



CROWN ROSE ESTATE  
DISTILLERY

# The Flagship Investment



*Four Phase  
Vested Site-  
Plan  
with active  
Farm Distillery*

Just the Right Place ... with Endless Possibilities  
*An exclusive investment opportunity with unmatched security and  
long-term growth potential, designed to preserve and elevate your wealth.*

# Location, Location!

Directly across the street from Othello Regional Park with 44,000 - 88,000 cars/year in foot traffic



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# Location, Location!



• Located within miles of **Loudoun County, VA** and **Jefferson County, WV** borders.

- Easy access off **Snow Emergency Route 180** and **Highway Rt.340**.
- Prime location in **Frederick County, Maryland**—the largest county in the state (2020 Top 100 Best Places to Live #47).
- Conveniently near **three international airports**, all within an hour's drive.



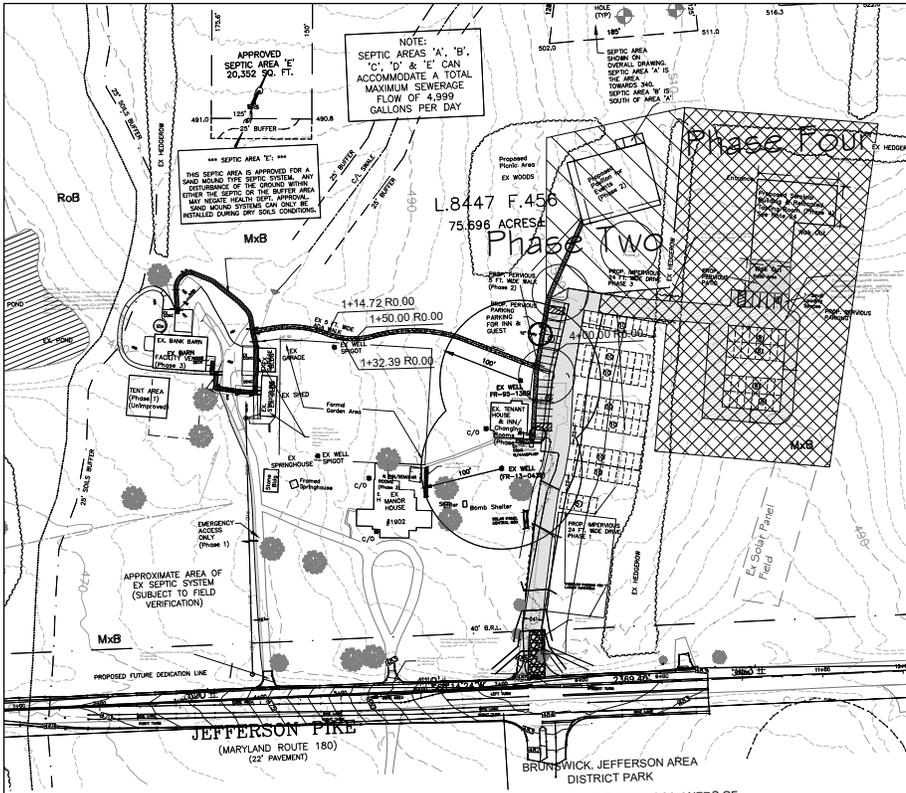
• **Loudoun County, VA** is currently **restricting wedding venue development**, increasing demand in surrounding areas.

• **High-growth region:** Situated in the Tri-State Washington D.C. area with ongoing economic and tourism development.



