

OFORI & CO.

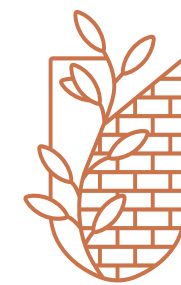
INVESTMENT PORTFOLIO



2012 - 2021
Best Selected

Author
Trish Ofori

TRISH OFORI



OFORI & CO.
MAKE SPACE

| CONTACT

BALTIMORE, MD
211 W Read St.
Suite 3
Baltimore, MD 21201

-  www.oforiandco.com
-  [@oforiandco](https://www.instagram.com/oforiandco)
-  info@oforiandco.com
-  +1 202 423 3719

| ABOUT

Ofori & Co. is a boutique real estate sales & investment company specializing in multi-unit development and single family renovations. We focus on easy-living, human-centered spaces. Our design philosophy is contemporary and functional while staying true to the neighborhood's aesthetic. We make space that fosters community-building, creativity and collaboration. We ground ourselves in those values.

Ofori has over a decade of experience managing the various facets of over 200+ real estate transactions in the DC Metro area. We've expanded our reach to Baltimore, where our vision for innovative, accessible and sustainable projects has room to grow. Come experience the way we invest.



211 W. READ STREET

BALTIMORE, MD
2019 – PRESENT

211 W. READ STREET

BALTIMORE, MD
21201

MIXED-USE BUILDING

ACQUISITION:
\$165,000 | 9.30.19

Renovation budget: \$275k

Before Renovation Bedrooms | Baths: 0 | 2

After Renovation Bedrooms | Baths: 2 units each 1 | 1

Sold Price | Date: held as rental property



211 W. READ STREET

We acquired this previously derelict commercial building in need of a complete renovation. An abandoned movie store was originally on the first floor and there was one 2-level unit above. We worked with architects and structural engineers to redesign the property to be a retail shop on the first floor, and two separate apartments on the 2nd and 3rd floor w/ a small outdoor patio. The home was fully sprinklered, and we installed a complete fire alarm system to meet commercial codes. All utilities are separately metered as well for tenant ease.

Ductless heating and cooling systems were installed in addition to separate 150 amp electrical panels in each unit. Each unit also contains separate tankless water systems and wood floors throughout the two residential apartments with a mix of decorative tile + wood on the commercial floor. Everything in the building is completely new including, roof, plumbing, electrical, ductless heating, framing, drywall, fixtures and appliances.



2205 COLD SPRING LANE

BALTIMORE, MD
2021

2205 COLD SPRING LANE

BALTIMORE, MD
21214

MIXED-USE BUILDING

ACQUISITION:
\$129,000 | 2.12.2021

Renovation budget: \$120k
Before Renovation Bedrooms | Baths: 3 | 1 | 1
After Renovation Bedrooms | Baths: 4 | 3
Sold Price | Date: \$315,000 | 6.29.2021



2205 COLD SPRING LANE

Home was purchased from a large real estate acquisition group. All major systems in home were updated including HVAC , electrical panel, new wiring , updated plumbing, new water heater, new windows and new roof. We added a full bath on main level and added one additional full bath the 2nd level. Opened up kitchen / dining area on main level by removing wall. Parking pad was resurfaced and home was landscaped. We also painted the exterior of the home to add to the curb appeal. This transaction took a little over 4 months from acquisition to resale.



