

CHRIST CONGREGATIONAL CHURCH

9525 COLESVILLE ROAD
SILVER SPRING, MD

NEWMARK



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DISCLAIMER

Newmark, a New York Corporation (the “Agent”) has been engaged as the exclusive sales representative for the sale of (the “Property”) by (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in the Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of the Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representative, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence and (b) the recipient shall not contact employees, contractors, subcontractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced with the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser (“Buyer’s Broker”) shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Buyer’s Broker’s authority to act on the recipient’s behalf.



EXECUTIVE SUMMARY

Newmark is pleased to offer for sale Christ Congregational Church (CCC) at 9525 Colesville Road, Silver Spring MD. Located on east side of Colesville Road just south of the intersection with I-495, the church offers exceptional access and visibility for visitors from all across the region.

CCC is a 29,715 SF building on a 57,704 SF lot. The property is zoned R-60 with a special exception approval for a religious facility, child care and educational use within the church building.

The property was constructed in 1949 with an addition in 1960. It has been well maintained with no deferred maintenance or significant capital improvements required.

In addition to the sanctuary and church related spaces, there are two portions of the building leased for educational use. The lower level of the church building contains a preschool and a portion of the addition to the church is leased to an independent K-8 school. Those leases expire within the next 3 years.

The features of 9525 Colesville Road include a 300+ seat sanctuary with balcony and raised altar with additional seating. There is a full commercial kitchen, large social hall, numerous smaller gathering spaces and reception areas and approximately 15 offices/classrooms and specialty rooms. There is a secure playground and 52 parking spaces.

CCC is open to relocating after the sale, but is also open to a lease back from the purchaser.. The educational tenants have expressed interest in continued operation in this location if possible.



PROPERTY DESCRIPTION

ADDRESS 9525 Colesville Road
Silver Spring, MD

LAND AREA 57,704 SF

BUILDING SIZE 29,715 SF

NUMBER OF FLOORS 2 plus finished basement

YEAR BUILT 1949 and 1960

PARKING Paved surface parking lot with 52 spaces. In addition the property includes 2 unimproved parcels on the north side of Indian Spring Drive that total 10,522 SF.

ASSESSMENT \$1,184,600 - Land
\$4,031,900 - Improvements
\$5,215,900 - Total

CURRENT USE Religious Institution, School and Pre-School

TAX PARCEL Lot 15, Block B Plat 21412

ZONING R-60



BUILDING IMPROVEMENTS



PROPERTY TYPE	House of Worship
PROPERTY CLASS	B
STORIES	2 plus basement
CONSTRUCTION TYPE	Masonry
NUMBER OF TENANTS	2 educational tenants in addition to religious institution owner and user
KEY FEATURES	300+ seat sanctuary, 25+ seats behind altar area, balcony, hardwood floors, vaulted beamed ceiling, multiple stairs and elevator, full commercial kitchen
FOUNDATION	Concrete Slab
STRUCTURAL FRAME	Masonry
EXTERIOR WALLS	Brick
ROOF	Composite Shingle
INTERIOR FINISHES	Floors: Hardwood, Vinyl, Ceramic and Carpet Walls: Painted drywall and Concrete Block Ceilings: Beamed ceiling in sanctuary, dropped and painted drywall ceiling throughout Lighting: Fluorescent and Incandescent
INTERIOR CONDITION	Good
HVAC	Forced warm and cooled air and hot water radiator system with A/C provided by 80 tons system
UTILITY METERS	Electric and gas meters
ELEVATORS	One three level elevator
RESTROOMS	Multiple restrooms on each floor
FIRE PROTECTION	Fire alarm and sprinkler system
PARKING	52 on site spaces including handicap spaces at entrance

ACQUISITION HIGHLIGHTS

CCC offers religious institutions, schools and other specialty users the opportunity to acquire a large, well maintained building with abundant parking, easy access and excellent visibility. With short term leases in place from a child care provider and independent school, and a potential lease back from the seller, CCC allows for a variety of use and occupancy alternatives.

