	2.0	16	\$2,565	1,284	\$2.00	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	12/01/22	09/07/22
% Vac	5.2%	5.2%	2.0%
One	\$2,006	\$2,006	\$1,992
Two	\$2,179	\$2,179	\$2,679
Three	\$2,565	\$2,565	\$2,931

Adjustments to Rent

Incentives	Daily Pricing; None
Utilities in Rent	
Heat Source	Electric

Initial Absorption

Opened: 2012-04-12	Months: 14.0
Closed: 2013-06-30	18.0 units/month

Elms @ Odenton

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Elms at Laurel Park



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
3563 Ft. Meade Road, Laurel, MD, 20724	Market Rate - General	6 Story – Mid Rise	254	11.4 % (29 Units) as of 11/29/22	1967



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	53%	\$1,700	883	\$1.93
One/Den	0%	\$1,550	864	\$1.79
Two	38%	\$1,873	1,204	\$1.56
Three	9%	\$2,165	1,618	\$1.34

Community Amenities

Community Room, Fitness Room, Central Laundry, Sauna, Volleyball, Playground, Elevator Served

Features

Standard	Dishwasher, Disposal, IceMaker, Ceiling Fan, Patio Balcony
Central / Heat Pump	Air Conditioning
In Building/Fee	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops
Community Security	Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Signatures Properties
Phone	301-776-5950 Kelly

Comments

2 6-story elevator buildings; grills, courtyard

FKA Horizon Square

Trash 1BR \$5; 2BR \$7; 3BR \$10

accessible/handicap units total: any unit be updated to accommodate accessible/handicap units available:

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
High Rise - Elevator	Den	1	1.0		\$1,550	864	\$1.79	Market	-
High Rise - Elevator		1	1.0	134	\$1,700	883	\$1.93	Market	-
High Rise - Elevator		2	1.0	48	\$2,045	1,192	\$1.72	Market	-
High Rise - Elevator		2	2.0	48	\$1,700	1,216	\$1.40	Market	-
High Rise - Elevator		3	2.0	24	\$2,165	1,618	\$1.34	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	04/12/22
% Vac	11.4%	1.2%	0.4%
One	\$567	\$754	\$1,395
One/Den	\$1,550	\$1,580	\$0
Two	\$1,873	\$1,916	\$1,855
Three	\$2,165	\$2,210	\$2,115

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Elms at Laurel Park

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Elms at Shannon's Glen



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7811 Shannon's Glen Drive, Jessup, MD, 20794	Market Rate - General	4 Story - Mix	364	4.9 % (18 Units) as of 11/30/22	2016



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	21%	\$1,985	921	\$2.15
Two	71%	\$2,421	1,250	\$1.94
Three	8%	\$2,602	1,451	\$1.79

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Business Center, Computer Center, Elevators, Dog Park, Firepit, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, High Ceilings
Standard - In Unit	Storage
Vinyl/Linoleum	Flooring Type 1
SS	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$225.00
Surface On Site	Reserved Fee — \$50.00

Contacts

Owner / Mgmt.	Legend Property Mgmt
Phone	410-799-3126 - Rachelle

Comments

First resident moved in Oct 15, 2016. Bocce court. Trash fee \$20. Reserved parking \$50
accessible/handicap units total: unknown
accessible/handicap units available: 1
walk-in closets.
Unit mix is estimate. 4 buildings (128 units) have elevators.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
		1	1.0	59	\$1,942	882	\$2.20	Market	-
	Loft	1	1.0	19	\$2,117	1,044	\$2.03	Market	-
		2	1.0	48	\$2,029	981	\$2.07	Market	-
		2	2.0	157	\$2,429	1,261	\$1.93	Market	-
	Loft	2	2.0	52	\$2,763	1,465	\$1.89	Market	-
		3	2.0	22	\$2,586	1,403	\$1.84	Market	-
	Loft	3	2.0	7	\$2,652	1,603	\$1.65	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	08/19/22	05/17/22
% Vac	4.9%	3.8%	0.5%
One	\$2,030	\$2,116	\$2,165
Two	\$2,407	\$2,389	\$2,303
Three	\$2,619	\$2,780	\$2,748

Adjustments to Rent

Incentives	Daily Pricing; none
Utilities in Rent	
Heat Source	Natural Gas

Initial Absorption

Opened: 2016-10-15	Months: 16.0
Closed: 2018-03-01	21.4 units/month

Elms at Shannon's Glen

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Elms at Stoney Run Village



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7581 Stoney Run Drive, Hanover, MD, 21076	Market Rate - General	4 Story – Mid Rise	386	5.2 % (20 Units) as of 11/29/22	2008



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	15%	\$1,959	830	\$2.36
One/Den	5%	\$2,066	980	\$2.11
Two	57%	\$1,950	1,169	\$1.67
Two/Den	17%	\$2,413	1,509	\$1.60
Three	4%	\$2,595	1,390	\$1.87
Three/Den	2%	\$2,808	1,650	\$1.70

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Playground, Picnic Area, Dog Park, Parcel Lockers

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Optional/Fee	Fireplace, High Ceilings
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Select Units	Accessibility
Black	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$250.00
Surface On Site	reserved fee — \$50.00

Contacts

Owner / Mgmt.	Legend Property Mgmt
Phone	888-409-6656

Comments

280 units in Phase I; 106 units in Phase II (2010). Gas grills, wifi in common areas. Premiums: \$15 pool view, \$50 3rd floor. \$35 valet trash. Reserved parking \$50
accessible/handicap units total: 8 or 9
accessible/handicap units available: 0

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Arrington Garden		1	1.0	58	\$1,959	830	\$2.36	Market	-
Arrington LOFT Garden	Den	1	1.0	20	\$2,066	980	\$2.11	Market	-
Bradenton Garden		2	1.0	30	\$1,879	965	\$1.95	Market	-
Covington Garden		2	2.0	112	\$1,903	1,165	\$1.63	Market	-
Covington SUNROOM Garden		2	2.0	77	\$2,045	1,255	\$1.63	Market	-
Covington LOFT Garden	Den	2	2.0	20	\$2,405	1,455	\$1.65	Market	-
Covington LOFT & SUNROOM Garden	Den	2	2.0	46	\$2,417	1,533	\$1.58	Market	-
Easton Garden		3	2.0	17	\$2,595	1,390	\$1.87	Market	-
Easton LOFT Garden	Den	3	2.0	6	\$2,808	1,650	\$1.70	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	08/19/22	05/17/22
% Vac	5.2%	1.6%	1.6%
One	\$653	\$1,033	\$1,022
One/Den	\$2,066	\$2,203	\$2,210
Two	\$1,104	\$1,173	\$1,477
Two/Den	\$2,413	\$2,519	\$2,682
Three	\$1,298	\$1,409	\$1,399
Three/Den	\$2,808	\$3,044	\$2,921

Adjustments to Rent

Incentives	Daily Pricing
Utilities in Rent	
Heat Source	Natural Gas

Initial Absorption

Opened: 2008-11-17	Months: 11.0
Closed: 2009-10-19	25.5 units/month

Elms at Stoney Run Village

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Fieldstone Farm



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
800 Hydric Court, Odenton, MD, 21113	Market Rate - General	3 Story – Garden	187	1.1 % (2 Units) as of 11/30/22	2005



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	22%	\$1,800	750	\$2.40
Two	59%	\$2,146	1,082	\$1.98
Three	18%	\$2,480	1,303	\$1.90

Community Amenities

Clubhouse, Fitness Room, Hot Tub, Outdoor Pool, Indoor Pool, Tennis, Car Wash

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Not Available	Ceiling Fan, Storage
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, High Ceilings, Accessibility
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
White	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$175

Contacts

Phone	855-256-5133
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Comments

In Piney Orchard PUD. Access to Piney Orchard Community Center w/ jacuzzi, tennis courts & indoor pool. Jogging/bike trails, billiards, free fax, notary & copy services. 3rd floor units have vaulted ceilings (+\$20). Amenity fee is one-time. Valet Trash-\$30. Military discount.

accessible/handicap units total: all first floor units
accessible/handicap units available: 1 coming available 1/5/23

accessible/handicap units total: all first floor units
accessible/handicap units available: 1 coming available 1/5/23

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Antietam Garden		1	1.0	42	\$1,800	750	\$2.40	Market	-
Brightwood Garden		2	2.0	42	\$2,090	1,029	\$2.03	Market	-
Calvert Garden		2	2.0	69	\$2,180	1,114	\$1.96	Market	-
Dorsey Garden		3	2.0	34	\$2,480	1,303	\$1.90	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	09/29/21	07/30/20
% Vac	1.1%	0.0%	1.6%
One	\$1,800	\$1,705	\$1,555
Two	\$2,135	\$1,975	\$1,820
Three	\$2,480	\$2,265	\$2,095

Adjustments to Rent

Incentives	Daily Pricing; None
Utilities in Rent	
Heat Source	Natural Gas

Initial Absorption

Opened: 2005-01-01	Months: 10.0
Closed: 2005-11-01	18.7 units/month

Fieldstone Farm

Flats 170 at Academy Yard



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8313 Telegraph Road, Odenton, MD, 21113	Market Rate - General	4 Story - Mix	369	6.0 % (22 Units) as of 11/30/22	2013



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	34%	\$1,637	868	\$1.89
One/Den	14%	\$1,853	973	\$1.90
Two	43%	\$2,379	1,114	\$2.14
Two/Den	3%	\$2,306	1,245	\$1.85
Three	7%	\$2,347	1,372	\$1.71

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Business Center, Elevators, Dog Park, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
In Building/Fee	Storage
Carpet	Flooring Type 1
SS	Appliances
Granite	Countertops
Community Security	Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$185.00
Attached Garage	\$210.00

Contacts

Owner / Mgmt.	Bell Partners
Phone	443-351-8280

Comments

High end cabinets, WiFi in common areas, 2 buildings have elevators (185 units). Yoga room, grilling station, bike storage, dog park, theater. 1st floor units upgraded w/ vinyl plank: \$100 premium. Attached garage: \$210. Valet Trash-\$20

accessible/handicap units total:

accessible/handicap units available:

accessible/handicap units total:

accessible/handicap units available:

Floorplans (Published Rents as of 11/29/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
		1	1.0	125	\$1,965	868	\$2.27	Market	-
	Den	1	1.0	50	\$2,021	973	\$2.08	Market	-
Small		2	2.0	100	\$2,474	1,068	\$2.32	Market	-
Large		2	2.0	59	\$2,569	1,192	\$2.16	Market	-
	Den	2	2.0	3	\$2,488	1,221	\$2.04	Market	-
LOFT	Den	2	2.0	8	\$2,525	1,254	\$2.01	Market	-
		3	2.0	24	\$2,560	1,372	\$1.87	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	11/29/22	09/07/22
% Vac	6.0%	6.0%	3.5%
One	\$0	\$655	\$941
One/Den	\$0	\$2,021	\$2,075
Two	\$0	\$1,269	\$1,250
Two/Den	\$0	\$2,500	\$2,560
Three	\$0	\$2,560	\$2,778

Adjustments to Rent

Incentives	Free rent in December-select units
Utilities in Rent	

Initial Absorption

Opened: 2013-06-30	Months: 17.0
Closed: 2014-12-01	20.5 units/month

Flats 170 at Academy Yard

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Multifamily Community Profile

Friendship Station Senior



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1212 Odenton Road, Odenton, MD, 21113	Deep Subsidy - Elderly	4 Story – Mid Rise	88	0.0 % (0 Units) as of 12/02/22	2000

Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	100%	\$-146	950	\$

Community Amenities
Community Room, Central Laundry, Computer Center, Elevators, Elevator Served

Features

Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Select Units	Accessibility
Standard	Grabber/Universal Design, In Unit Emergency Call
White	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry

Parking	Contacts
Parking Description	Free Surface Parking
Parking Description #2	Owner / Mgmt. Catholic Charities
	Phone 667-600-3370

Comments

Waitlist- 2 years
Exercise classes. 10 units are accessible.

