

\$89,474 - 4946 Brookwood, BROOKLYN

MLS® #MDAA2125312

\$89,474

3 Bedroom, 1.00 Bathroom, 1,254 sqft
Residential on 0.00 Acres

BROOKWOOD, BROOKLYN, MD

This 10-property, 19-unit portfolio in Anne Arundel County is being brought to market at \$89,473 per unit, approximately 11% below the area's average sales price of \$100,217 per unit. The portfolio generates a strong day-one cap rate of 7.26%, with a clear path to a stabilized cap rate of 11.4% through strategic rent increases and modest unit improvements. Current average rents across the portfolio are approximately \$1,000 per unit, while market rents in the area average \$1,400, presenting an immediate \$500/month per unit income upside. Once stabilized at market rents, the portfolio has the potential to achieve a cap rate of approximately 11.4%, making this a compelling opportunity for investors see

This 10-property, 19-unit portfolio in Anne Arundel County presents an exceptional investment opportunity with a mix of 2-3 bedroom brick duplexes and a rowhome, all featuring basements and efficient layouts perfect for rental income. The units are largely move-in ready, boasting updated kitchens with granite countertops and hardwood flooring for modern appeal. Most include refrigerators and ranges, while 2 units offer the added convenience having washer and dryer. Heating is reliably provided by gas furnaces, with 10 units also equipped with baseboard heaters for extra comfort. Cooling solutions vary, with 10 units featuring window or portable AC and 3 units utilizing radiator systems. Each unit benefits from separately



metered utilities serviced by BGE and public water/sewer, simplifying management. Ideal for investors seeking a low-maintenance, high-demand portfolio, this collection combines charm, functionality, and strong income potential in a thriving location.

Anne Arundel County is home to approximately 597,052 residents as of 2025. The county features a variety of local retail centers and shops, including the redeveloped Annapolis Mall, where significant investment is underway—replacing the former JCPenney space with new tenants like OneLife Fitness and a supermarket. Nearby developments include major mixed-use projects in Odenton Town Center, such as the “Blue Oaks at North Odenton” apartments, Meade Center’s retail and office spaces, and new Starbucks and Wawa locations, as well as a large MARC parking garage currently under construction. Educational attainment is strong, with 45.2% of residents aged 25 and over holding at least a bachelor’s degree. Major employers include Fort George G. Meade (over 64,000 employees), Anne Arundel County Public Schools (15,794), the State of Maryland (11,584), and BWI Thurgood Marshall Airport (10,000 jobs). Local transit options are robust, with BWI Thurgood Marshall Airport, Amtrak, MARC commuter rail, MTA light rail, commuter buses, and the Anne Arundel Connector. The area is also served by major highways and shuttle services, providing efficient access throughout the county and beyond.

This property is part of a portfolio sale of 10 properties and a total of 19 Units

Total Selling Price: \$1,700,000.00

4931 BROOKWOOD RD. BALTIMORE 21225

4946 BROOKWOOD RD. BALTIMORE 21225

5201 BROOKWOOD RD. BALTIMORE 21225

5210 BROOKWOOD RD. BALTIMORE 2122

5906 1ST ST. BALTIMORE 21225
912 1ST ST. BALTIMORE 21225
915 1ST ST. BALTIMORE 21225
923 1ST ST. BALTIMORE 21225
942 1ST ST. BALTIMORE 21225
907 VICTORY AVE. BALTIMORE 21225

Built in 1948

Essential Information

MLS® #	MDAA2125312
Price	\$89,474
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1948
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	4946 Brookwood
Subdivision	BROOKWOOD
City	BROOKLYN
County	ANNE ARUNDEL-MD
State	MD
Zip Code	21225

Interior

Heating	Other
Cooling	Other
Has Basement	Yes
Basement	Partially Finished
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Other

School Information

District	ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 4th, 2025
Days on Market	53
Zoning	R15

Listing Details

Listing Office	Midfield Realty
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