Given the dearth of specialty buildings for sale in Montgomery County and the difficulty, time and cost associated with ground up development of this type of facility, the ability to purchase a building with these attributes is unique. The replacement cost of 9525 Colesville Road is significantly greater than the projected sales price of the existing building. This gap is even greater given the difficulty of securing a site, designing, financing and constructing a new building.

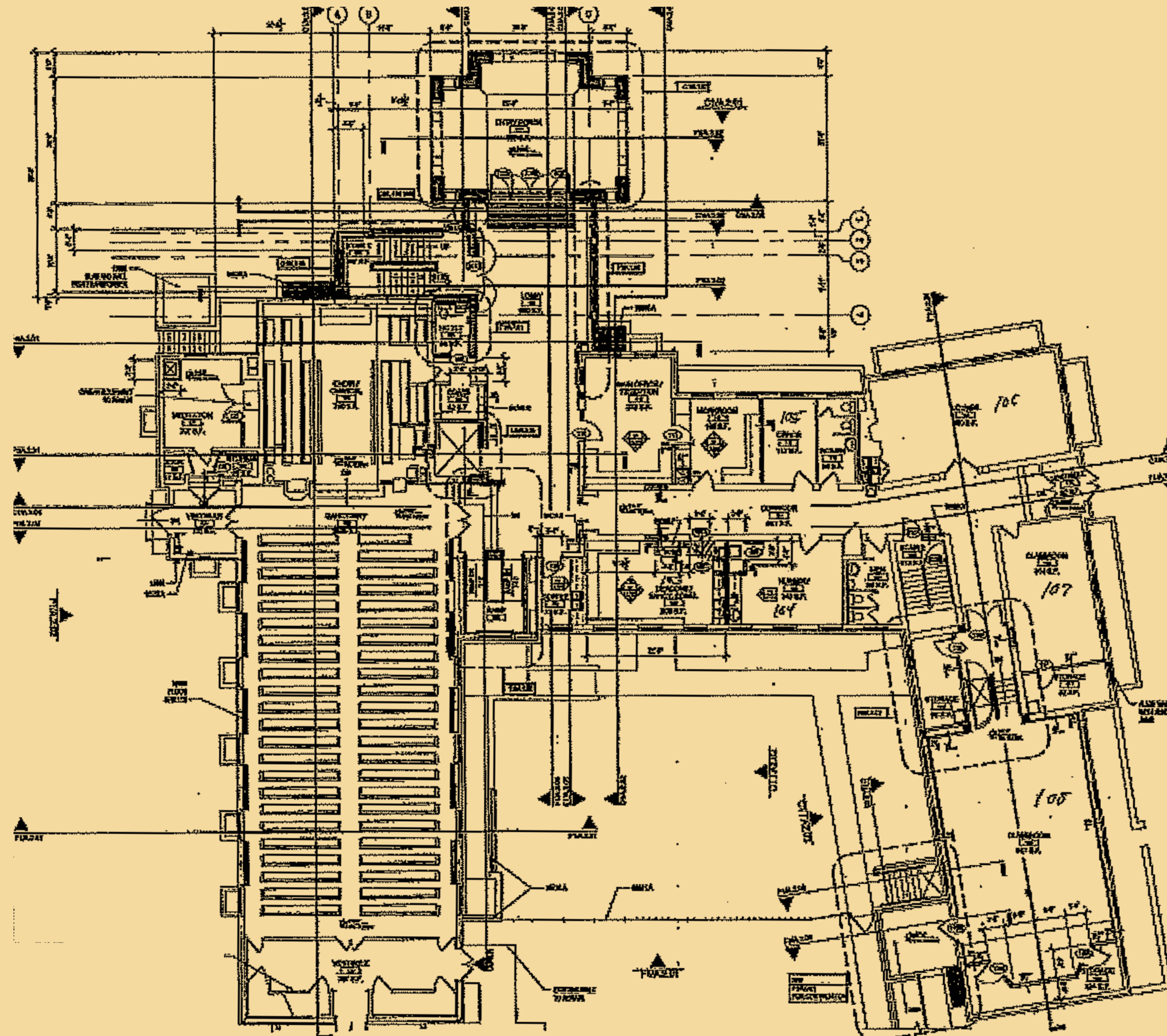
The Silver Spring market continues to grow, with thousands of apartments added or under construction in the last few years. Also, direct access to I-495 enables visitors to the church and staff and families utilizing the educational facilities easy access and parking.