Floorplans (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		1	1.0	88	\$0	950	\$0.00		-

Historic Vacancy & Eff. Rent (1)			
Date	12/02/22	05/07/19	01/14/13
% Vac	0.0%	0.0%	0.0%
One	\$0	\$0	\$0

Adjustments to Rent	
Incentives	none
Utilities in Rent	Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash
Heat Source	Electric

Friendship Station Senior

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Friendship Village Senior Housing



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1208 Odenton Road, Odenton, MD, 21113	Deep Subsidy - Elderly	2 Story – Garden	63	0.0 % (0 Units) as of 12/02/22	1992

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Central Laundry, Computer Center, Elevators, Elevator Served
One	100%	\$-65	570	\$	

Features	
Standard	Disposal, Patio Balcony, Grabber/Universal Design, In Unit Emergency Call, Van or Transportation
Not Available	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Select Units	Accessibility
White	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry

Parking	Contacts
Parking Description	Owner / Mgmt.
Parking Description #2	Phone
	Catholic Charities
	667-600-3370

Comments
Waitlist: 2 years

Floorplans (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	IncTarg%
Garden		1	1.0	63	\$0	570	\$0.00	-

Historic Vacancy & Eff. Rent (1)			
Date	12/02/22	05/07/19	01/14/13
% Vac	0.0%	0.0%	0.0%
One	\$0	\$0	\$0

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Friendship Village Senior Housing

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Groves at Piney Orchard



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2404 Ash Grove Lane, Odenton, MD, 21113	LIHTC - General	3 Story – Garden	258	1.6 % (4 Units) as of 11/30/22	1996



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	25%	\$1,616	744	\$2.17
Two	61%	\$1,829	972	\$1.88
Three	14%	\$2,188	1,246	\$1.76

Community Amenities
Clubhouse, Fitness Room, Hot Tub, Outdoor Pool, Indoor Pool, Tennis, Playground

Features	
Standard	Dishwasher, Disposal, IceMaker, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
Select Units	High Ceilings, Accessibility
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking	Contacts
Parking Description Free Surface Parking	Owner / Mgmt. Dolben Management
Parking Description #2	Phone 410-695-0130 - Charles

Comments
3rd floor units have vaulted ceilings; \$20 floor premium. accessible/handicap units total: 1st floor units accessible/handicap units available: unknown Waitlist for LIHTC units Valet Trash-\$30; Waitlist for LIHTC units: 35 ppl (LIHTC units are 20% of community).

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Ash Garden		1	1.0	50	\$1,805	744	\$2.43	Market	-
Ash Garden		1	1.0	14	\$940	744	\$1.26	LIHTC	50%
Birch Garden		2	1.0	76	\$1,965	918	\$2.14	Market	-
Birch Garden		2	1.0	22	\$1,131	918	\$1.23	LIHTC	50%
Cedar Garden		2	2.0	46	\$2,150	1,061	\$2.03	Market	-
Cedar Garden		2	2.0	14	\$1,131	1,061	\$1.07	LIHTC	50%
Dogwood Garden		3	2.0	28	\$2,445	1,246	\$1.96	Market	-
Dogwood Garden		3	2.0	8	\$1,289	1,246	\$1.03	LIHTC	50%

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	09/07/22	05/17/22
% Vac	1.6%	0.0%	0.0%
One	\$1,228	\$1,321	\$1,301
Two	\$1,471	\$1,532	\$1,537
Three	\$1,867	\$1,796	\$1,686

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Groves at Piney Orchard

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
 (2) Published Rent is rent as quoted by management.

ADDRESS500 Stoney Hill Road, Odenton, MD, 21113

COMMUNITY TYPEDeep Subsidy - General

STRUCTURE TYPE2 Story - Garden

UNITS55

VACANCY0.0 % (0 Units) as of 12/02/22

OPENED IN1986

Unit Mix & Effective Rent (1)					Community Amenities
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt	Community Room, Central Laundry
Studio	25%	\$-136	0	\$	
One	75%	\$-146	0	\$	

Features	
Not Available	Dishwasher, Disposal, Microwave, In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Accessibility

Parking		Contacts	
Parking Description	Free Surface Parking	Phone	410-222-6241
Parking Description #2			

Comments
Waitlist is 2,900 hhlds. Formerly Stoney Hill.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/17/19	01/14/13
Garden		0	1.0	14	\$0	0		Public Housing	-	% Vac	0.0%	0.0%	0.0%
Garden		1	1.0	41	\$0	0		Public Housing	-	Studio	\$0	\$0	\$0
										One	\$0	\$0	\$0
Adjustments to Rent													
Incentives		None											
Utilities in Rent		Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash											
Heat Source		Electric											

Heritage at Odenton

ADDRESS1710 Meade Village Circle Road, Severn, MD, 21144

COMMUNITY TYPEDeep Subsidy - General

STRUCTURE TYPE2 Story – Townhouse

UNITS200

VACANCY0.0 % (0 Units) as of 12/02/22

OPENED IN1971

Unit Mix & Effective Rent (1)					Community Amenities	
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt		
One	10%	\$-26	0	\$		
Two	30%	\$-26	0	\$		
Three	42%	\$-26	0	\$		
Four+	19%	\$-26	0	\$		

Features			
Central / Heat Pump		Air Conditioning	
Select Units		Accessibility	
Parking		Contacts	
Parking Description	Free Surface Parking	Phone	410-222-6241
Parking Description #2			

Comments
Public Housing Community. Waitlist managed by the county. Formerly Meade Village. There are 12 BRs and 4 6 BRs. 40 units are accessible.

Floorplans (2)										Historic Vacancy & Eff. Rent (1)			
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%	Date	12/02/22	05/13/19	01/14/13
Townhouse		1	1.0	20	\$0	0		Public Housing	-	% Vac	0.0%	2.0%	0.0%
Townhouse		2	1.0	60	\$0	0		Public Housing	-	One	\$0	\$0	\$0
Townhouse		3	1.0	83	\$0	0		Public Housing	-	Two	\$0	\$0	\$0
Townhouse		4	1.5	21	\$0	0		Public Housing	-	Three	\$0	\$0	\$0
Townhouse		5	2.0	16	\$0	0		Public Housing	-	Four+	\$0	\$0	\$0

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Heritage at Severna

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Highland Court Apts



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1221 Scotts Manor Court, Odenton, MD, 21113	Market Rate - General	Garden	78	1.3 % (1 Units) as of 12/12/22	1970



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	19%	\$1,575	600	\$2.63
Two	81%	\$1,775	900	\$1.97

Community Amenities
Central Laundry, Picnic Area

Features	
Select Units	Dishwasher
Standard	Disposal, Patio Balcony
Central / Heat Pump	Air Conditioning
Hardwood	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	Contacts
Parking Description	Free Surface Parking
Parking Description #2	Phone 410-696-4525 - Jamar

Comments
No waitlist - first come first serve

Floorplans (Published Rents as of 12/12/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	15	\$1,575	600	\$2.63	Market	-
Garden		2	1.0	63	\$1,775	900	\$1.97	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/12/22	09/07/22	05/17/22
% Vac	1.3%	2.6%	0.0%
One	\$1,575	\$1,550	\$1,224
Two	\$1,775	\$1,714	\$1,542

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Highland Court Apts

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Lake Village



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8001 Laketowne Court, Severn, MD, 21144	Market Rate - General	2 Story – Townhouse	639	1.9 % (12 Units) as of 12/01/22	1975



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Two	67%	\$2,015	953	\$2.11
Three	33%	\$2,106	1,007	\$2.09

Community Amenities
Basketball, Tennis, Playground, Dog Park

Features	
Standard	Dishwasher, Disposal, IceMaker, Patio Balcony, Cable TV
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Not Available	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	Maryland Management
Phone	410-551-4444 - Chastity

Comments
Unit mix is estimate. Water is included in rent; residents pay quarterly sewer bill (about \$50/month). accessible/handicap units total: unknown accessible/handicap units available: 0

Floorplans (Published Rents as of 12/01/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Villager Townhouse		2	1.0	180	\$1,957	913	\$2.14	Market	-
Colonial Townhouse		2	1.0	180	\$2,122	971	\$2.18	Market	-
Large Colonial Townhouse		2	1.0	33	\$2,129	1,013	\$2.10	Market	-
Large Villager Townhouse		2	1.0	33	\$1,969	1,013	\$1.94	Market	-
Squire Townhouse		3	1.0	180	\$2,132	998	\$2.14	Market	-
Large Squire Townhouse		3	1.0	33	\$2,132	1,058	\$2.01	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/01/22	08/19/22	05/17/22
% Vac	1.9%	0.5%	0.5%
Two	\$2,042	\$1,932	\$2,014
Three	\$2,132	\$2,132	\$2,229

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Electric

Lake Village

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Monarch



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2614 Smooth Alder St, Gambrills, MD, 21054	Market Rate - General	4 Story – Mid Rise	246	2.0 % (5 Units) as of 12/01/22	2019



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	48%	\$2,347	735	\$3.20
Two	49%	\$2,593	1,040	\$2.49
Three	3%	\$2,600	1,230	\$2.11

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Business Center, Computer Center, Pet Spa, Dog Park, EV Charging Station, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
In Building/Fee	Storage
SS	Appliances
Quartz	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$200.00

Contacts

Owner / Mgmt.	Bozzuto
Phone	833-760-7905

Comments

Opened 7/1/2019; started preleasing 5/1/2019. SS appl, wood-plank flrs, WIC, oversized windows, Quartz CT.
accessible/handicap units total:0
accessible/handicap units available: 0
Valet Trash fee \$25. Storage fees: (s)\$65-(L)\$150. Entertaining kitchen, EV Car charge station,
No rent available for 2G, 2H, 3A-C
yoga studiop, pet spa & park, lounge w/billiards, poolside deck w/firepit & grills, coffee bar.

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
1A-C Mid Rise - Elevator		1	1.0	38	\$2,300	619	\$3.72	Market	-
1D-F Mid Rise - Elevator		1	1.0	64	\$2,350	787	\$2.99	Market	-
1H Mid Rise - Elevator		1	1.0	16	\$2,450	802	\$3.05	Market	-
2B-E Mid Rise - Elevator		2	2.0	48	\$2,575	946	\$2.72	Market	-
2G-H Mid Rise - Elevator		2	2.0	32	\$2,350	1,054	\$2.23	Market	-
2I-L Mid Rise - Elevator		2	2.0	40	\$2,808	1,143	\$2.46	Market	-
3A-C Mid Rise - Elevator		3	2.0	8	\$2,600	1,230	\$2.11	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	12/01/22	03/18/21
% Vac	2.0%	2.0%	2.0%
One	\$2,367	\$2,367	\$1,918
Two	\$2,653	\$2,653	\$2,367
Three	\$0	\$0	\$2,600

Adjustments to Rent

Incentives	None
Utilities in Rent	

Initial Absorption

Opened: 2019-07-01	Months: 16.0
Closed: 2020-11-16	15.4 units/month

Monarch

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

North Forest



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1827 Crofton Parkway, Crofton, MD, 21114	Market Rate - General	3 Story - Garden	182	1.1 % (2 Units) as of 11/29/22	1970



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	40%	\$1,758	850	\$2.07
One/Den	5%	\$1,894	1,000	\$1.89
Two	55%	\$1,911	1,025	\$1.86

Community Amenities

Fitness Room, Central Laundry, Outdoor Pool, Playground

Features

Standard	Dishwasher, Disposal, Microwave, Patio Balcony
Not Available	In Unit Laundry, Fireplace, Accessibility
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Southern Management Co
Phone	240-681-2647

Comments

black appl, faux granite ctops. Accessible/handicap units total: None
Accessible/handicap units available: None. Trash \$5

Floorplans (Published Rents as of 11/29/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	72	\$1,758	850	\$2.07	Market	-
Garden	Den	1	1.0	9	\$1,894	1,000	\$1.89	Market	-
Garden		2	1.0	81	\$1,891	1,025	\$1.84	Market	-
Garden		2	2.0	20	\$1,994	1,025	\$1.95	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/29/22	03/18/21	07/30/20
% Vac	1.1%	0.0%	0.5%
One	\$586	\$739	\$703
One/Den	\$1,894	\$1,577	\$1,505
Two	\$1,925	\$1,803	\$1,645

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

North Forest

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Orchards at Severn



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8317 Severn Orchards Circle, Severn, MD, 21144	Market Rate - General	2 Story - Townhouse	500	3.4 % (17 Units) as of 12/05/22	1974



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	8%	\$1,525	690	\$2.21
Two	55%	\$1,781	952	\$1.87
Three	36%	\$1,827	1,105	\$1.65
Four+	1%	\$1,959	1,328	\$1.48

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Optional/Fee	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
White	Appliances
Laminate	Countertops
Community Security	Monitored Unit Alarms

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Apartments Services
Parking Description #2		Phone	410-551-5555 - Chenelle

Comments
\$80 premium for W/D in 2 & 3BR units. 1BR no W/D. Premiums included in rents below. accessible/handicap units total: 0 accessible/handicap units available: 0

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	40	\$1,525	690	\$2.21	Market	-
Townhouse		2	1.0	276	\$1,781	952	\$1.87	Market	-
Townhouse		3	1.0	180	\$1,827	1,105	\$1.65	Market	-
Townhouse		4	1.5	4	\$1,959	1,328	\$1.48	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	08/19/22	05/17/22
% Vac	3.4%	1.8%	0.4%
One	\$1,525	\$1,520	\$1,447
Two	\$1,781	\$1,670	\$1,576
Three	\$1,827	\$1,711	\$1,853
Four+	\$1,959	\$1,959	\$2,033

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Electric

Orchards at Severn

Palisades at Arundel Preserve



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7694 Dorchester Blvd, Hanover, MD, 21076	Market Rate - General	15 Story – High Rise	330	1.8 % (6 Units) as of 12/12/22	2013



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	30%	\$1,630	601	\$2.71
One	40%	\$1,969	788	\$2.50
One/Den	3%	\$2,040	1,001	\$2.04
Two	25%	\$2,523	1,139	\$2.22
Two/Den	2%	\$2,763	1,335	\$2.07

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Business Center, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, Patio Balcony, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Hardwood	Flooring Type 1
Carpet	Flooring Type 2
Granite	Countertops
SS	Appliances
Community Security	Intercom, Keyed Bldg Entry, Manned Door

Parking

Parking Description	Structured Garage — \$20.00
Parking Description #2	

Contacts

Owner / Mgmt.	Southern Mgmt
Phone	443-755-0010 - Kevin

Comments

Car charging station, bike storage, LEED.