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# Vested 4-Phase Site Plan



Approved by the Board of Appeals on 12/15/2011

*[Signature]*  
 Board of Appeals Member

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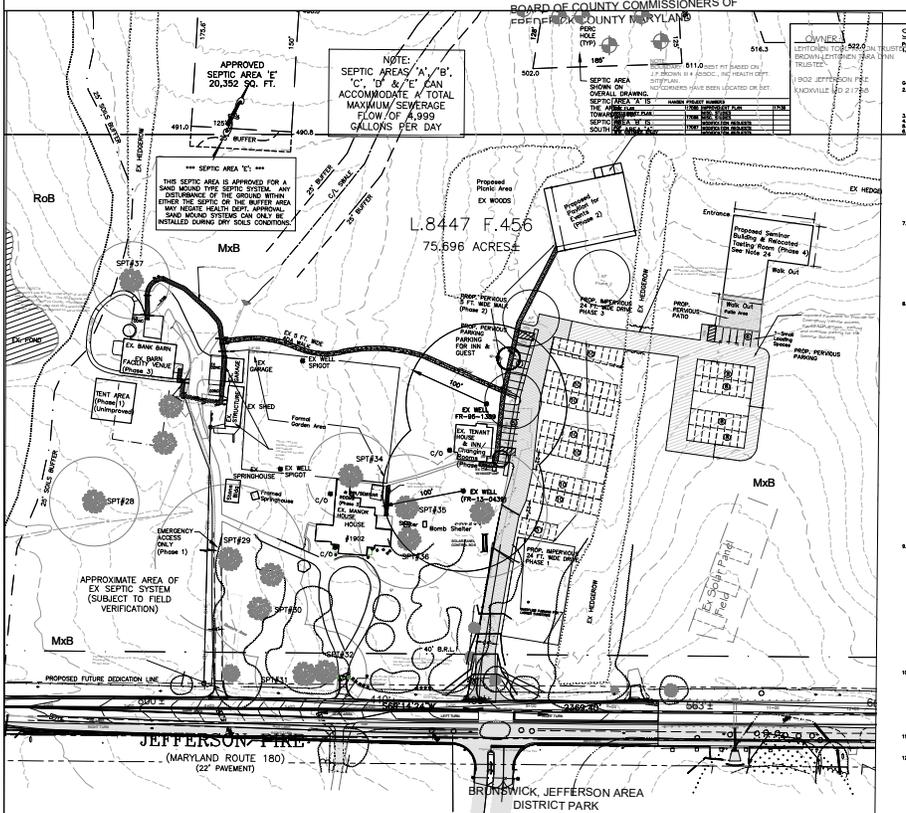
*[Signature]*  
 Board of Appeals Member

BEFORE THE BOARD OF APPEALS  
 FOR FREDERICK COUNTY, MD  
 Case No. 18-018

APPLICANT: [Name]  
 REPRESENTATIVE: [Name]

1. The Board of Appeals has reviewed the application for a Special Use Permit for the proposed development and has determined that the proposed development is in the public interest and that the proposed development is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance Amendment No. 18-018.

2. The Board of Appeals has determined that the proposed development is in the public interest and that the proposed development is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance Amendment No. 18-018.



**Site Plan**

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The purpose of this plan is to show the location of the new ADA accessible route for the barn. The original ADA access that was constructed and inspected by the County under permit 192574 does not meet the specifications to qualify as an ADA accessible route. The plan also shows the ADA access route for the distillery use constructed with permit 197472. The existing barn has been moved to Phase 3 and the tent location has been labeled as unimproved in accordance with staff's instructions.

**LEGEND**

PROP. IMPERVIOUS ROAD

PROP. IMPERVIOUS WALKWAY

PROP. PERVIOUS PAVEMENT

**OWNER:**  
 LEITCHMAN TERRY ARON TRUSTEE &  
 BROWN LEITCHMAN TARA LYNN TRUSTEE  
 1800 JEFFERSON PIKE  
 ANNAPOLIS, MD 21403

**DATE:** 12/15/2011

**SCALE:** 1"=100'

**DATE:** 12/15/2011

**SCALE:** 1"=100'

**B&R**

500 N. CALLETON ST. SUITE 100  
 ANNAPOLIS, MD 21403  
 TEL: 410-291-1000  
 FAX: 410-291-1001

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# Highlights of the Estate

- **Anchor Location** for foot traffic and tourism.
- **Flexible Layout** to host **two simultaneous events** without overlap and different ambiance atmospheres.
- Room for **larger distillery/event facility expansion**.
- Over **10 ceremony locations** and endless **photo opportunities**.
- Year-round event capabilities due to **snow emergency route access**.