There are only a handful of religious institutions on the market for sale in Montgomery County at this time, and none compare to CCC in terms of size, location and the ability for multiple uses.



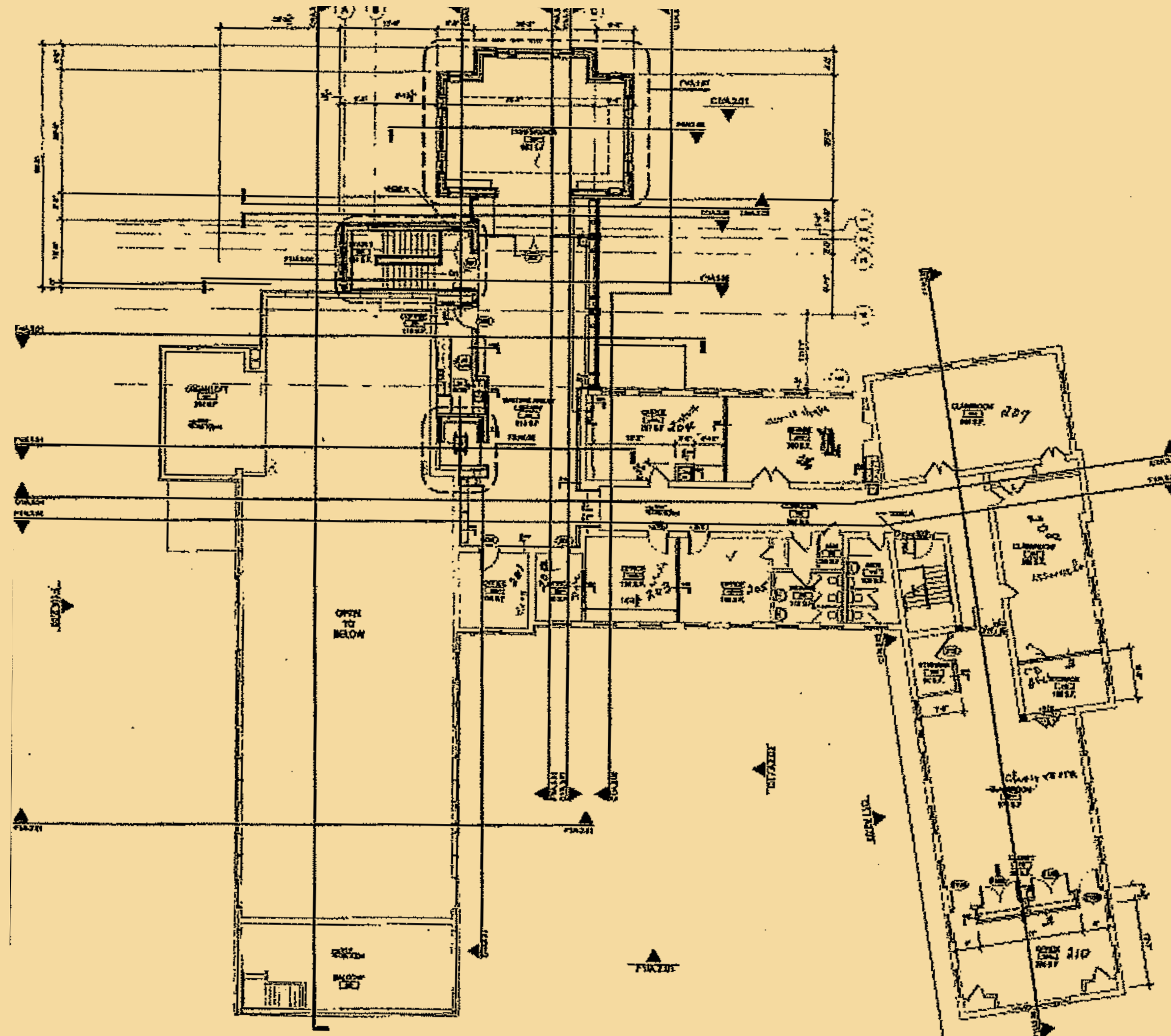
FLOOR PLANS

FIRST FLOOR

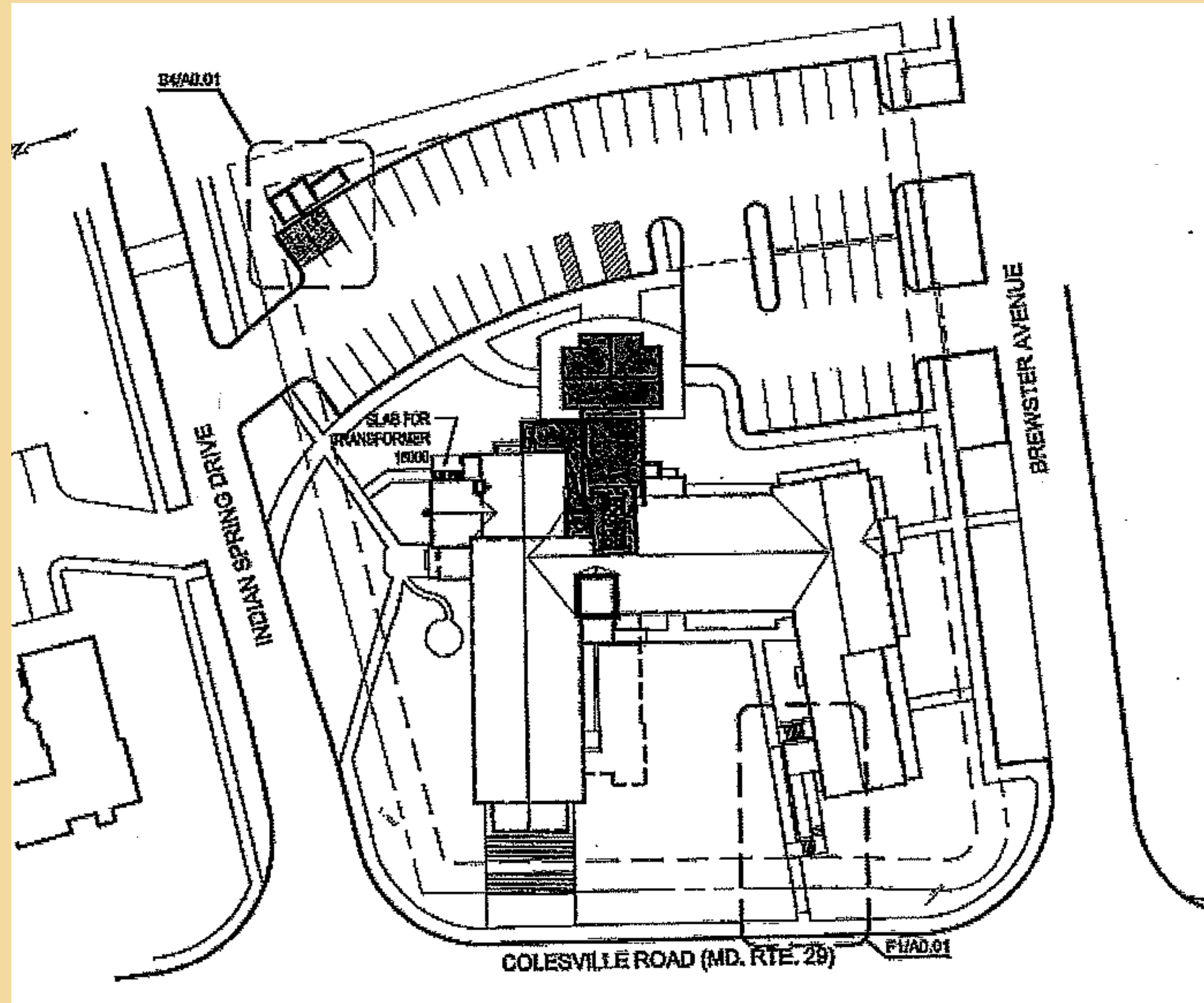


FLOOR PLANS

SECOND FLOOR



SITE PLAN



ZONING MAP



ZONING MAP - R-60

R-60	