Townhome units entered from outside on ground floor.

Unit mix is approximation. Would not disclose ADA information.

Floorplans (Published Rents as of 12/12/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
High Rise - Elevator		0	1.0	98	\$1,656	601	\$2.76	Market	-
High Rise - Elevator		1	1.0	10	\$1,959	618	\$3.17	Market	-
High Rise - Elevator		1	1.0	56	\$1,974	753	\$2.62	Market	-
High Rise - Elevator		1	1.0	22	\$1,959	795	\$2.46	Market	-
High Rise - Elevator		1	1.0	22	\$1,959	804	\$2.44	Market	-
High Rise - Elevator		1	1.0	22	\$2,134	932	\$2.29	Market	-
High Rise - Elevator	Den	1	1.0	10	\$2,066	1,001	\$2.06	Market	-
High Rise - Elevator		2	2.0	76	\$2,513	1,113	\$2.26	Market	-
High Rise - Elevator	Den	2	2.0	6	\$2,789	1,335	\$2.09	Market	-
Townhome High Rise - Elevator		2	2.5	8	\$2,896	1,384	\$2.09	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/12/22	08/19/22	05/20/22
% Vac	1.8%	0.3%	0.0%
Studio	\$1,656	\$1,710	\$1,710
One	\$1,664	\$1,656	\$1,913
One/Den	\$2,066	\$2,053	\$0
Two	\$1,803	\$2,749	\$2,903
Two/Den	\$2,789	\$0	\$0

Adjustments to Rent

Incentives	Daily pricing; None
Utilities in Rent	Trash
Heat Source	Electric

Initial Absorption

Opened: 2013-04-01	Months: 12.0
Closed: 2014-04-01	27.5 units/month

Palisades at Arundel Preserve

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Park Glen



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7906 Allard Court, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	171	2.3 % (4 Units) as of 11/30/22	1963



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	15%	\$1,295	630	\$2.06
Two	76%	\$1,595	720	\$2.22
Three	9%	\$1,795	800	\$2.24

Community Amenities
Central Laundry, Playground, Picnic Area

Features	
Standard	Dishwasher, Disposal, Microwave
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Laminate	Countertops
Community Security	Monitored Unit Alarms, Gated Entry, Keyed Bldg Entry

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Rushmore Management
Parking Description #2		Phone	410-761-4362 - Teisha

Comments
Most units are renovated- being renovated as tenants vacate. Grill/picnic area. Prices reflect renovated units accessible/handicap units total: 0 accessible/handicap units available: 0 Flat rate for Heat, hotwater, cooking and trash: 1 BR \$140; 2BR \$160; 3BR \$180

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	25	\$1,295	630	\$2.06	Market	-
Garden		2	1.0	130	\$1,595	720	\$2.22	Market	-
Garden		3	1.0	16	\$1,795	800	\$2.24	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	09/07/22	05/20/22
% Vac	2.3%	1.2%	0.0%
One	\$1,295	\$1,295	\$1,300
Two	\$1,595	\$1,475	\$1,650
Three	\$1,795	\$1,675	\$1,700

Adjustments to Rent	
Incentives	Move in by 12/16 and get a \$500 gift card
Utilities in Rent	
Heat Source	Natural Gas

Park Glen

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

ReNew Odenton



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
537 Tranquil Court, Odenton, MD, 21113	Market Rate - General	3 Story - Garden	300	12.0 % (36 Units) as of 12/01/22	1970



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	19%	\$1,553	705	\$2.20
One/Den	9%	\$1,668	820	\$2.03
Two	38%	\$1,791	925	\$1.94
Two/Den	24%	\$2,242	1,040	\$2.16
Three	10%	\$2,288	1,080	\$2.12

Community Amenities

Clubhouse, Community Room, Fitness Room, Central Laundry, Sauna, Outdoor Pool, Tennis, Volleyball, Playground, Business Center

Features

Standard	Dishwasher, Disposal, Microwave, Patio Balcony
Optional/Fee	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - In Unit	Storage
Carpet	Flooring Type 1
White	Appliances
Laminate	Countertops
Community Security	Monitored Unit Alarms

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Trinity Property Consultants
Phone	866-667-4896 - Tina

Comments

84-1 bds, 186-2 bds, 30-3 bds (unit mix below is estimate). Renovations include vinyl plank flooring in kitchen, faux granite counters, white appli, cherry cabinets. Microwaves and washer/dryers being added to every unit.

Renovations started in 2013. All units renovated on turnover. Trash fee: \$9. W/D Fee: \$100.

Previously called Shelter Cove.
accessible/handicap units total: unknown
accessible/handicap units available: unknown

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Arlington Garden		1	1.0	56	\$1,595	705	\$2.26	Market	-
Augusta Garden	Den	1	1.0	28	\$1,710	820	\$2.09	Market	-
Bristol Garden		2	1.0	57	\$1,785	910	\$1.96	Market	-
Boston Garden		2	2.0	56	\$1,965	940	\$2.09	Market	-
Columbia Garden	Den	2	1.0	37	\$2,320	1,030	\$2.25	Market	-
Chelsea Garden	Den	2	2.0	36	\$2,330	1,050	\$2.22	Market	-
Dalton Garden		3	2.0	30	\$2,330	1,080	\$2.16	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	09/07/22	05/20/22
% Vac	12.0%	3.0%	0.7%
One	\$798	\$860	\$848
One/Den	\$1,710	\$2,015	\$2,015
Two	\$750	\$1,030	\$1,029
Two/Den	\$2,327	\$2,445	\$2,253
Three	\$2,330	\$2,460	\$2,540

Adjustments to Rent

Incentives	Daily Pricing ; \$500 off 1 & 3 BR; \$1000 off 2BR with 12 month lease
Utilities in Rent	
Heat Source	Electric

ReNew Odenton

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Residences at Arundel Preserve



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7789 Arundel Mills Boulevard, Hanover, MD, 21076	Market Rate - General	14 Story - High Rise	474	1.7 % (8 Units) as of 12/01/22	2011



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	25%	\$1,650	556	\$2.97
One	36%	\$1,899	784	\$2.42
One/Den	7%	\$2,045	853	\$2.40
Two	32%	\$2,716	1,208	\$2.25
Two/Den	1%	\$2,871	1,391	\$2.06

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Business Center, Concierge, Picnic Area, Rooftop Deck, Elevators, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave
Select Units	Ceiling Fan, Accessibility
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - In Building	Storage
Carpet	Flooring Type 2
SS	Appliances
Granite	Countertops
Community Security	Intercom, Keyed Bldg Entry

Parking

Parking Description	Structured Garage — \$30.00
Parking Description #2	

Contacts

Owner / Mgmt.	Southern Management
Phone	443-825-4482 - Patrick

Comments

Solar shades, bamboo floors. Clubroom w/wifi, billiards, grilling areas, yoga room. Profile includes 232 units at 14-story high rise FKA The Arundel (2017) as well as 242 units at 5-story Residences at Arundel Prs (2011). Communities were combined in 2019.

accessible/handicap units total: 0
accessible/handicap units available: 0

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Residences Mid Rise - Elevator		0	1.0	32	\$1,582	510	\$3.11	Market	-
Arundel Executive High Rise - Elevator		0	1.0	52	\$1,755	572	\$3.07	Market	-
Arundel High Rise - Elevator		0	1.0	36	\$1,644	575	\$2.86	Market	-
Arundel High Rise - Elevator		1	1.0	78	\$1,975	757	\$2.61	Market	-
Residences Mid Rise - Elevator		1	1.0	91	\$1,882	807	\$2.33	Market	-
Arundel High Rise - Elevator	Den	1	1.0	13	\$2,093	814	\$2.57	Market	-
Residences Mid Rise - Elevator	Den	1	1.0	19	\$2,056	881	\$2.34	Market	-
Arundel High Rise - Elevator		2	2.0	53	\$2,659	1,181	\$2.25	Market	-
Residences Mid Rise - Elevator		2	2.0	97	\$2,788	1,223	\$2.28	Market	-
Residences Mid Rise - Elevator	Den	2	2.0	3	\$2,897	1,391	\$2.08	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	08/19/22	05/20/22
% Vac	1.7%	0.0%	0.4%
Studio	\$1,656	\$1,681	\$1,701
One	\$771	\$955	\$943
One/Den	\$2,081	\$2,104	\$2,195
Two	\$1,816	\$1,766	\$1,322
Two/Den	\$2,897	\$2,915	\$2,915

Adjustments to Rent

Incentives	Daily pricing; None
Utilities in Rent	Trash
Heat Source	Electric

Initial Absorption

Opened: 2011-07-15	Months: 8.0
Closed: 2012-03-17	30.3 units/month

Residences at Arundel Preserve

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Riverscape at Piney Orchard



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2600 Midway Branch Drive, Odenton, MD, 21113	Market Rate - General	3 Story – Garden	280	5.4 % (15 Units) as of 12/01/22	1999



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	27%	\$1,768	744	\$2.38
Two	55%	\$2,033	966	\$2.10
Three	18%	\$2,378	1,246	\$1.91

Community Amenities

Clubhouse, Fitness Room, Hot Tub, Sauna, Outdoor Pool, Indoor Pool, Tennis, Business Center

Features

Standard	Dishwasher, Disposal, IceMaker, Patio Balcony
Not Available	Microwave, Ceiling Fan, Storage
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
Select Units	High Ceilings, Accessibility
Carpet	Flooring Type 1
Ceramic	Flooring Type 2

Parking

Parking Description	Free Surface Parking
Parking Description #2	Covered Spaces — \$30.00

Contacts

Phone	301-912-3500
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Comments

144 carports. 3rd floor units have vaulted ceilings. Some 1st floor units are partially accessible with WC access and grabbars; no roll-in showers. Will make reasonable accommodations. One time amenity fee. Trash-\$30
accessible/handicap units total: unknown
accessible/handicap units available: 0

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Patuxent Garden		1	1.0	75	\$1,810	744	\$2.43	Market	-
Patapsco Garden		2	1.0	51	\$1,930	918	\$2.10	Market	-
Patapsco II Garden		2	2.0	52	\$2,135	918	\$2.33	Market	-
Ashburton Garden		2	2.0	52	\$2,115	1,061	\$1.99	Market	-
Fullerton Garden		3	2.0	50	\$2,420	1,246	\$1.94	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	12/01/22	10/01/21
% Vac	5.4%	5.4%	0.0%
One	\$1,810	\$1,810	\$1,710
Two	\$2,051	\$2,051	\$1,908
Three	\$2,420	\$2,420	\$2,265

Adjustments to Rent

Incentives	\$500 off 1st month rent
Utilities in Rent	
Heat Source	Natural Gas

Riverscape at Piney Orchard

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2005 Town Center Blvd, Odenton, MD, 21113	Market Rate - General	5 Story – Mid Rise	270	4.8 % (13 Units) as of 12/06/22	2021

Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	0%	\$2,029	670	\$3.03
One	0%	\$2,237	846	\$2.64
Two	0%	\$2,994	1,311	\$2.28

Community Amenities
Clubhouse, Fitness Room, Outdoor Pool, Dog Park, Business Center, Computer Center, Elevators, Pet Spa, Picnic Area, Elevator Served

Features	
SS	Appliances
Granite	Countertops
Standard	Microwave, Disposal, Dishwasher, Patio Balcony, High Ceilings, IceMaker
Carpet	Flooring Type 1
In Building/Fee	Storage
Central / Heat Pump	Air Conditioning
Standard - Full	In Unit Laundry
Select Units	Fireplace
Vinyl/Linoleum	Flooring Type 2
Community Security	Keyed Bldg Entry

Parking		Contacts	
Parking Description	Structured Garage \$35	Owner / Mgmt.	McCaffery
Parking Description #2	Fee for Reserved \$75	Phone	240-266-0615 - Nicole

