



FOR SALE – SINGLE TENANT NNN LEASE – BANK CREDIT

480 & 498 N. POTOMAC STREET | HAGERSTOWN, MD

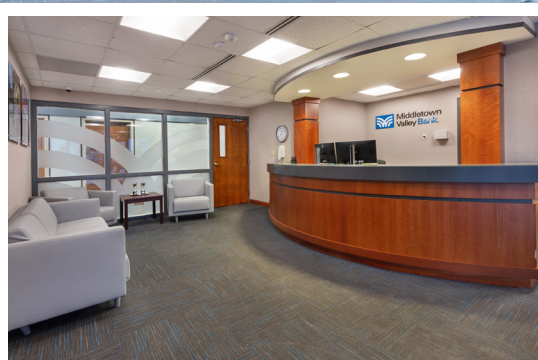
Bank Credit Investment Opportunity

\$2,650,000 – 8.0% Cap

Well Below Replacement Cost

DC Metro Region

- Middletown Valley Bank Corporate HQs
- Approximately 18,000 SF
- Two-Building Portfolio
- 100% Leased
- Annual Rent Escalations



EXECUTIVE SUMMARY

Scheer Partners Capital Markets exclusively presents;

480 and 498 N. Potomac Street, Hagerstown, MD; a rare stabilized investment opportunity to acquire a bank credit office investment at well below replacement cost, that offers strong cash flow through 100% tenant occupancy with Middletown Valley Bank Corporate Headquarters.

The acquisition provides investors with an urban, two-building office portfolio, approx. 18,000 square-feet, NNN lease in Hagerstown, MD.

Middletown Valley Bank: The first meeting of the Middletown Savings Bank was held on November 12, 1907. Since officially opening in 1908, the Bank has been a cornerstone for customers' financial planning, residents and businesses alike. In 1937, Middletown Savings Bank bought out the failing Valley Bank and moved across the street into the present-day Main Office location. At a Board of Directors meeting held on August 20, 1965, it was decided to change the name from Middletown Savings Bank to Middletown Valley Bank. In 2018, Middletown Valley Bank formed the holding company, Community Heritage Financial, Inc. (CHF). CHF acquired Millennium Financial Group (DBA Mlend), a full-service mortgage lender, in 2019. Though many advances of the 21st century have made the financial world more competitive, Middletown Valley Bank continues to provide the flexibility and responsiveness only a true community bank can offer. Our exceptional customer service, combined with modern technology, provides customers with the best banking experience.

INVESTMENT HIGHLIGHTS

- **Single Tenant NNN Lease**
- **Bank Credit Investment Opportunity**
- **Middletown Valley Bank Corporate Headquarters**
- **Approximately 18,000 Square Feet, Two-Building Portfolio**
- **100% Leased**
- **Annual Rent Escalations**
- **Well Below Replacement Cost**

FOR MORE INFORMATION:

Julian Etches

(301) 370-7252

jetches@scheerpartners.com