5101 EUGENE AVENUE

BALTIMORE, MD
2020



5101 EUGENE AVENUE

BALTIMORE, MD
21206

SINGLE FAMILY HOME

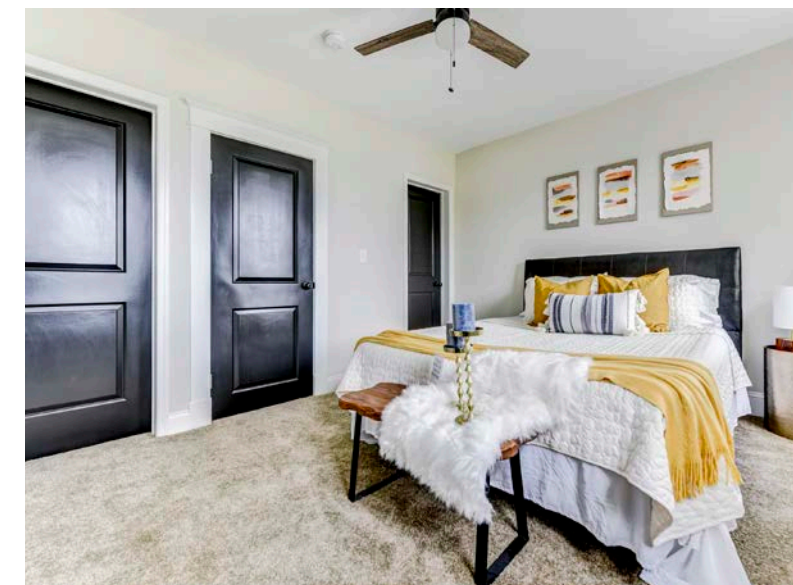
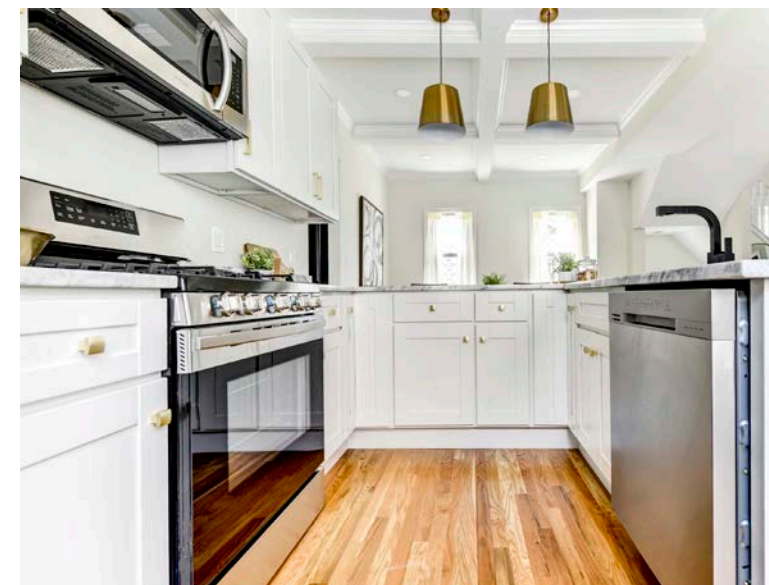
ACQUISITION:
\$97,000 | 2.19.2020

Renovation budget: \$120k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

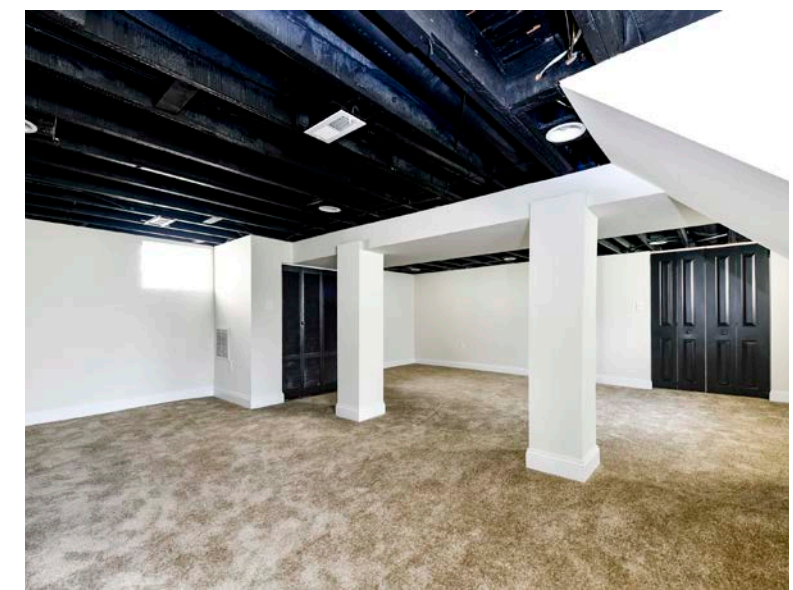
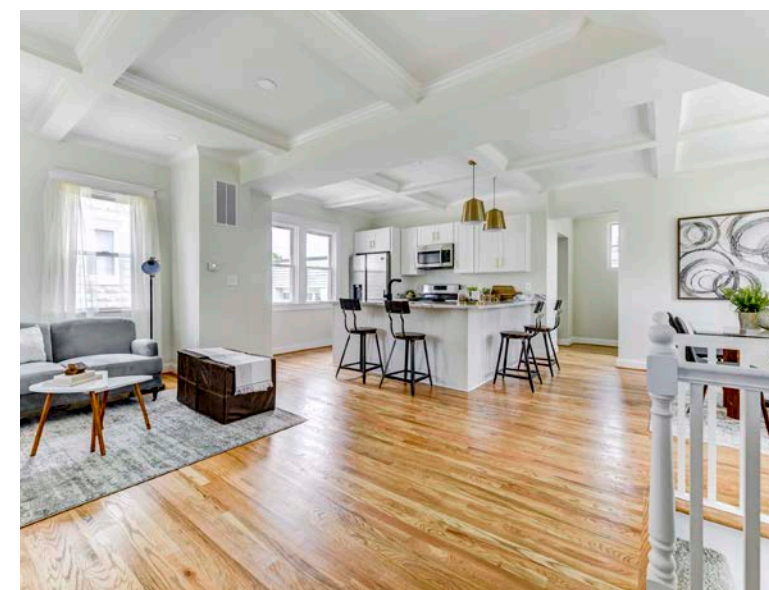
After Renovation Bedrooms | Baths: 3 | 3