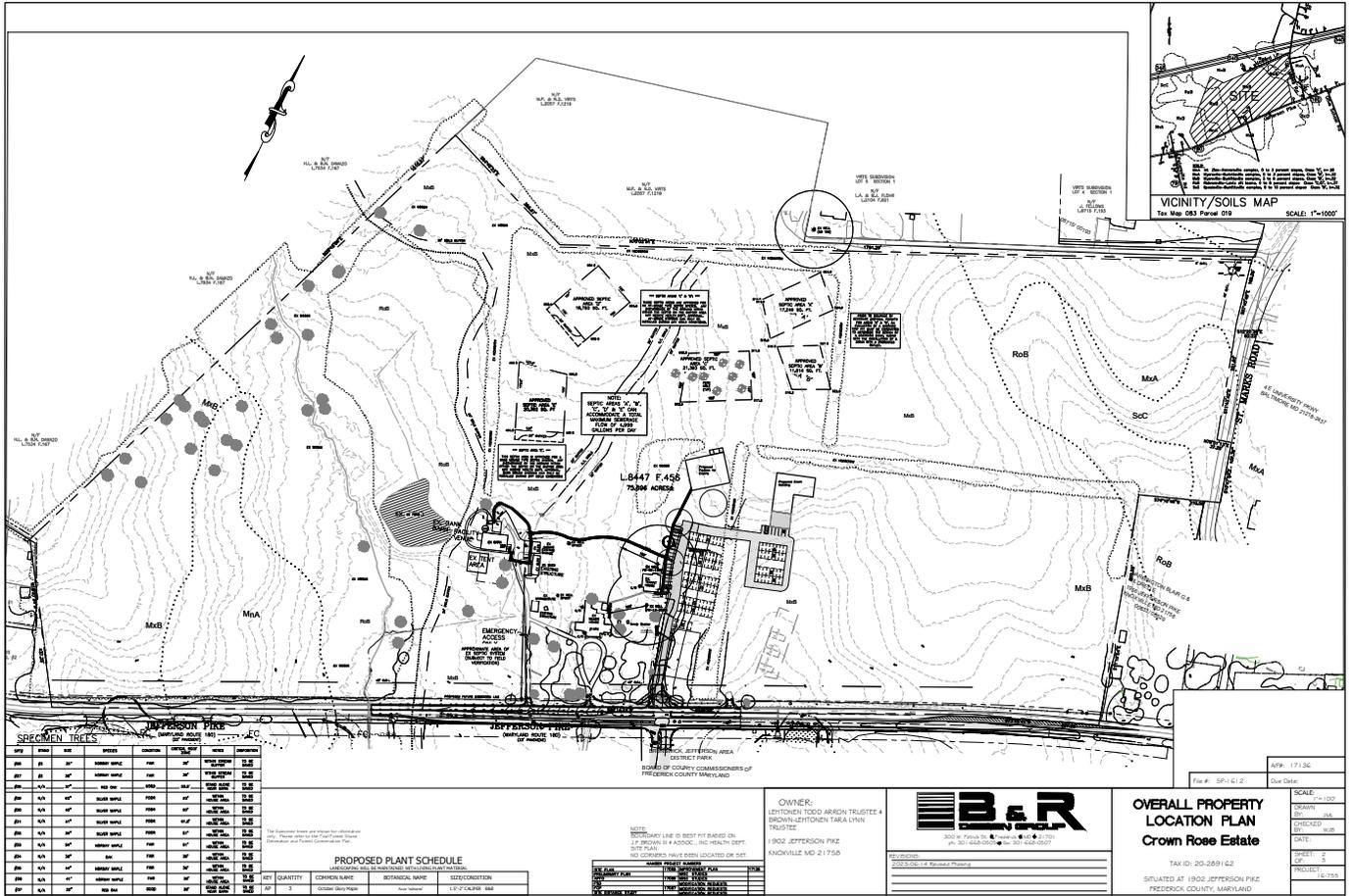
• Protected by *Othello Regional* 216-acre park directly across the road, ensuring the preservation of its natural beauty and serene surroundings.

• **Vested 4-Phase Site Plan** allows amendments without hearings—just submit building designs for **historic committee approval**.



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# Plat of Crown Rose



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# *Flexible Acquisitions Options*

## **Distillery Investment Opportunity — Operator-Led Growth (\$3,500,000)**

Crown Rose Estate Distillery is seeking a strategic investment partner to support the next phase of growth as the distillery approaches the release of its four-year aged rye whiskey.