The R-60 Zone typically results in residential subdivisions with a fairly dense housing pattern usually near commercial centers and outside CBDs.	
Requirements	
Minimum net lot area	6,000 sf .1377 ac
<i>Minimum lot width:</i>	
At front of building	60 ft
At street	25 ft
Minimum setback from street (interior lot)	25 ft
<i>Sideyard setbacks (main house):</i>	
Minimum sideyard	8 ft
Sum of 2 sideyards	18 ft
Minimum rear yard	20 ft
Maximum building height (1) (main bldg: mean-30 ft to highest pt., 35 ft)	30-35 ft
Maximum building coverage	35%
Open Space/Green Area	
None	
Parking	
2 off-street parking spaces/dwelling unit	
Notes	
<ol style="list-style-type: none"> Building height may be increased to 3 floors or 40 ft by MCPB Refer to complete regulations in the Montgomery County Zoning Code 	

Images



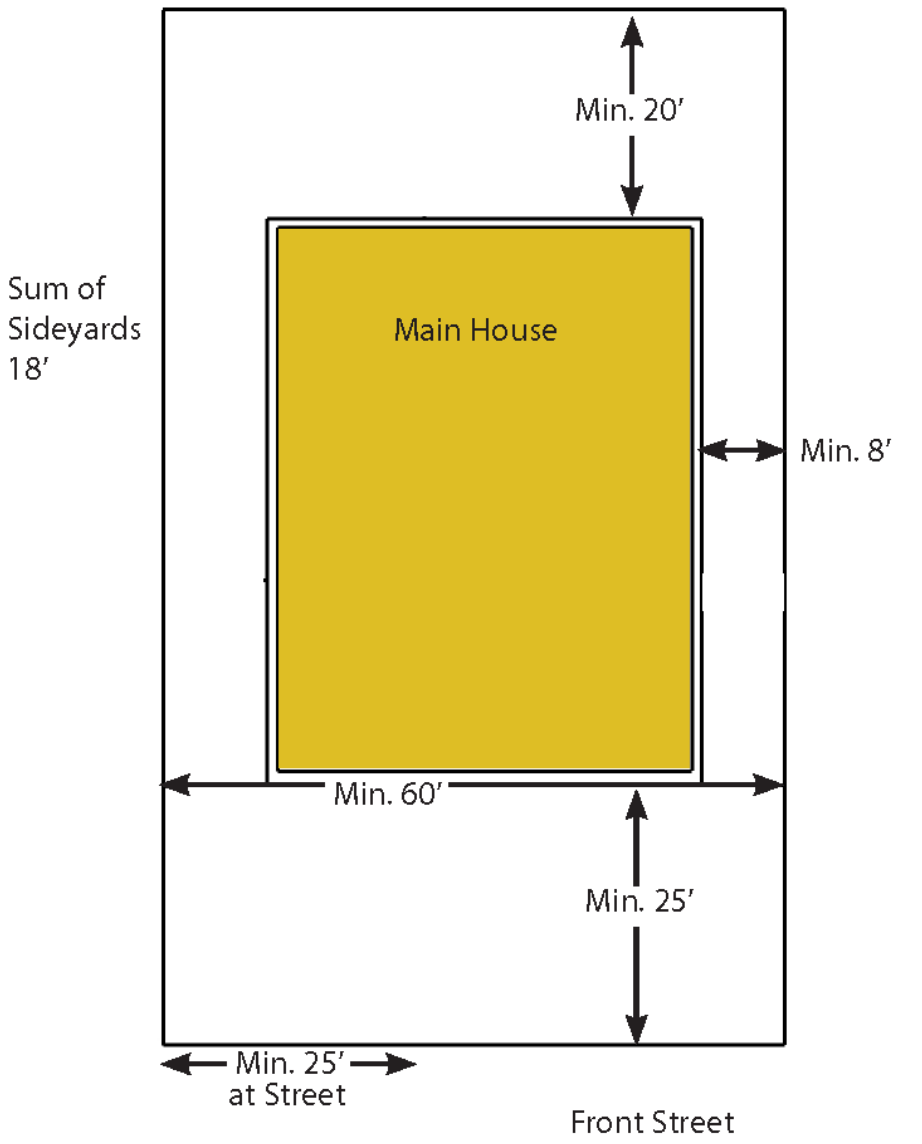
R-60 Typical Build-Out Plan Pattern and Form
Silver Spring at Kerwin Rd and Ordway Dr