Sold Price | Date: \$264,900 | 9.26.2020



5101 EUGENE AVENUE

Home was purchased at online auction and was an REO (real estate owned) property. We took everything down to studs and changed the layout on the 2nd level to accommodate a on-suite master bathroom, along with a full walk in closet in the master bedroom. We added a hallway full bath on 2nd level, as well. On the 1st level, we opened up the floor plan by removing a wall and added a bedroom and full bath. The floor plan was open, contemporary and modern. All major systems in the house were replaced. New roof, new plumbing and updated electrical. We also added a deck from rear of house and did extensively landscaping to level a yard that had been left barren for years . We painted the exterior of the home to add to the curb appeal.





2809 N. HOWARD STREET

BALTIMORE, MD
2019- 2020

2809 N. HOWARD STREET

BALTIMORE, MD
21218

SINGLE FAMILY HOME

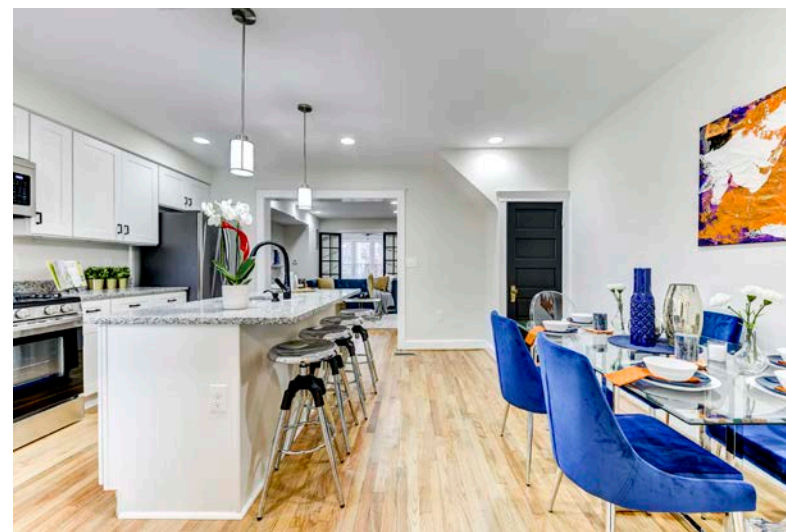
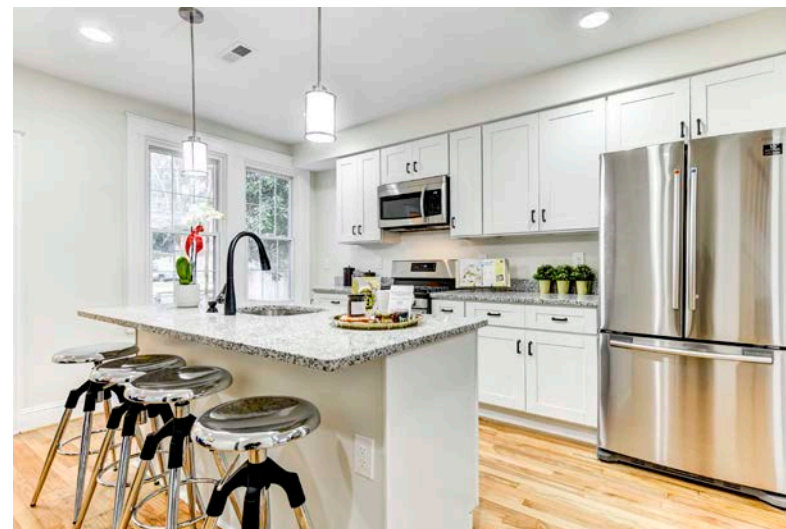
ACQUISITION:
\$138,000 | 9.30.19