Comments
Opened March 2021. Took 7 months to stabilize. Plank flooring, tile backsplash, dual vanity in master bath, soaking tub. Trash \$2. Storage \$35-\$95 accessible/handicap units total: total unknown accessible/handicap units available: 1

Floorplans (Published Rents as of 12/06/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Cardinal Mid Rise - Elevator		0	1.0		\$1,959	620	\$3.16	-
Crimson/Garnet Mid Rise - Elevator		0	1.0		\$2,099	720	\$2.92	-
Rose/Scarlet Mid Rise - Elevator		1	1.0		\$2,040	726	\$2.81	-
Ruby Mid Rise - Elevator		1	1.0		\$2,049	740	\$2.77	-
Auburn Mid Rise - Elevator		1	1.0		\$2,375	783	\$3.03	-
Carmine Mid Rise - Elevator		1	1.0		\$2,099	807	\$2.60	-
Blush Mid Rise - Elevator		1	1.0		\$2,400	931	\$2.58	-
Burgundy Mid Rise - Elevator		1	1.0		\$2,460	1,088	\$2.26	-
Mahogany Mid Rise - Elevator		2	2.0		\$2,753	1,129	\$2.44	-
Sangria Mid Rise - Elevator		2	2.0		\$3,000	1,326	\$2.26	-
Vermilion Mid Rise - Elevator		2	2.5		\$2,705	1,342	\$2.02	-
Merlot/Cranberry Mid Rise - Elevator		2	2.0		\$3,519	1,445	\$2.44	-

Historic Vacancy & Eff. Rent (1)			
Date	12/06/22	09/07/22	05/20/22
% Vac	4.8%	3.7%	1.9%
Studio	\$2,052	\$1,973	\$1,967
One	\$2,269	\$2,275	\$0
Two	\$2,994	\$2,937	\$3,419

Adjustments to Rent	
Incentives	None; Daily Pricing
Utilities in Rent	
Heat Source	Electric

Initial Absorption	
Opened: 2021-03-01	Months: 7.0
Closed: 2021-10-01	37.7 units/month

Shirley, The

(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
(2) Published Rent is rent as quoted by management.

Somerset Woods



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1833 Richfield Drive, Severn, MD, 21144	Market Rate - General	2 Story – Townhouse	200	3.0 % (6 Units) as of 12/05/22	1972



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Three	100%	\$1,805	1,200	\$1.50

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - In Unit	Storage
Hardwood	Flooring Type 1
Carpet	Flooring Type 2
Laminate	Countertops
White	Appliances

Parking		Contacts	
Parking Description	Free Surface Parking	Phone	410-551-7888 - Madison
Parking Description #2			

Comments
Renovating all units as they turnover. Renovated kitchens: laminate counters, flooring, etc. accessible/handicap units total: 0 accessible/handicap units available: 0

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Townhouse		3	1.0	200	\$1,831	1,200	\$1.53	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	12/05/22	08/19/22
% Vac	3.0%	3.0%	1.0%
Three	\$1,831	\$1,831	\$1,842

Adjustments to Rent	
Incentives	Daily Pricing; None
Utilities in Rent	Trash
Heat Source	Natural Gas

Somerset Woods

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(2) Published Rent is rent as quoted by management.

Tall Oaks



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
3519 Leslie Way, Laurel, MD, 20724	Market Rate - General	3 Story – Garden	352	2.6 % (9 Units) as of 12/01/22	1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	28%	\$1,487	835	\$1.78
One/Den	5%	\$1,588	891	\$1.78
Two	39%	\$1,725	1,098	\$1.57
Two/Den	8%	\$2,043	1,168	\$1.75
Three	14%	\$2,128	1,213	\$1.75
Three/Den	6%	\$2,325	1,283	\$1.81

Community Amenities

Clubhouse, Fitness Room, Outdoor Pool, Playground, Business Center

Features

Standard	Dishwasher, Disposal, Microwave, Ceiling Fan, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
White	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Fee for Reserved \$45

Contacts

Owner / Mgmt.	Hirschfeld Properties
Phone	301-725-8200 Marva

Comments

Renovation 2008: granite counters, ceramic tile in bathrooms, new windows. Trash \$20(Not Valet)

Visitor parking \$5/day. Add'l parking pass \$40/mo

accessible/handicap units total: not available

accessible/handicap units available:

Floorplans (Published Rents as of 12/01/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	98	\$1,487	835	\$1.78	Market	-
Garden	Den	1	1.0	19	\$1,588	891	\$1.78	Market	-
Garden		2	1.5	137	\$1,725	1,098	\$1.57	Market	-
Garden	Den	2	1.5	29	\$2,043	1,168	\$1.75	Market	-
Garden		3	2.0	48	\$2,128	1,213	\$1.75	Market	-
Garden	Den	3	2.0	21	\$2,325	1,283	\$1.81	Market	-

Historic Vacancy & Eff. Rent (1)				
Date	12/01/22	08/19/22	04/12/22	
% Vac	2.6%	1.1%	3.1%	
One	\$496	\$738	\$725	
One/Den	\$1,588	\$1,550	\$1,550	
Two	\$863	\$850	\$838	
Two/Den	\$2,043	\$2,005	\$1,980	
Three	\$1,064	\$1,075	\$1,050	
Three/Den	\$2,325	\$2,250	\$2,200	

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Tall Oaks

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(2) Published Rent is rent as quoted by management.

TGM Odenton



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
2027 Odens Station Lane, Odenton, MD, 21113	Market Rate - General	3 Story - Garden	396	N/A as of 12/01/2022	2007



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	36%	\$1,334	796	\$1.68
One/Den	15%	\$1,471	988	\$1.49
Two	39%	\$1,930	1,171	\$1.65
Three	9%	\$2,112	1,348	\$1.57

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Business Center

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, High Ceilings, Accessibility
Carpet	Flooring Type 1
Black	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking — \$0.00
Parking Description #2	Fee for Reserved — \$50.00
Detached Garage	Detached Garage \$150

Contacts

Owner / Mgmt.	TGM Communities
Phone	410-674-9077 - Jennifer

Comments

96 detached garage Clubhouse with fireplace, billiards, and theater room, free surface parking. Many military residents, so turnover can be high at times. New name & mgmt July 2018. Trash-\$25(not valet)
Leasing would not disclose occupancy information
accessible/handicap units total: 5
accessible/handicap units available: 3

Floorplans (Published Rents as of 12/01/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Annapolis Garden		1	1.0	36	\$1,529	722	\$2.12	Market	-
Arundel Garden		1	1.0	36	\$1,569	786	\$2.00	Market	-
Baltimore Garden		1	1.0	72	\$1,654	838	\$1.97	Market	-
Bay Garden	Den	1	1.0	30	\$1,847	987	\$1.87	Market	-
Chesapeake Garden	Den	1	1.0	30	\$1,684	989	\$1.70	Market	-
Hanover Garden		2	2.0	78	\$2,115	1,127	\$1.88	Market	-
Meade Garden		2	2.0	39	\$2,200	1,198	\$1.84	Market	-
Patuxent Garden		2	2.0	39	\$1,954	1,233	\$1.58	Market	-
Severn Garden		3	2.0	36	\$2,535	1,348	\$1.88	Market	-

Historic Vacancy & Eff. Rent (1)

Date	12/01/22	08/19/22	05/23/22
% Vac	N/A	3.8%	0.3%
One	\$992	\$1,153	\$1,084
One/Den	\$1,793	\$2,025	\$1,928
Two	\$2,077	\$2,223	\$2,077
Three	\$2,535	\$2,585	\$2,415

Adjustments to Rent

Incentives	2 months free with 12 month lease
Utilities in Rent	
Heat Source	Electric

Initial Absorption

Opened: 2007-03-01	Months: 21.0
Closed: 2008-12-01	18.9 units/month

TGM Odenton

The Crossings at Russett



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8500 Summit View Road, Laurel, MD, 20724	Market Rate - General	3 Story – Garden	426	1.4 % (6 Units) as of 12/05/22	1997



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	31%	\$1,794	810	\$2.21
Two	55%	\$2,106	1,026	\$2.05
Three	14%	\$2,613	1,247	\$2.10

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Basketball, Tennis, Volleyball, Playground, Car Wash

Features

Standard	Dishwasher, Disposal, IceMaker, Patio Balcony, Cable TV, Broadband Internet
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - Gas	Fireplace
Select Units	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Laminate	Countertops
White	Appliances

Parking

Parking Description	Free Surface Parking — \$0.00
Parking Description #2	Detached Garage — \$150.00
Covered	Carport — \$75.00

Contacts

Owner / Mgmt.	Laramar
Phone	240-949-6026 Tabitha

Comments

24 carports (\$75), 50 detached garages (\$150+). 1st car no charge, 2nd car \$25; Mandatory Valet Trash \$30
accessible/handicap units total: total unknown
accessible/handicap units available: 0

Previously called Camden Russett and The Crossings

As of 2/22/22 Full renovations of kitchens as units turnover. some units have gas heat some have electric heat

Lots of military/Fort Meade, DC, Baltimore commuters. No high end finishes. Residents have access to Russett community amenities including tennis and volleyball courts.

Floorplans (Published Rents as of 12/05/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	130	\$1,794	810	\$2.21	Market	-
Garden		2	1.0	153	\$2,040	979	\$2.08	Market	-
Garden		2	2.0	82	\$2,230	1,113	\$2.00	Market	-
Garden		3	2.0	61	\$2,613	1,247	\$2.10	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	12/05/22	12/05/22	08/22/22
% Vac	1.4%	N/A	0.2%
One	\$1,794	\$1,794	\$1,908
Two	\$2,167	\$2,167	\$2,182
Three	\$2,613	\$2,613	\$2,613

Adjustments to Rent

Incentives	None; Daily Pricing
Utilities in Rent	
Heat Source	Other

The Crossings at Russett

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(2) Published Rent is rent as quoted by management.

Village at Odenton Station



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
1415 Duckens Street, Odenton, MD, 21113	Market Rate - General	4 Story – Mid Rise	235	0.4 % (1 Units) as of 12/06/22	2012



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	0%	\$1,780	606	\$2.94
One	25%	\$1,855	799	\$2.32
Two	75%	\$2,180	1,190	\$1.83

Community Amenities
Clubhouse, Fitness Room, Business Center, Elevator Served

Features	
Standard	Dishwasher, Disposal, Microwave
Standard - Stacked	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking	Contacts
Parking Description Paid Surface Parking/On Site — \$50.00	Owner / Mgmt. The Dolben Company
Parking Description #2 Underground Garage — \$100.00	Phone 410-672.0561 - Charles

Comments
Laminate CT, black appl, hardwood dining areas. Hiking/biking trails, theater, billiards. Valet trash \$30/mo. All 2BRs are roommate style. Shuttle to Ft Meade. Of 4 bldgs, 1 has parking deck, 1 underground garage.

Floorplans (Published Rents as of 12/06/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Elkton Mid Rise - Elevator		0	1.0	1	\$1,780	606	\$2.94	Market
Camden Mid Rise - Elevator		1	1.0	17	\$1,835	757	\$2.42	Market
Penn/Cumberland Mid Rise - Elevator		1	1.0	35	\$1,853	805	\$2.30	Market
Barclay Mid Rise - Elevator		1	1.0	6	\$1,930	889	\$2.17	Market
Kensington/Edgewood/Hampstead Mid Rise - Elevator		2	2.0	117	\$2,158	1,165	\$1.85	Market
Cambridge/Aberdeen Mid Rise - Elevator		2	2.0	56	\$2,218	1,234	\$1.80	Market
Patapsco Mid Rise - Elevator		2	2.0	3	\$2,380	1,361	\$1.75	Market

Historic Vacancy & Eff. Rent (1)			
Date	12/06/22	09/07/22	05/23/22
% Vac	0.4%	1.3%	0.0%
Studio	\$1,780	\$1,753	\$1,725
One	\$1,873	\$1,873	\$1,835
Two	\$2,252	\$2,158	\$2,198

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Electric

Initial Absorption	
Opened: 2012-04-23	Months: 14.0
Closed: 2013-07-01	15.7 units/month

Village at Odenton Station

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Woodside



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7820 Parke West, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	394	4.1 % (16 Units) as of 12/06/22	1966



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	28%	\$1,628	723	\$2.25
Two	45%	\$1,897	897	\$2.12
Three	27%	\$1,818	1,077	\$1.69

Community Amenities
Clubhouse, Outdoor Pool, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Not Available	Microwave
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Black	Appliances
Laminate	Countertops
Community Security	Keyed Bldg Entry

Parking	Contacts
Parking Description Free Surface Parking	Owner / Mgmt. Maryland Mgmt
Parking Description #2	Phone 410-768-2296 - Stacey

Comments
Existing laundry rooms in some buildings were converted to 28 new units in 2021-2022 accessible/handicap units total: total unknown accessible/handicap units available: 0 Historic rent used for all 3BR floorplans

Floorplans (Published Rents as of 12/06/2022) (2)								
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program
Garden		1	1.0	112	\$1,739	723	\$2.41	Market
Garden		2	1.0	33	\$2,034	873	\$2.33	Market
Deluxe Garden		2	2.0	144	\$2,034	902	\$2.25	Market
Garden		3	1.5	69	\$1,939	1,054	\$1.84	Market
Deluxe Garden		3	1.5	36	\$2,059	1,122	\$1.84	Market

Historic Vacancy & Eff. Rent (1)			
Date	12/06/22	09/07/22	05/23/22
% Vac	4.1%	0.0%	2.8%
One	\$1,739	\$1,554	\$1,525
Two	\$2,034	\$1,724	\$1,753
Three	\$1,999	\$1,999	\$1,910

Adjustments to Rent	
Incentives	None
Utilities in Rent	Heat, Hot Water, Cooking, Water/Sewer, Trash
Heat Source	Natural Gas

Woodside

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.