Existing neighborhood in an R-60 zone

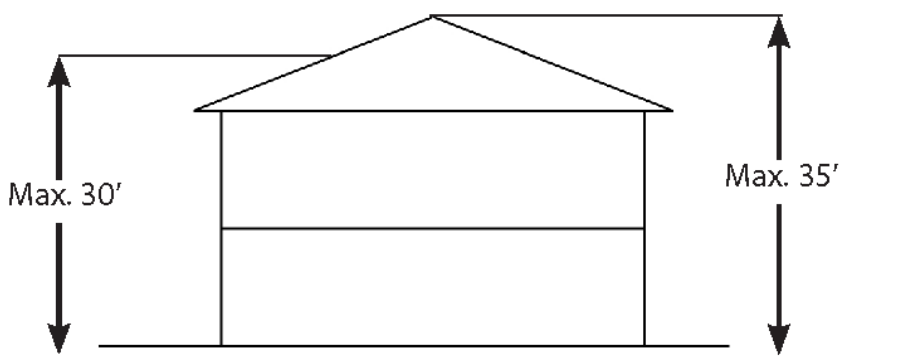
R-60 Zone: Standard Method of Development

Required Lot Size, Setback, and Coverage



Min. Lot Size	6,000 sf	Yields max	7.26 units/acre
Max. Building Coverage	35%	Yields	2,100 sf/Floor
Max. Building Height	30 ft	Yields	2.5 Floors

Side Section of Structure (Main House)
Height max. 35 ft. to highest roof point or,
Height Max. 30 ft measured to mid-pt. of gable, hip, mansard, or gambrel roof



Max. Bldg. Height and Floors

PROPERTY PHOTOS



OFFERING TERMS

9525 Colesville Road is being offered for sale as a prime religious and educational facility in the Silver Spring submarket of Montgomery County Maryland.

Christ Congregational Church, the owner and occupant of 9525 Colesville Road, will relocate following sale of the building and is open to the possibility of leasing back designated spaces for a period of time. The two educational tenants, Silver Spring Child Care Center and The Springwell School both have leases that will be expiring within the next three years.

Interested bidders will be requested to submit a letter of intent in response to a Call for Offers. The letter of intent should provide the following information in addition to standard business terms:

Name of Bidder:

Current Location of Bidder:

Size of Current Facility Including Number of Congregants/Students:

Type of Use Intended for 9525 Colesville Road:

Sources of Financing for Acquisition:

Anticipated Changes to Current Use (if any):

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