This investment is structured to bring in a hands-on operational leader with deep distillery or spirits experience to ramp production, streamline systems, and prepare the business for increased demand tied directly to the upcoming aged release.

Investment capital will be allocated exclusively to the distillery operations, including:

- Operational scale-up ahead of the four-year rye launch
- Barrel management, blending, and release execution
- Production efficiency, staffing, and workflow optimization
- Bottling, inventory planning, and go-to-market readiness
- Long-term distillery growth and brand expansion

The investment is not dependent on event venue development and does not rely on real estate expansion to achieve performance objectives. The distillery operates as a licensed, standalone spirits business with maturing inventory already in place.



The investment centers on operational readiness and value realization as aged inventory reaches market maturity.



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# Purchase Opportunity

- **Step into a legacy of elegance and exclusivity, where Crown Rose offers more than ownership—it's a lifestyle reserved for visionaries**
- **Historic Designation:** Listed on the **National Register of Historic Places.**

- **Low Taxes:** Agricultural zoning and inclusion in the **Rural Legacy Program.**
- **Energy Efficiency:** 144 **solar panels**—leased at **\$301.17/month** locking in low rates and providing rebates for excess energy (lease started in 2013, renewable after 20 years).
- **Financial Support:** Federal, state, and county programs offering **tax incentives** and **grants** for expansions, renovations, and repairs. [Learn more CLICK LINK](#)
- **Tourism Support:** New Maryland legislation supporting **MD Rye Whiskey** and investments in reviving the **Rye Trail** for tourism.
- **Unique Features:**
  - **Three-room bomb shelter** (1960s) with **working elevator**—one-of-a-kind conversation piece.
  - **Mature gardens** featuring an **English rose garden**, pond, **elm, ash, American chestnut**, and **black walnut trees**—perfect for photos and ambiance.
  - Indulge in the amenities of badminton, the flex space pickleball courts, an ADA-compliant walkway, that can be used as a unique big wheel race track, set amidst picturesque gardens and a serene fishing pond

## Purchase Options

**Buyers may acquire asking price will take offers:**

- **\$7,500,000 — Estate with licensed distillery operations**
- **\$6,200,000 — Estate without distillery operations**

The property includes 76 acres, approved event and hospitality uses, and a four-phase site plan allowing for the development of a 500+ guest event venue approved site, subject to buyer execution and permitting.

This offering is well-suited for buyers seeking:

- A destination-scale property with approvals already in place
- Flexibility to execute phased development aligned with capital strategy
- Multiple revenue paths across spirits, events, and experiential hospitality
- Long-term asset appreciation supported by entitlements and location



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- Unmatched Tax advantages listed below
- Long standing farmer in place for easy management and income.

The estate's high visibility—directly across from Othello Regional Park with 60,000+ vehicles annually—combined with existing infrastructure and sustainability features, positions Crown Rose as both an operational and long-term strategic asset.

# Unmatched Tax Advantages

Crown Rose Estate pairs legacy and luxury with powerful tax advantages, including incentives for rehabilitation, improvements, and agricultural operations. As a working farm, it brings even more tax benefits, making this opportunity both rewarding and strategic:



## 1. Federal Tax Credit

- **Eligibility:** Rehabilitation projects on commercial/income-producing properties with expenses exceeding \$5,000.
- **Benefit:** 20% tax credit on qualified expenses.
- **Process:** Rolling application through the Maryland Historical Trust (MHT) and National Park Service.

## 2. State Competitive Commercial Tax Credit

- **Eligibility:** Substantial rehabilitation projects exceeding \$25,000 or the adjusted basis value of the structure.
- **Benefit:** Up to \$5,000,000 in tax credits.
- **Timeline:** Annual applications due August 31, with awards announced in the fall.

## 3. State Small Commercial Tax Credit

- **Eligibility:** Commercial/income-producing properties with expenses capped at \$500,000.
- **Benefit:** Up to \$50,000 in tax credits over 24 months.
- **Additional Funding:** New funding available starting July 1 annually.