Severna Park-Pasadena Communities

Ashberry, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8017 Ashberry Lane, Pasadena, MD, 21122	Market Rate - General	3 Story – Garden	336	2.7 % (9 Units) as of 11/30/22	1991



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	45%	\$1,744	695	\$2.51
One/Den	12%	\$1,710	730	\$2.34
Two	43%	\$1,998	977	\$2.05

Community Amenities

Clubhouse, Fitness Room, Central Laundry, Sauna, Outdoor Pool, Tennis, Playground, Business Center, Car Wash, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, High Ceilings, Accessibility
Standard - In Unit	Storage
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Klingbeil Capital Management
Phone	410-983-3385

Comments

As of 11/30/22, 1 available accessible unit for rent. 4 total accessible units.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Jewelberry Garden		1	1.0	96	\$1,645	654	\$2.52	Market	-
Elderberry SUNROOM Garden	Den	1	1.0	40	\$1,710	730	\$2.34	Market	-
Hubbleberry Garden		1	1.0	54	\$1,920	767	\$2.50	Market	-
Cranberry Garden		2	2.0	110	\$1,950	945	\$2.06	Market	-
Teaberry Garden		2	2.0	36	\$2,145	1,073	\$2.00	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/02/19
% Vac	2.7%	0.6%	1.8%
One	\$1,188	\$1,082	\$962
One/Den	\$1,710	\$1,625	\$1,505
Two	\$2,048	\$1,818	\$1,670

Adjustments to Rent

Incentives	Daily Pricing; None
Utilities in Rent	
Heat Source	Electric

Ashberry, The

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Chesapeake Glen



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8035 Greenleaf Terrace, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	799	3.3 % (26 Units) as of 11/30/22	1979



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	19%	\$1,420	714	\$1.99
One/Den	19%	\$1,530	838	\$1.82
Two	26%	\$1,575	898	\$1.75
Two/Den	26%	\$1,755	946	\$1.86
Three	9%	\$2,290	1,075	\$2.13

Community Amenities

Community Room, Fitness Room, Outdoor Pool, Tennis, Playground, Business Center, Picnic Area, Dog Park

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Select Units	Ceiling Fan
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Optional/Fee	Accessibility
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Morgan Properties
Phone	410-969-0377

Comments

Updates completed fall 2022. Unit mix is estimate.

Formerly Greentree.

As of 11/30/22-9 accessible units, 3 available for rent.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	155	\$1,420	714	\$1.99	Market	-
Garden	Den	1	1.0	78	\$1,490	797	\$1.87	Market	-
Garden	Den	1	1.0	77	\$1,570	880	\$1.78	Market	-
Garden		2	1.0	209	\$1,575	898	\$1.75	Market	-
Garden	Den	2	1.5	104	\$1,790	927	\$1.93	Market	-
Garden	Den	2	1.0	105	\$1,720	964	\$1.78	Market	-
Garden		3	1.5	71	\$2,290	1,075	\$2.13	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	08/03/20	05/30/19
% Vac	3.3%	1.5%	5.0%
One	\$473	\$400	\$387
One/Den	\$1,530	\$1,365	\$1,305
Two	\$525	\$455	\$450
Two/Den	\$1,755	\$1,518	\$1,373
Three	\$2,290	\$1,815	\$1,595

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Chesapeake Glen

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Creekstone Village



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8115 Evening Star Drive, Pasadena, MD, 21122	Market Rate - General	3 Story - Mix	349	5.2 % (18 Units) as of 11/30/22	2014



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	19%	\$1,710	798	\$2.14
One/Den	7%	\$1,767	906	\$1.95
Two	28%	\$1,971	1,169	\$1.69
Two/Den	23%	\$2,049	1,296	\$1.58
Three	19%	\$2,597	1,586	\$1.64

Community Amenities

Clubhouse, Community Room, Fitness Room, Outdoor Pool, Playground, Business Center, Picnic Area, Firepit, Dog Park, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Optional/Fee	Fireplace
Select Units	Patio Balcony, Accessibility
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
SS	Appliances
Granite	Countertops
Community Security	Cameras, SecLighting

Parking

Parking Description	Free Surface Parking
Parking Description #2	Detached Garage — \$175.00

Contacts

Owner / Mgmt.	Murn Management
Phone	800-305-3022

Comments

Island/breakfast bar, walk-in closet, soaking tub in master BR. Pool has water feature for children; Game Room w/billiards, courtyard, 2 clubhouses and 2 fitness centers. Trash \$25

As of 11/30/22 - 6 accessible units available 0 available for rent.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		1	1.0	68	\$1,793	798	\$2.25	Market	-
	Den	1	1.0	6	\$1,808	818	\$2.21	Market	-
Mid Rise - Elevator	Den	1	1.0	20	\$1,863	932	\$2.00	Market	-
Mid Rise - Elevator		2	2.0	40	\$2,019	1,139	\$1.77	Market	-
		2	2.0	43	\$2,069	1,164	\$1.78	Market	-
	Den	2	2.0	48	\$2,092	1,247	\$1.68	Market	-
	Loft	2	2.0	16	\$2,104	1,263	\$1.67	Market	-
Mid Rise - Elevator	Den	2	2.0	32	\$2,192	1,370	\$1.60	Market	-
		3	2.0	24	\$2,326	1,484	\$1.57	Market	-
Townhouse	Garage	3	2.0	30	\$2,821	1,591	\$1.77	Market	-
Townhouse	Garage	3	2.0	14	\$2,986	1,751	\$1.71	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	08/03/20	05/30/19
% Vac	5.2%	0.3%	0.9%
One	\$598	\$533	\$521
One/Den	\$1,836	\$1,750	\$1,729
Two	\$1,238	\$1,149	\$1,136
Two/Den	\$2,142	\$2,112	\$2,145
Three	\$2,711	\$2,580	\$2,571

Adjustments to Rent

Incentives Daily Pricing: \$1000 off 1st mo.

Utilities in Rent

Heat Source Natural Gas

Initial Absorption

Opened: 2014-02-28	Months: 8.0
Closed: 2014-10-28	24.1 units/month

Creekstone Village

Elms at Old Mill, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
604 Millstream Court, Millersville, MD, 21108	Market Rate - General	4 Story – Garden	240	1.3 % (3 Units) as of 11/30/22	1984



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	16%	\$1,581	773	\$2.05
One/Den	21%	\$1,697	862	\$1.97
Two	43%	\$1,775	940	\$1.89
Two/Den	10%	\$1,891	1,030	\$1.84
Three	10%	\$2,131	1,113	\$1.91

Community Amenities
Outdoor Pool, Tennis, Playground, Picnic Area

Features	
Standard	Dishwasher, Disposal, Microwave, IceMaker
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Hardwood	Flooring Type 2
Not Available	Accessibility
SS	Appliances
Granite	Countertops

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Legend Management Group
Parking Description #2	Fee for Reserved — \$40.00	Phone	888-402-2159

Comments
Walk-in closets in Master. Sundeck with cabanas around pool. Trash fee- \$20/mo As of 11/30/22- 0 available accessible units in community.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
1A Garden		1	1.0	38	\$1,581	773	\$2.05	Market	-
1B Garden	Den	1	1.0	50	\$1,697	862	\$1.97	Market	-
2A Garden		2	1.0	103	\$1,775	940	\$1.89	Market	-
2B Garden	Den	2	1.0	25	\$1,891	1,030	\$1.84	Market	-
3A Garden		3	1.5	24	\$2,131	1,113	\$1.91	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	03/18/21	07/29/20
% Vac	1.3%	0.8%	0.4%
One	\$791	\$713	\$729
One/Den	\$1,697	\$1,587	\$1,527
Two	\$888	\$737	\$771
Two/Den	\$1,891	\$1,668	\$1,697
Three	\$2,131	\$1,736	\$1,838

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Elms at Old Mill, The

Glen Forest Senior



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7975 Crain Highway, Glen Burnie, MD, 21061	LIHTC - Elderly	4 Story - Mid Rise	100	0.0 % (0 Units) as of 11/30/22	2000



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	50%	\$936	564	\$1.66
Two	50%	\$1,254	803	\$1.56

Community Amenities
Community Room, Fitness Room, Central Laundry, Picnic Area, Elevator Served

Features	
Standard	Dishwasher, Disposal, Patio Balcony, Grabber/Universal Design, In Unit Emergency Call, Van or Transportation
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Select Units	Accessibility
White	Appliances
Laminate	Countertops
Community Security	Keyed Bldg Entry

Parking	
Parking Description	Free Surface Parking
Parking Description #2	Covered Spaces — \$25.00

Contacts	
Owner / Mgmt.	Humphrey Mgmt
Phone	410-969-2000

Comments
Waitlist-6-12 mo. Transportation through Dept. of Aging. 44 total accessible units in community. 50-1BR & 50-2BR, breakdown of 50% & 60% is an estimate.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
The Marley Mid Rise - Elevator		1	1.0	40	\$1,063	564	\$1.88	LIHTC	60%
Mid Rise - Elevator		1	1.0	10	\$984	564	\$1.74	LIHTC	50%
The Arundel Mid Rise - Elevator		2	1.0	40	\$1,419	803	\$1.77	LIHTC	60%
Mid Rise - Elevator		2	1.0	10	\$1,277	803	\$1.59	LIHTC	50%

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	11/01/22	03/09/22
% Vac	0.0%	0.0%	0.0%
One	\$1,024	\$1,024	\$1,024
Two	\$1,348	\$1,348	\$1,348

Adjustments to Rent	
Incentives	None
Utilities in Rent	Heat, Hot Water, Cooking, Water/Sewer, Trash
Heat Source	Natural Gas

Glen Forest Senior

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Glen Mar



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
469 Glen Mar Road, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	176	3.4 % (6 Units) as of 11/30/22	1965



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	42%	\$1,633	681	\$2.40
One/Den	3%	\$1,688	769	\$2.20
Two	31%	\$1,738	907	\$1.92
Two/Den	15%	\$1,848	995	\$1.86
Three	9%	\$1,888	995	\$1.90

Community Amenities

Fitness Room, Central Laundry, Outdoor Pool, Playground, Business Center, Dog Park, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, Patio Balcony
Select Units	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Not Available	Accessibility
SS	Appliances
Granite	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Morgan Properties
Phone	410-855-4905

Comments

Trash-\$10, walk-in closets in select units. Courtyard with cornhole and horseshoes.
As of 11/30/22 - 0 accessible units for rent.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	74	\$1,675	681	\$2.46	Market	-
Garden	Den	1	1.0	6	\$1,730	769	\$2.25	Market	-
Garden		2	1.0	54	\$1,780	907	\$1.96	Market	-
Garden	Den	2	1.0	26	\$1,890	995	\$1.90	Market	-
Garden		3	1.0	16	\$1,930	995	\$1.94	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/07/19
% Vac	3.4%	1.1%	2.8%
One	\$838	\$595	\$530
One/Den	\$1,730	\$1,260	\$1,195
Two	\$890	\$665	\$610
Two/Den	\$1,890	\$1,400	\$1,333
Three	\$1,930	\$0	\$0

Adjustments to Rent

Incentives	LRO; \$500 off until 12/5/22
Utilities in Rent	
Heat Source	Natural Gas

Glen Mar

Glenview Garden



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7987 Nolpark Court, Glen Burnie, MD, 21061	LIHTC - General	Garden	147	0.0 % (0 Units) as of 11/30/22	1971



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	26%	\$691	648	\$1.07
Two	64%	\$859	718	\$1.20
Three	10%	\$985	832	\$1.18

Community Amenities
Clubhouse, Central Laundry, Outdoor Pool, Playground, Business Center

Features	
Standard	Disposal, Patio Balcony
Hardwood	Flooring Type 1
White	Appliances
Solid Surface	Countertops
Community Security	Intercom, Cameras

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Edgewood Management
Parking Description #2		Phone	410-846-3721

Comments
Waitlist: 12 to 18 mos. Total units of 204 units - 57 units are section 8 (1BR - 22 units, 2BR - 30 units & 3BR - 5 units) not included in the profile. As of 11/30/22- 0 accessible units available in community.
Learning center

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	38	\$821	648	\$1.27	LIHTC	60%
Garden		2	1.0	94	\$1,019	718	\$1.42	LIHTC	60%
Garden		3	1.5	15	\$1,180	832	\$1.42	LIHTC	60%

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	05/07/19	08/19/14
% Vac	0.0%	0.0%	0.0%
One	\$821	\$692	\$0
Two	\$1,019	\$767	\$0
Three	\$1,180	\$809	\$0

Adjustments to Rent	
Incentives	none
Utilities in Rent	Heat, Hot Water, Cooking, Electricity, Water/Sewer, Trash
Heat Source	Natural Gas

Glenview Garden

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent
 (2) Published Rent is rent as quoted by management.