Renovation budget: \$68k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 3 | 2 | 1

Sold Price | Date: \$274,000 | 1.24.2020



2809 N. HOWARD STREET

Home was an REO (real estate owned) property. We relocated kitchen, updated electrical, plumbing, removed the old boiler and added a complete new HVAC system. We added a full bath in the master bedroom. New kitchen cabinets + appliances along with granite countertops. New roof, hardwood floors were stained and stained. Wall to wall carpet in the bedrooms and the basement. New framing and drywall throughout select areas in the home along with new light fixtures and recessed lighting in select area.



3209 POPE STREET

WASHINGTON, DC
2018 - 2019



3209 POPE STREET

WASHINGTON, DC
20020

SINGLE FAMILY HOME

ACQUISITION:
\$355,300 | 10.01.2018

Renovation budget: \$80k
Before Renovation Bedrooms | Baths: 3 | 1 | 1
After Renovation Bedrooms | Baths: 4 | 3
Sold Price | Date: \$550,000 | 03.05.2019



3209 POPE STREET

Gut renovation which includes new kitchen appliances, cabinetry and quartz countertops. Hardwood floors throughout home were sanded and stained. HVAC was serviced, kitchen was reconfigured, two new bathrooms installed which included all new fixtures and a complete retiling of floors and showers. New plumbing and electrical installed throughout the home.





3616 MLK BOULEVARD

WASHINGTON, DC
2017 - 2018



3616 MLK BOULEVARD

WASHINGTON, DC
20032

SINGLE FAMILY HOME

ACQUISITION:
\$210,000 | 10.25.2017

Renovation budget: \$150k
Before Renovation Bedrooms | Baths: 3 | 1 | 1
After Renovation Bedrooms | Baths: 4 | 3 | 1
Sold Price | Date: \$480,000 | 9.7.2018



3616 MLK BOULEVARD

Property was bought through a foreclosure auction and required a full gut renovation. We added a new roof, plumbing, electrical, ductwork, HVAC, new framing, and new walls as well. We completely reconfigured the floor plan which included moving structural walls and installing a support beam. Dual HVAC / split system was also installed.





913 45TH PLACE

WASHINGTON, DC
2017

913 45TH PLACE

WASHINGTON, DC
20019

SINGLE FAMILY HOME

ACQUISITION:
\$215,000 | 4.28.2017

Renovation budget: \$65k

Before Renovation Bedrooms | Baths: 3 | 2

After Renovation Bedrooms | Baths: 3 | 2

Sold Price | Date: \$399,999 | 8.11.2017



913 45TH PLACE

Property was acquired through the short sale process. We added a new roof, updated two bathrooms, and a new kitchen complete with new cabinets, appliances and quartz countertops. The basement underwent a complete waterproofing process, then we added new tile flooring, and a new Washer/Dryer closet. Wall-to-wall carpet was installed in the bedrooms and hardwood in the upstairs hallway, living room, kitchen and dining room. The exterior of the home was fully landscaped and a 2-car parking pad was added.



1827 CHANNING STREET

WASHINGTON, DC
2016 – 2019

1827 CHANNING STREET

WASHINGTON, DC
20018

CONDO

ACQUISITION:
\$90,000 | 2.23.2016

Renovation budget: \$35k
Before Renovation Bedrooms | Baths: 1 | 1
After Renovation Bedrooms | Baths: 1 | 1
Sold Price | Date: \$176,000 | 1.31.2019



1827 CHANNING STREET

We purchased this condo as an estate sale and did a full overhaul which included removing a structural wall, reconfiguring the kitchen to create an open floor plan, and adding new plumbing. We also added hardwood floors throughout the home, retiled the bathroom and installed a new vanity.