## 4. State Homeowner Tax Credit

- **Eligibility:** Owner-occupied residential rehabilitation projects.
- **Benefit:** Up to \$50,000 over 24 months.
- **Timeline:** Applications reviewed within 30–45 days.

## 5. Historic Preservation Capital Grants and Tax Credits

- **Opportunities:** Frederick County offers additional programs, including grants up to \$50,000 and 20% local tax credits.
- **Layering:** These three incentives can be combined with county, state and federal programs for maximum savings.

## 6. Investment Tax Benefits:

- *Imagine transforming your wealth into a legacy with an investment as secure as it is exclusive. Crown Rose Estate delivers unmatched opportunities for tax advantages—depreciation, deductions, and write-offs—that make your capital work harder and smarter. And here's the game-changer: you're not just safeguarding your money; you're scaling your wealth with a premium whiskey asset—a tangible, scalable, and timeless symbol of success. Now that's not just an investment; that's building a future you can toast to!*

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## Ready for the Next Level

•**Site Plan Completed:** Phases can be amended to change order with minimal approvals required.

•**Branding Ready:** Intellectual property included—digital assets and artwork for labeling and promotions.

- **Established Revenue Stream:** Active distillery, rental income, and event hosting potential.
- **Endless Development Potential:** Expand facilities, increase capacity, or add new experiences.
- **Multiple Growth Channels:** Capitalize on event hosting, whiskey sales, tourism, and exclusive membership programs.
- Our mission is "Saving a Piece of History"—paired with an incredible whiskey story that highlights how this remarkable journey began.
- Owning a farm distillery offers a unique opportunity to safeguard and grow your wealth. With significant tax write-offs, including deductions for equipment, property improvements, and operational expenses, it provides a strategic way to maximize returns. The distillery serves as a self-sustaining investment—essentially creating a financial engine that generates revenue while preserving capital. Additionally, travel and educational opportunities in the spirits industry can be leveraged as further business expenses, adding value and experiences while building a legacy.

## Financials and Documents

View financial details, brochures, profit and loss sheets, and distillery worksheets at the following link: [Google Drive - Crown Rose Estate Financials](#)

***Seize this One-of-a-Kind opportunity to own a historic estate and create a legacy. Crown Rose Estate isn't just a property; it's a story waiting to be written by you.***



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# Operate / Lease Opportunity Phase 2 Build-Out Ready



Crown Rose Estate offers a lease and operating opportunity for an experienced event or hospitality operator seeking a fully entitled property with a shovel-ready expansion pathway —without the burden of maintaining a historic estate.

This opportunity is structured to allow the operator to focus on launching and operating their business.

The operator will have the opportunity to partner with our Private Barrel program, offering wedding couples a commemorative barrel experience that creates an additional, high-margin revenue stream.

The Phase 2 building site is fully approved from a land-use and planning standpoint. Due to the historic nature of the property, the only remaining approval required prior to construction is exterior architectural review by the appropriate historic authority, ensuring compatibility with the estate while preserving flexibility in interior design and operations.

All major site approvals are already in place; however, the operator will be responsible for obtaining and paying for all required building permits and construction related cost associated with the Phase 2 structure. This distinction allows the operator full control over timing, design execution, and contractor selection while avoiding entitlement risk.

From a capital perspective, this lease structure offers a significantly lower upfront capital requirement than purchasing the estate outright—making it an efficient entry point for operators who want to invest in their business rather than real estate ownership. A long-term lease structure may be put in place, providing stability and continuity for operators seeking to establish and grow a flagship venue.

This lease opportunity is best designed for an operator who would like to execute Phase 2 of the approved four-phase site plan, enabling the development of a purpose-built event venue aligned with their brand, workflow, and long-term growth strategy. To further simplify operations, the lease could include select services, such as grounds, landscaping, and garden & building maintenance, allowing the operator to minimize overhead and focus on their core business.

The 76-acre estate is located minutes from downtown Frederick and within one hour of Washington, D.C., and includes a historic mansion, restored bank barn, rose gardens, pond, and multiple outbuildings.

**LEASE: \$22,500 month Triple Net**

**Other Options: Purchase, Build Out,**

**Lease can include (Responsibility for the care and upkeep of structures, creating a low-overhead, simplified operating environment.)**

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