Hidden Woods



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
401 Secluded Post Circle, Glen Burnie, MD, 21064	Market Rate - General	3 Story – Garden	492	1.8 % (9 Units) as of 11/30/22	1974



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	48%	\$1,386	741	\$1.87
One/Den	8%	\$1,436	852	\$1.69
Two	44%	\$1,464	960	\$1.53

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal
Select Units	Ceiling Fan, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops
Community Security	Intercom

Parking	Contacts
Parking Description	Free Surface Parking
Parking Description #2	Owner / Mgmt. Henderson Webb, Inc.
	Phone 844-378-7002

Comments
As of 11/30/22 - 5 accessible units, 2 available for rent. Added fee of 65/mo
Mandatory utility fee: 1BR-\$14.50, 2BR-\$17.50

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	235	\$1,412	741	\$1.91	Market	-
Garden	Den	1	1.0	41	\$1,462	852	\$1.72	Market	-
Garden		2	1.0	216	\$1,490	960	\$1.55	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/07/19
% Vac	1.8%	0.0%	0.0%
One	\$706	\$549	\$580
One/Den	\$1,462	\$1,175	\$1,178
Two	\$1,490	\$1,227	\$1,305

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Hidden Woods

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(2) Published Rent is rent as quoted by management.

Islands of Fox Chase, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
208 Somerset Bay Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	223	3.1 % (7 Units) as of 11/30/22	2004



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One/Den	9%	\$1,955	1,130	\$1.73
Two	64%	\$2,120	1,234	\$1.72
Two/Den	22%	\$2,156	1,352	\$1.59
Three	6%	\$2,315	1,425	\$1.62

Community Amenities

Clubhouse, Fitness Room, Business Center, Computer Center

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, Patio Balcony
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, Accessibility
In Building/Fee	Storage
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Solid Surface	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	A&G Management
Phone	410-766-8900

Comments

4 of the 9 bldgs are elevator served. 1st fl & elevator bldgs have prem of \$60. Billiards, library, free wifi in clubhouse.
As of 11/30/22 - 13 Accessible units available, 3 available for rent w/ \$60/mo premium added.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Azalea Garden	Den	1	1.0	20	\$1,981	1,130	\$1.75	Market	-
Callalily/Daffadil Mid Rise - Elevator		2	2.0	47	\$2,134	1,193	\$1.79	Market	-
Forsyth/Hibiscus Garden		2	2.0	95	\$2,152	1,255	\$1.72	Market	-
Magnolia Garden	Den	2	2.0	48	\$2,182	1,352	\$1.61	Market	-
Orchid Garden		3	2.0	13	\$2,341	1,425	\$1.64	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/30/19
% Vac	3.1%	1.8%	0.0%
One/Den	\$1,981	\$1,760	\$1,835
Two	\$1,429	\$1,268	\$1,294
Two/Den	\$2,182	\$1,937	\$2,008
Three	\$2,341	\$2,080	\$2,105

Adjustments to Rent

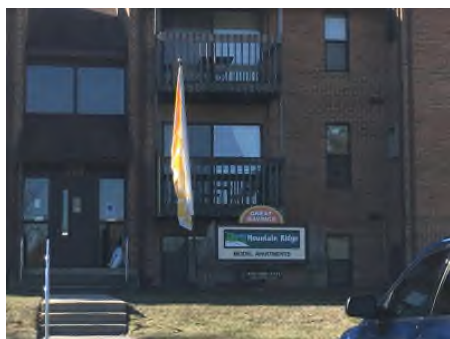
Incentives	None
Utilities in Rent	Trash
Heat Source	Natural Gas

Islands of Fox Chase, The

Mountain Ridge



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
299 Snow Cap Court, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	240	0.0 % (0 Units) as of 11/30/22	1985



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	60%	\$1,309	648	\$2.02
Two	40%	\$1,464	742	\$1.97

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Central / Heat Pump	Air Conditioning
Select Units	High Ceilings
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
White	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Henderson Webb, Inc
Parking Description #2		Phone	844-243-7082

Comments
Breakfast bars, built-in bookcases. Appliances and cabinets have been replaced on an as-needed basis. No waitlist.
Water/Sewer Fee: 1BR units = \$14.50; 2BR units = \$17.50
As of 11/30/22 - 0 accessible units available in community.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	144	\$1,335	648	\$2.06	Market	-
Garden		2	1.0	96	\$1,490	742	\$2.01	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/08/19
% Vac	0.0%	0.0%	0.0%
One	\$1,335	\$1,137	\$1,147
Two	\$1,490	\$1,267	\$1,267

Adjustments to Rent	
Incentives	None
Utilities in Rent	Trash
Heat Source	Electric

Mountain Ridge

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Oakwood Family Homes



ADDRESS
8028 Foxridge Lane (8221 Oakwood Rd), Glen Burnie, MD, 21061

COMMUNITY TYPE
LIHTC - General

STRUCTURE TYPE
Single Family

UNITS
22

VACANCY
0.0 % (0 Units) as of 11/30/22

OPENED IN
2013



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Three	100%	\$922	1,350	\$0.68

Community Amenities
Community Room, Playground, Business Center

Features	
Standard	Dishwasher, Disposal, Microwave
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
White	Appliances
Laminate	Countertops

Parking	
Parking Description	Attached Garage
Parking Description #2	

Contacts	
Owner / Mgmt.	Interfaith Housing Organization
Phone	301-662-4225 x4001

Comments
All units are detached homes w/1-car garage. Property was fully leased several months prior to opening. Waitlist is closed. Capped at 250. Nothing available in the foreseen future.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
SF Detached	Garage	3	2.5	3	\$536	1,350	\$0.40	LIHTC	30%
SF Detached	Garage	3	2.5	4	\$798	1,350	\$0.59	LIHTC	40%
SF Detached	Garage	3	2.5	3	\$1,019	1,350	\$0.75	LIHTC	50%
SF Detached	Garage	3	2.5	12	\$1,194	1,350	\$0.88	LIHTC	60%

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	05/16/19	04/11/18
% Vac	0.0%	0.0%	0.0%
Three	\$887	\$841	\$841

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Initial Absorption	
Opened: 2013-12-15	Months: 1.0
Closed: 2014-02-01	11.0 units/month

Oakwood Family Homes

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Park View at Severna Park



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
180 Ritchie Hwy, Severna Park, MD, 21146	LIHTC - Elderly	4 Story - Mid Rise	100	0.0 % (0 Units) as of 11/30/22	2011



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	3%	\$421	553	\$0.76
One	70%	\$929	662	\$1.40
Two	27%	\$1,182	881	\$1.34

Community Amenities
Clubhouse, Community Room, Fitness Room, Business Center, Computer Center

Features	
Standard	Dishwasher, Disposal, Grabber/Universal Design, In Unit Emergency Call
Standard - Stacked	In Unit Laundry
White	Appliances
Laminate	Countertops
Community Security	Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Enterprise
Phone	410-544-3411

Comments
Three 1 BR (60% units) have dens - high end of rent range. All units are accessible. Utility Allowance: Eff-\$44; 1BR-\$52; 2BR-\$62 62+ WL- 60 to 120 days(15-22 ppl)

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Mid Rise - Elevator		0	1.0	3	\$486	553	\$0.88	LIHTC	30%
Mid Rise - Elevator		1	1.0	8	\$515	621	\$0.83	LIHTC	30%
Mid Rise - Elevator		1	1.0	32	\$960	637	\$1.51	LIHTC	50%
Mid Rise - Elevator		1	1.0	30	\$1,158	699	\$1.66	LIHTC	60%
Mid Rise - Elevator		2	1.0	13	\$1,382	880	\$1.57	LIHTC	60%
Mid Rise - Elevator		2	1.0	14	\$1,140	882	\$1.29	LIHTC	50%

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	11/01/22	03/04/22
% Vac	0.0%	0.0%	0.0%
Studio	\$486	\$486	\$486
One	\$878	\$878	\$850
Two	\$1,261	\$1,261	\$1,221

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Electric

Park View at Severna Park

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Pointe at Harpers Mill, The



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
600 Harper's Mill Road, Millersville, MD, 21108	Market Rate - General	2 Story – Garden/TH	360	0.0 % (0 Units) as of 11/30/22	1975



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	11%	\$1,567	840	\$1.87
Two	68%	\$1,805	940	\$1.92
Three	22%	\$2,055	1,019	\$2.02

Community Amenities
Fitness Room, Outdoor Pool, Playground

Features	
Standard	Dishwasher, Disposal, Microwave, IceMaker, Ceiling Fan, Patio Balcony, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Select Units	Accessibility
Black	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Phone	410-987-9230

Comments
Formerly The Berkshires at Harpers Mill.
Some accessible units: ramps, grabbars, lower fixtures. As of 11/30/22, 9 accessible units in community, all fully rented.
Trash-\$10

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Solo Garden		1	1.0	38	\$1,567	840	\$1.87	Market	-
Rhapsody Townhouse		2	1.0	56	\$1,775	933	\$1.90	Market	-
Soprano Townhouse		2	1.0	157	\$1,783	940	\$1.90	Market	-
Harmony Townhouse		2	1.0	31	\$1,971	952	\$2.07	Market	-
Melody Townhouse		3	1.5	57	\$2,098	1,010	\$2.08	Market	-
Symphony Townhouse		3	1.0	21	\$1,939	1,044	\$1.86	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/30/19
% Vac	0.0%	0.3%	1.9%
One	\$1,567	\$1,349	\$1,333
Two	\$1,843	\$1,550	\$1,590
Three	\$2,019	\$1,768	\$1,745

Adjustments to Rent	
Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Pointe at Harpers Mill, The

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Quail Hollow



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7930-D Silverleaf Ct, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden	336	2.1 % (7 Units) as of 11/30/22	1973



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,480	723	\$2.05
Two	0%	\$1,643	1,035	\$1.59

Community Amenities

Fitness Room, Central Laundry, Outdoor Pool, Playground, Business Center, Dog Park, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, Ceiling Fan, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Not Available	Accessibility
SS	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	

Contacts

Owner / Mgmt.	Morgan Properties
Phone	443-770-2335

Comments

Pantries, walk-in closets. Trash-\$7. Unit mix not available.
As of 11/30/22 - 0 accessible units in community.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0		\$1,475	659	\$2.24	Market	-
Garden		1	1.0		\$1,470	741	\$1.98	Market	-
Garden		1	1.0		\$1,495	770	\$1.94	Market	-
Garden		2	1.0		\$1,565	985	\$1.59	Market	-
Garden		2	2.0		\$1,720	1,084	\$1.59	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/09/19
% Vac	2.1%	1.8%	3.0%
One	\$1,480	\$1,270	\$1,235
Two	\$1,643	\$1,545	\$1,420

Adjustments to Rent

Incentives	None
Utilities in Rent	
Heat Source	Natural Gas

Quail Hollow

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Rainbow View



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7906 Silent Shadow Circle, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	156	0.0 % (0 Units) as of 11/30/22	1978



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	53%	\$1,099	613	\$1.79
One/Den	8%	\$1,162	704	\$1.65
Two	38%	\$1,259	742	\$1.70

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony, Accessibility
Standard - In Unit	Storage
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Black	Appliances
Laminate	Countertops

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Henderson Webb Inc.
Parking Description #2		Phone	844-239-1570

Comments
Shares leasing office with Windbrooke. Furnished units available. 11 total accessible units as of 11/30/22 - none vacant.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	83	\$1,199	613	\$1.96	Market	-
Garden	Den	1	1.0	13	\$1,262	704	\$1.79	Market	-
Garden		2	1.0	60	\$1,379	742	\$1.86	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/09/19
% Vac	0.0%	0.0%	0.0%
One	\$600	\$529	\$524
One/Den	\$1,262	\$1,125	\$1,115
Two	\$1,379	\$1,187	\$1,115

Adjustments to Rent	
Incentives	None
Utilities in Rent	Electricity, Water/Sewer, Trash
Heat Source	Electric

Rainbow View

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Reserve at Stoney Creek



ADDRESS 8003 Cameryn Place, Pasadena, MD, 21122 **COMMUNITY TYPE** Market Rate - General **STRUCTURE TYPE** 4 Story – Mid Rise **UNITS** 164 **VACANCY** 4.3 % (7 Units) as of 11/30/22 **OPENED IN** 2011



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	3%	\$1,664	779	\$2.14
One/Den	2%	\$1,849	919	\$2.01
Two	70%	\$2,041	1,142	\$1.79
Three	26%	\$2,274	1,351	\$1.68

Community Amenities

Clubhouse, Fitness Room, Business Center, Concierge, EV Charging Station, Outdoor Kitchen, Picnic Area, Elevator Served

Features

Standard	Dishwasher, Disposal, Microwave, Ceiling Fan, Patio Balcony, High Ceilings
Standard - Full	In Unit Laundry
Central / Heat Pump	Air Conditioning
Select Units	Fireplace, Accessibility
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Black	Appliances
Laminate	Countertops
Community Security	Intercom, Keyed Bldg Entry

Parking

Parking Description	Free Surface Parking
Parking Description #2	Attached Garage — \$75.00

Contacts

Owner / Mgmt.	Dolben Properties
Phone	443-334-8224

Comments

As of 11/30/22- 2 accessible units, neither are vacant.
Crown molding, chair rail, breakfast bars.
Game Room with Billiards.

