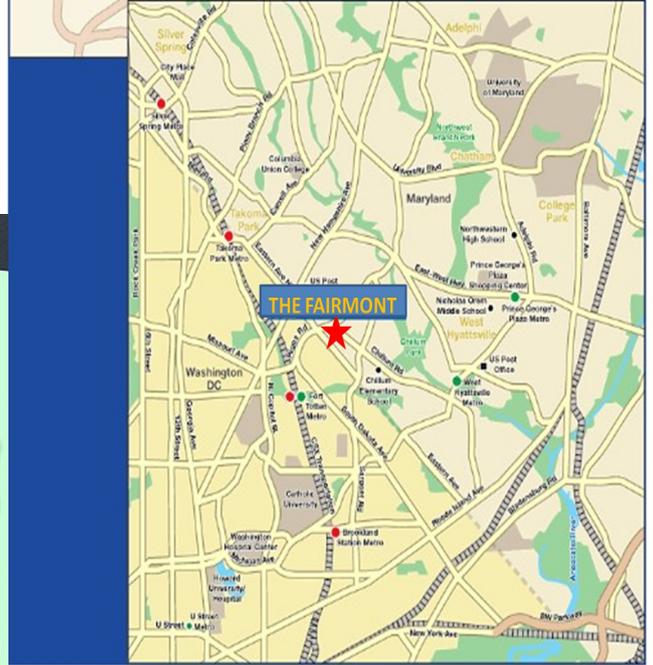


Multi-Property Residential Portfolio Sale

The Fairmont Condos, Hyattsville, MD

Asking Price: \$1,450,000



ORA is selling a portfolio of residential condominiums located in Prince George's County. The portfolio consists of 15 condos. The properties are professionally managed by MMI. The properties generate an annual net operating income (after taxes and management fee) of \$127,563. Each unit has been recently renovated and leased. Attached is the financial information. This portfolio is a unique opportunity for an investor to own multiple, well-managed properties while benefiting from stable income. The asking price for this portfolio is \$1,450,000. This represents an approximate 8.7% yield to the purchaser.



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

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Multi-Property Residential Portfolio Sale

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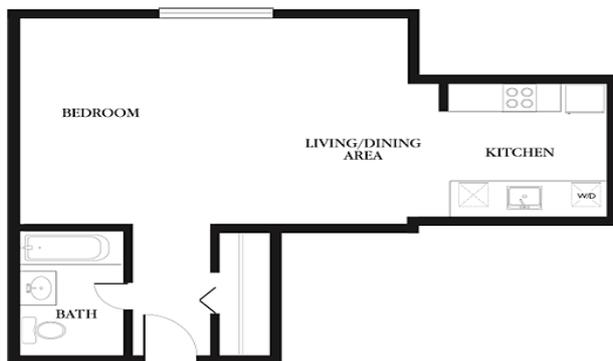
Rental Portfolio

Fairmont Condos in Hyattsville, MD												
Building #	Street Name	Unit	Type	SF	Buy Date	Lease Start	Lease End	RENT	HOA	7.5% Mgmt	Taxes	NOI/mo
1005	Chillum Rd	214	2 BR / 1 BA	889	10/31/11	3/24/12	M-to-M	1,250	312	94	67	777
1001	Chillum Rd	101	1 BR / 1 BA	595	10/31/11	3/1/13	3/31/14	1,025	339	77	62	548
1001	Chillum Rd	204	2 BR / 1 BA	889	6/3/11	9/20/12	8/31/13	1,325	339	99	67	819
1001	Chillum Rd	214	2 BR / 1 BA	889	4/29/11	9/1/11	8/31/13	1,300	319	98	67	816
1005	Chillum Rd	313	2 BR + Den / 1 BA	1,003	10/31/11	3/1/13	3/31/14	1,375	392	103	71	809
1005	Chillum Rd	303	2 BR + Den / 1 BA	1,003	5/26/11	1/25/13	1/31/14	1,300	392	98	71	739
1009	Chillum Rd	109	1 BR / 1 BA	669	10/31/11	1/1/13	12/31/13	1,100	248	83	62	708
1009	Chillum Rd	112/113	3 BR / 2 BA	1,300	10/31/11	1/1/13	12/31/13	1,425	490	107	88	740
1009	Chillum Rd	207	1 BR + Den / 1 BA	740	4/20/12	6/13/12	6/30/13	1,150	294	86	62	708
1009	Chillum Rd	101	1 BR / 1 BA	595	10/31/11	3/18/12	2/28/13	1,025	331	77	62	556
5601	Parker House Terrace	101	1 BR / 1 BA	595	10/31/11	2/1/13	1/31/14	1,050	319	79	62	591
5601	Parker House Terrace	108	2 BR + Den / 1 BA	1,003	10/31/11	11/15/12	10/31/13	1,325	378	99	71	777
5601	Parker House Terrace	309	1 BR / 1 BA	669	6/3/11	8/1/12	7/31/13	1,175	259	88	62	766
5601	Parker House Terrace	107	1 BR + Den / 1 BA	740	n/a	n/a	n/a	1,150	283	86	62	719
5601	Parker House Terrace	320	Studio	359	10/31/11	12/1/11	11/30/12	775	116	58	44	557
TOTAL		15	Apts	11,938				17,750	4,811	1,331	977	10,630
AVERAG E				795.87				1,183	321	89		709

NOI/YR 127,563.21
 Asking Price 1,450,000
 Yield 8.8%

ASPEN

STUDIO, 1 BATH



Property Details:

- Multi property portfolio sale
- Portfolio contains 15 condos
- Units are mix of studios, 1, 2, and 3 bedroom configurations

- All units professionally managed
- Approx 1 mile from the Fort Totten Metro Station
- All units recently renovated and new features include: stainless appliances, flooring, counter tops, washers/dryers, renovated bathrooms and more
- Annual net operating income \$127,563 after taxes, management and HOA fees
- Portfolio yields 8.7% to investor upon 100% occupancy
- ideal investment for investor looking for stabilized, well-managed residential assets



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