211 W. READ ST.

BALTIMORE, MD 21201
MIXED-USE APARTMENT BUILDING
ACQUISITION: \$165,000 | 1.30.2018

Renovation budget: \$275k

Before Renovation Bedrooms | Baths: 0 | 2

After Renovation Bedrooms | Baths: 1 | 1 per unit
+ retail space

Sold Price | Date: held as rental property

5101 EUGENE AVE.

BALTIMORE, MD 21206
SINGLE FAMILY HOME
ACQUISITION: \$97,000 | 2.19.2020

Renovation budget: \$120k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 3 | 3

Sold Price | Date: \$264,900 | 9.26.2020

3209 POPE ST.

WASHINGTON, DC 20020
SINGLE FAMILY HOME
ACQUISITION: \$355,300 | 10.1.2018

Renovation budget: \$80k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 4 | 3

Sold Price | Date: \$550,000 | 3.5.2019

2205 COLD SPRING LN.

BALTIMORE, MD 21214
TOWNHOME/ROWHOUSE
ACQUISITION: \$129,000 | 2.12.2021

Renovation budget: \$120k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 4 | 3

Sold Price | Date: \$315,000 | 6.29.2021

2809 N. HOWARD ST.

BALTIMORE, MD 21218
TOWNHOME/ROWHOUSE
ACQUISITION: \$138,000 | 9.30.2019

Renovation budget: \$68k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 3 | 2 | 1

Sold Price | Date: \$274,000 | 1.24.2020

3616 MLK BLVD.

WASHINGTON, DC 20032
SINGLE FAMILY HOME
ACQUISITION: \$210,000 | 10.25.2017

Renovation budget: \$150k

Before Renovation Bedrooms | Baths: 3 | 1 | 1

After Renovation Bedrooms | Baths: 4 | 3 | 1

Sold Price | Date: \$480,000 | 9.7.2018

1607 JUTEWOOD AVE.

CHEVERLY, MD 20785
SINGLE FAMILY HOME
ACQUISITION: \$160,000 | 11.15.2016

Renovation budget: \$15k

Before Renovation Bedrooms | Baths: 2 | 1

After Renovation Bedrooms | Baths: 2 | 1

Sold Price | Date: \$215,500 | 12.23.2019

1827 CHANNING ST.

WASHINGTON, DC 20018
CONDO
ACQUISITION: \$90,000 | 2.23.2016

Renovation budget: \$35k

Before Renovation Bedrooms | Baths: 1 | 1

After Renovation Bedrooms | Baths: 1 | 1

Sold Price | Date: \$176,000 | 1.31.2019

5017 SHERIFF RD.

WASHINGTON, DC 20019
SINGLE FAMILY HOME
ACQUISITION: \$100,000 | 8.10.2012

Renovation budget: \$25-30k

Before Renovation Bedrooms | Baths: 2 | 1

After Renovation Bedrooms | Baths: 2 | 1

Sold Price | Date: \$213,000 | 9.29.2017

913 45TH PL.

WASHINGTON, DC 20019
SINGLE FAMILY HOME
ACQUISITION: \$215,000 | 4.28.2017

Renovation budget: \$65k

Before Renovation Bedrooms | Baths: 3 | 2

After Renovation Bedrooms | Baths: 3 | 2

Sold Price | Date: \$399,999 | 8.11.2017

2628 IVERSON ST.

TEMPLE HILLS, MD 20748
CONDO
ACQUISITION: \$20,000 | 8.23.2013

Renovation budget: \$10k

Before Renovation Bedrooms | Baths: 2 | 1

After Renovation Bedrooms | Baths: 2 | 1

Sold Price | Date: \$49,990 | 10.14.2016

1214 36TH ST.

BALTIMORE, MD 20748
SINGLE FAMILY HOME
ACQUISITION: \$168,000 | 4.30.2021

Renovation budget: \$165k

Before Renovation Bedrooms | Baths: 3 | 2

After Renovation Bedrooms | Baths: 3 | 3

Sold Price | Date: TBD