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Brigantine		1	1.0	5	\$1,690	779	\$2.17	Market	-
Coble	Den	1	1.0	3	\$1,875	919	\$2.04	Market	-
Clipper		2	2.0	38	\$2,035	1,083	\$1.88	Market	-
Sloop		2	2.0	38	\$2,010	1,093	\$1.84	Market	-
Skipjack		2	2.0	38	\$2,155	1,249	\$1.73	Market	-
Schooner		3	2.0	42	\$2,300	1,351	\$1.70	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/15/19
% Vac	4.3%	1.2%	1.8%
One	\$845	\$0	\$0
One/Den	\$1,875	\$0	\$0
Two	\$2,067	\$1,728	\$1,673
Three	\$2,300	\$0	\$0

Adjustments to Rent

Incentives	none
Utilities in Rent	Trash
Heat Source	Natural Gas

Initial Absorption

Opened: 2010-10-01	Months: 6.0
Closed: 2011-04-15	14.7 units/month

Reserve at Stoney Creek

Southgate Apts & TH



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
362 Klagg Ct #201, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden/TH	515	1.9 % (10 Units) as of 11/30/22	1966



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	0%	\$1,182	526	\$2.25
Two	0%	\$1,574	863	\$1.82
Two/Den	0%	\$1,657	979	\$1.69
Three	0%	\$1,855	1,007	\$1.84

Community Amenities
Central Laundry, Outdoor Pool, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Central / Heat Pump	Air Conditioning
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Not Available	Accessibility
Black	Appliances
Laminate	Countertops
Community Security	Monitored Unit Alarms

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	A&G Management
Parking Description #2		Phone	877-420-0566

Comments
As of 11/30/22- 0 accessible units available in community. No Unit Mix.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0		\$1,247	526	\$2.37	Market	-
Garden		2	1.0		\$1,501	830	\$1.81	Market	-
Townhouse		2	1.5		\$1,797	897	\$2.00	Market	-
Garden	Den	2	1.0		\$1,732	979	\$1.77	Market	-
Townhouse		3	1.5		\$1,941	1,007	\$1.93	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/15/19
% Vac	1.9%	0.0%	0.0%
One	\$1,247	\$1,099	\$1,064
Two	\$1,099	\$948	\$923
Two/Den	\$1,732	\$1,476	\$1,448
Three	\$1,941	\$1,674	\$1,633

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Natural Gas

Southgate Apts & TH

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Tall Pines



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7888 Tall Pines Court, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	276	0.0 % (0 Units) as of 11/30/22	1976



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	44%	\$1,272	741	\$1.72
One/Den	8%	\$1,355	852	\$1.59
Two	48%	\$1,417	960	\$1.48

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Microwave
Central / Heat Pump	Air Conditioning
Select Units	Patio Balcony
Carpet	Flooring Type 1
Vinyl/Linoleum	Flooring Type 2
Not Available	Accessibility
Black	Appliances
Laminate	Countertops
Community Security	Patrol

Parking		Contacts	
Parking Description	Free Surface Parking	Owner / Mgmt.	Henderson Webb, Inc
Parking Description #2		Phone	410-766-5666

Comments
Breakfast bars. Pantries in select units.
As of 11/30/22-0 accessible units available in community.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	121	\$1,337	741	\$1.80	Market	-
Garden	Den	1	1.0	23	\$1,420	852	\$1.67	Market	-
Garden		2	1.0	132	\$1,492	960	\$1.55	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/15/19
% Vac	0.0%	0.0%	0.0%
One	\$669	\$545	\$582
One/Den	\$1,420	\$1,155	\$1,155
Two	\$1,492	\$1,212	\$1,245

Adjustments to Rent	
Incentives	None
Utilities in Rent	Water/Sewer, Trash
Heat Source	Natural Gas

Tall Pines

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(1) Effective Rent is Published Rent, net of concessions and assumes that no utilities are included in rent

(2) Published Rent is rent as quoted by management.

Village Square Apts & TH



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
8029 Crainmont Drive, Glen Burnie, MD, 21061	Market Rate - General	3 Story – Garden/TH	370	1.9 % (7 Units) as of 11/30/22	1968



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
One	43%	\$1,390	600	\$2.32
Two	46%	\$1,762	839	\$2.10
Three	11%	\$2,270	1,190	\$1.91

Community Amenities

Clubhouse, Community Room, Fitness Room, Central Laundry, Outdoor Pool, Playground, Business Center, Dog Park, Picnic Area

Features

Standard	Dishwasher, Disposal, Microwave, IceMaker, Patio Balcony
Select Units	Ceiling Fan
Central / Heat Pump	Air Conditioning
Hardwood	Flooring Type 1
Carpet	Flooring Type 2
Not Available	Accessibility
SS	Appliances
Laminate	Countertops

Parking

Parking Description	Free Surface Parking
Parking Description #2	Fee for Reserved — \$50.00

Contacts

Owner / Mgmt.	Morgan Properties
Phone	410-969-1523

Comments

As of 11/30/22 - 0 accessible units available for rent.
Trash-\$15

Floorplans (Published Rents as of 11/30/2022) (2)

Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		1	1.0	158	\$1,390	600	\$2.32	Market	-
Garden		2	1.0	144	\$1,680	795	\$2.11	Market	-
Garden Townhouse		2	1.5	26	\$2,215	1,085	\$2.04	Market	-
Townhouse		3	2.5	42	\$2,270	1,190	\$1.91	Market	-

Historic Vacancy & Eff. Rent (1)

Date	11/30/22	07/29/20	05/30/19
% Vac	1.9%	0.0%	1.9%
One	\$1,390	\$1,072	\$1,025
Two	\$1,948	\$1,496	\$1,418
Three	\$2,270	\$1,879	\$1,910

Adjustments to Rent

Incentives	Daily Pricing; none
Utilities in Rent	
Heat Source	Natural Gas

Village Square Apts & TH

Windbrooke



ADDRESS	COMMUNITY TYPE	STRUCTURE TYPE	UNITS	VACANCY	OPENED IN
7906 Silent Shadow Court, Glen Burnie, MD, 21061	Market Rate - General	3 Story - Garden	186	0.0 % (0 Units) as of 11/30/22	1976



Unit Mix & Effective Rent (1)				
Bedroom	%Total	Avg Rent	Avg SqFt	Avg \$/SqFt
Studio	6%	\$980	347	\$2.82
One	56%	\$1,099	613	\$1.79
One/Den	8%	\$1,162	704	\$1.65
Two	29%	\$1,259	742	\$1.70

Community Amenities
Central Laundry, Playground

Features	
Standard	Dishwasher, Disposal, Patio Balcony
Select Units	Ceiling Fan
Hook Ups	In Unit Laundry
Central / Heat Pump	Air Conditioning
Standard - In Unit	Storage
Carpet	Flooring Type 1
Ceramic	Flooring Type 2
Not Available	Accessibility
Black	Appliances
Laminate	Countertops

Parking	
Parking Description	Free Surface Parking
Parking Description #2	

Contacts	
Owner / Mgmt.	Henderson Webb, Inc
Phone	833-345-1984

Comments
Shares leasing office with Rainbow View. As of 11/30/22 - 0 accessible units in community.

Floorplans (Published Rents as of 11/30/2022) (2)									
Description	Feature	BRs	Bath	# Units	Rent	SqFt	Rent/SF	Program	IncTarg%
Garden		0	1.0	12	\$1,076	347	\$3.10	Market	-
Garden		1	1.0	105	\$1,199	613	\$1.96	Market	-
Garden	Den	1	1.0	15	\$1,262	704	\$1.79	Market	-
Garden		2	1.0	54	\$1,379	742	\$1.86	Market	-

Historic Vacancy & Eff. Rent (1)			
Date	11/30/22	07/29/20	05/09/19
% Vac	0.0%	0.0%	0.0%
Studio	\$1,076	\$944	\$932
One	\$600	\$529	\$524
One/Den	\$1,262	\$1,125	\$1,115
Two	\$1,379	\$1,195	\$1,158

Adjustments to Rent	
Incentives	None
Utilities in Rent	Electricity, Water/Sewer, Trash
Heat Source	Electric

Windbrooke

APPENDIX 3 ACCESSABLE UNITS BY COMMUNITY

Accessible Units in the Annapolis Market

Map	Project	Total Units	Accessible Units	
			# Units	Vacant Units
1	Mariner Bay at Annapolis Towne Centre	208	-	0
2	Gardens of Annapolis	106	-	0
3	Crosswinds at Annapolis Towne Center	215	4	0
4	Maris Apartments	293	4	0
5	Stone Point	312	-	-
6	The James	236	6	0
7	Bell Annapolis on West	300	-	2
8	Regatta Bay	245	-	1
9	Bayshore Landing	158	-	0
10	Admiral Farragut	289	1	0
11	Berkshire Annapolis Bay	216	-	0
12	Oakland Hills	136	-	-
13	Bay Hills	120	-	0
14	West Woods	57	-	0
15	Westwinds	210	6	0
16	Nautilus Pointe	608	20	0
17	Annapolis Roads	282	-	-
18	Spa Cove	178	-	0
19	Harbour Gates	516	28	5
20	Conte Lubrano	70	-	-
21	Quiet Waters Landing	390	-	0
22	Allen Apartments	102	-	0
23	Bay Forest	120	12	0
24	Residences at Annapolis Gardens	150	5	0
25	Obery Court/College Creek	174	-	0
26	Victoria Park at Edgewater	102	18	0
27	Towne Courts TH and Flats	42	20	0
28	Admiral Oaks	159	20	0
29	Homes at the Glen	56	-	0
30	Bay Ridge	198	-	0
31	Bloomsbury Square	51	5	0
32	Bowman Pl/Homes at Monument	81	5	0
33	Bywater Mutual Homes	308	-	0
34	Claiborne Place	175	-	0
35	College Parkway Place	170	5	0
36	Eastport Terrace	84	5	-
37	Harbour House	273	14	0
38	Langton Green	24	-	0
39	Morris H. Blum Senior	154	-	0
40	Newtowne 20	78	4	0
41	Residences at Bates Heritage Park	71	-	0
42	Robinwood	150	-	0
43	Woodside Garden	144	-	0
Total		8,011	182	8

Source: Phone survey, RPRG December 2022

Accessible Units in the Glen Burnie-Linthicum Market

Map	Project	Total Units	Accessible Units	
			# Units	Vacant Units
44	Villas at Dorsey Ridge, The	238	-	-
45	Serenity Place at Dorsey Ridge	323	10	0
46	Avalon Arundel Crossing	384	40	0
47	TGM Creekside Village	208	-	0
48	Crain Court	126	0	0
49	Woodfall Greens	230	15	0
50	Regency Club	316	-	-
51	Aquahart Manor	124	0	0
52	Townes at Heritage Hill	469	-	-
53	Glen Ridge	286	0	0
54	Lynn Hill	240	30	-
55	Oakridge Manor	165	4	0
56	Colonial Square	247	0	0
57	Americana Southdale	506	-	-
58	Stagecoach	186	-	-
59	Severn Square	60	-	-
60	Twin Coves	132	40	0
61	Glen Burnie Town	54	-	0
62	Old Stage	55	-	-
63	Gateway Landing	264	-	-
64	Cedar Creek	334	0	0
65	Annabal Apartments	150	0	0
66	Willows, The	352	-	-
67	Villages at Marley Station	757	-	0
68	Hammarlee House	55	6	0
69	Woodcrest	347	-	-
70	Park View at Furnace Branch	100	100	0
71	Greens at Hammond Lane	155	10	0
72	Marley Meadows	36	4	0
73	Arundel Woods Senior	72	72	0
74	Heritage at Freetown	154	-	-
75	Heritage at Sun Valley	290	290	3
76	Heritage at Town Center	127	14	0
77	Heritage Crest	100	100	0
78	Heritage Overlook	100	-	0
79	Oakleaf Villas	24	10	0
80	Pumphrey House	15	-	-
Total		7,781	745	3

Source: Phone survey, RPRG December 2022

Accessible Units in the Odenton-Crofton Market

Map	Project	Total Units	Accessible Units	
			# Units	Vacant Units
81	Shirley, The	270	-	1
82	Residences at Arundel Preserve	474	0	0
83	Monarch	246	0	0
84	Palisades at Arundel Preserve	330	-	-
85	322 Baldwin	212	-	0
86	Echelon at Odenton	242	3	1
87	Elms at Shannon's Glen	364	-	1
88	Beacon at Waugh Chapel	298	6	1
89	Flats 170 at Academy Yard	369	-	-
90	Arbors at Arundel Preserve	496	-	-
91	Avalon Russett	234	-	-
92	Arrive Crofton	406	-	0
93	Concord Park at Russett	335	-	0
94	Village at Odenton Station	235	-	0
95	Elms @ Odenton	252	16	2
96	Fieldstone Farm	187	60	0
97	The Crossings at Russett	426	-	0
98	Elms at Stoney Run Village	386	9	0
99	Riverscape at Piney Orchard	280	-	0
100	Carlyle	100	None	None
101	Arrive Odenton South	278	-	0
102	Lake Village	639	-	0
103	ReNew Odenton	300	-	-
104	TGM Odenton	396	5	3
105	North Forest	182	None	None
106	Woodside	394	-	0
107	Elms at Laurel Park	254	-	0
108	Arrive Odenton North	264	-	0
109	Crofton Village	258	-	0
110	Groves at Piney Orchard	258	85	0
111	Orchards at Severn	500	0	0
112	Tall Oaks	352	-	-
113	Highland Court Apts	78	-	-
114	Ashley	471	-	0
115	Park Glen	171	0	0
116	Calvert at Quarterfield Station	203	None	None
117	Berger Square	48	-	-
118	Somerset Woods	200	0	0
119	Friendship Station Senior	88	10	0
120	Friendship Village Sr Housing	63	7	0
121	Heritage at Odenton	55	6	0
122	Heritage at Severna	200	40	0
Total		11,794	247	9

Source: Phone survey, RPRG December 2022

Accessible Units in the Severna Park-Pasadena Market

Map #	Project	Total Units	Accessible Units	
			# Units	Vacant Units
123	Islands of Fox Chase, The	223	13	3
124	Reserve at Stoney Creek	164	2	0
125	Creekstone Village	349	6	0
126	Ashberry, The	336	4	1
127	Pointe at Harpers Mill, The	360	9	0
128	Elms at Old Mill, The	240	0	0
129	Glen Mar	176	0	0
130	Village Square Apts & TH	370	0	0
131	Chesapeake Glen	799	9	3
132	Quail Hollow	336	0	0
133	Southgate Apts & TH	515	0	0
134	Hidden Woods	492	5	2
135	Mountain Ridge	240	0	0
136	Tall Pines	276	0	0
137	Rainbow View	156	11	0
138	Windbrooke	186	0	0
139	Glen Forest Senior	100	44	0
140	Park View at Severna Park	100	100	0
141	Glenview Garden	204	0	0
142	Oakwood Family Homes	22	0	0
Total		5,644	203	9

Source: Phone survey, RPRG December 2022

APPENDIX 4 NCHMA GLOSSARY OF TERMS

National Council of Housing Market Analysis

Market Study Terminology

Effective January 4, 2008, all housing market studies performed by NCHMA members incorporate the member certification, market study index, the market study terminology and market study standards. State Housing Finance Agencies and other industry members are welcome to incorporate the information below in their own standards.

I. Common Market Study Terms

The terms in this section are definitions agreed upon by NCHMA members. Market studies for affordable housing prepared by NCHMA members should use these definitions in their studies except where other definitions are specifically identified.

Terminology	Definition
Absorption period	The period of time necessary for a newly constructed or renovated property to achieve the <i>stabilized level of occupancy</i> . The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the <i>stabilized level of occupancy</i> has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
Absorption rate	The average number of units rented each month during the <i>absorption period</i> .
Acceptable <i>rent burden</i>	The rent-to-income ratio used to qualify tenants for both income-restricted and non-income restricted units. The acceptable rent burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.



Achievable Rents	See <i>Market Rent</i> , <i>Achievable Restricted Rent</i> .
Amenity	Tangible or intangible benefits offered to a tenant. Typical amenities include on-site recreational facilities, planned programs, services and activities.
Annual demand	The total estimated demand present in the market in any one year for the type of units proposed.
Assisted housing	Housing where federal, state or other programs <i>subsidize</i> the monthly costs to the tenants.
Bias	A proclivity or preference, particularly one that inhibits or entirely prevents an impartial judgment.
Capture rate	The percentage of age, size, and income qualified renter households in the <i>primary market area</i> that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The <i>Capture Rate</i> is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the <i>primary market area</i> . See also: penetration rate.
Comparable property	A property that is representative of the rental housing choices of the subject's <i>primary market area</i> and that is similar in construction, size, amenities, location, and/or age. Comparable and <i>competitive</i> properties are generally used to derive market rent and to evaluate the subject's position in the market. See the NCHMA white paper <i>Selecting Comparable Properties</i>
Competitive property	A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.
Comprehensive Market Study	NCHMA defines a comprehensive market study for the purposes of IRS Section 42 as a market study compliant with its Model Content Standards for Market Studies for Rental Housing. Additionally, use of the suggested wording in the NCHMA certification without limitations regarding the

comprehensive nature of the study, shows compliance with the IRS Section 42 request for completion of a market study by a 'disinterested party.'

Concession	Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or for free amenities, which are normally charged separately (i.e. washer/dryer, parking).
Demand	The total number of households in a defined market area that would potentially move into the proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.
Effective rents	Contract rent less concessions.
Household trends	Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation), changes in average household size, and net <i>migration</i> .
Income band	The range of incomes of households that can afford to pay a specific rent but do not have below any applicable program-specific maximum income limits. The minimum household income typically is based on a defined <i>acceptable rent burden</i> percentage and the maximum typically is pre-defined by specific program requirements or by general market parameters.
Infrastructure	Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.
Market advantage	The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser

of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

$$(\text{market rent} - \text{proposed rent}) / \text{market rent} * 100$$

Market analysis	A study of real estate market conditions for a specific type of property.
Market area	See <i>primary market area</i> .
Market demand	<p>The total number of households in a defined market area that would potentially move into any new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining project-specific demand.</p> <p>A common example of market demand used by HUD's MAP program, which is based on three years of renter household growth, loss of existing units due to demolition, and market conditions.</p>
Market rent	The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the <i>primary market area</i> considering its location, features and amenities. Market rent should be adjusted for <i>concessions</i> and owner paid utilities included in the rent. See the NCHMA publication <i>Calculating Market Rent</i> .
Market study	A comprehensive study of a specific proposal including a review of the housing market in a defined market area. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. The minimal content of a market study is shown in the NCHMA publication <i>Model Content for Market Studies for Rental Housing</i> .
Marketability	The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.



Market vacancy rate, economic	Percentage of rent loss due to concessions, vacancies, and non-payment of rent on occupied units.
Market vacancy rate, physical	Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage.
Migration	The movement of households into or out of an area, especially a <i>primary market area</i> .
Mixed income property	An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low income tax credit property with income limits of 30%, 50% and 60%).
Mobility	The ease with which people move from one location to another.
Move-up demand	An estimate of how many consumers are able and willing to relocate to more expensive or desirable units. Examples: tenants who move from class-C properties to class-B properties, or tenants who move from older tax credit properties to newer tax credit properties-
Multi-family	Structures that contain more than two housing units.
Neighborhood	An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.
Net rent (also referred to as contract rent or lease rent)	Gross rent less <i>tenant paid utilities</i> .
Penetration rate	The percentage of age and income qualified renter households in the <i>primary market area</i> that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the <i>stabilized level of occupancy</i> . Funding agencies may require restrictions to the qualified Households used in the calculation including age, income, living in substandard housing, mover ship and other comparable factors.



units in all proposals / households in market * 100

See also: capture rate.

Pent-up demand	A market in which there is a scarcity of supply and vacancy rates are very low.
Population trends	Changes in population levels for a particular area over a specific period of time—which is a function of the level of births, deaths, and net <i>migration</i> .
Primary market area	A geographic area from which a property is expected to draw the majority of its residents. See the NCHMA publication <i>Determining Market Area</i> .
Programmatic rents	See <i>restricted rents</i> .
Project based rent assistance	Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.
Redevelopment	The redesign or rehabilitation of existing properties.
Rent burden	Gross rent divided by adjusted monthly household income.
Rent burdened households	Households with <i>rent burden</i> above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.
Restricted rent	The rent charged under the restrictions of a specific housing program or subsidy.
Restricted rent, Achievable	The rents that the project can attain taking into account both market conditions and rent in the <i>primary market area</i> and income restrictions.
Saturation	The point at which there is no longer demand to support additional units. Saturation usually refers to a particular segment of a specific market.



Secondary market area	The portion of a market area that supplies additional support to an apartment property beyond that provided by the primary market area.
Special needs population	Specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.
Stabilized level of occupancy	The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.
Subsidy	Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's <i>contract rent</i> and the amount paid by the tenant toward rent.
Substandard conditions	Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.
Target income band	The <i>income band</i> from which the subject property will draw tenants.
Target population	The market segment or segments a development will appeal or cater to. State agencies often use target population to refer to various income set asides, elderly v. family, etc.
Tenant paid utilities	The cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.
Turnover period	An estimate of the number of housing units in a market area as a percentage of total housing units in the market area that will likely change occupants in any one year. See also: vacancy period. Housing units with new occupants / housing units * 100 2. The percent of occupants in a given apartment complex that move in one year.
Unmet housing need	New units required in the market area to accommodate household growth, homeless people, and households in substandard conditions.



Unrestricted rents	Rents that are not subject to <i>restriction</i> .
Unrestricted units	Units that are not subject to any income or rent restrictions.
Vacancy period	The amount of time that an apartment remains vacant and available for rent.
Vacancy rate- economic vacancy rate - physical	Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

Terminology	Definition
Area Median Income (AMI)	100% of the gross median household income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.
Attached housing	Two or more dwelling units connected with party walls (e.g. townhouses or flats).
Basic Rent	The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223(d)(3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.
Below Market Interest Rate Program (BMIR)	Program targeted to renters with income not exceeding 80% of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.
Census Tract	A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.



Central Business District (CBD)	The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.
Community Development Corporation (CDC)	Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.
Condominium	A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.
Contract Rent	1. The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease. (HUD & RD) 2. The monthly rent agreed to between a tenant and a landlord (Census).
Difficult Development Area (DDA)	An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.
Detached Housing	A freestanding dwelling unit, typically single-family, situated on its own lot.
Elderly or Senior Housing	Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by Households where at least one Household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.
Extremely Low Income	Person or Household with income below 30% of Area Median Income adjusted for Household size.
Fair Market Rent (FMR)	The estimates established by HUD of the Gross Rents (Contact Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD



generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Garden Apartments	Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.
Gross Rent	The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.
High-rise	A residential building having more than ten stories.
Household	One or more people who occupy a housing unit as their usual place of residence.
Housing Unit	House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.
Housing Choice Voucher (Section 8 Program)	Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible Households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30% of adjusted income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.
Housing Finance Agency (HFA)	State or local agencies responsible for financing housing and administering Assisted Housing programs.
HUD Section 8 Program	Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants' adjusted income.



HUD Section 202 Program	Federal Program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.
HUD Section 811 Program	Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.
HUD Section 236 Program	Federal program which provides interest reduction payments for loans which finance housing targeted to Households with income not exceeding 80% of area median income who pay rent equal to the greater of Basic Rent or 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.
Income Limits	Maximum Household income by county or Metropolitan Statistical Area , adjusted for Household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI. HUD publishes Income Limits each year for 30% median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.