

## LISTING BROKER

Hooper & Associates

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## PROPERTY

7627 Leonardtown Road

Hughesville, MD 20637

# INVESTMENT OPPORTUNITY OFFERING PACKAGE

**7627 Leonardtown Road, Hughesville, MD 20637**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hooper & Associates in compliance with all applicable fair housing and equal opportunity laws.

All property showings are by appointment only. All potential buyers and tenants are kept confidential; only disclosed to outside parties upon written permission.

Please consult Hooper & Associates for more details.

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# CONTENTS

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SECTION 1	Overview	<i>Anne M. Hooper</i> Hooper & Associates 3605 Old Washington Road PO BOX 125 Waldorf, MD 20604  Cell 443.977.9613 Phone 301.870.5841 Fax 301.932.9039  Email <a href="mailto:anne@hooper.associates">anne@hooper.associates</a>
SECTION 2	Property Information	
SECTION 3	Location & Neighborhood Information	
SECTION 4	Rent Roll	
SECTION 5	Income & Expenses	
SECTION 6	Real Estate Assessments & Taxes	
SECTION 7	Property Pictures	

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*Section 1*

04



**INVESTMENT SALE: 16,000 SF +/- Multiple Tenant Flex Building w/ Fenced Lot Situated on Approx. 3.12 Acres in Hughesville, Maryland. Zoned CN - Neighborhood Commercial. Private Well & Septic. 275 LF +/- of Road Frontage along Leonardtown Road (AADT 40,801).**

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**For More Information:**

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*Section 2*

05

## PROPERTY INFORMATION

### OFFERING SUMMARY

Suggested Sale Price	\$1,950,000.00
Building Size:	16,000 SF
Parcel Size:	3.12 Acres +/-
Zoning	CN (Neighborhood Commercial)
Legal Description	Tax Map 36, Grid 007, Parcel 239

### PROPERTY HIGHLIGHTS

- Free Standing Retail/Flex Building
- Multiple Tenant Building (5 Units & Fenced Lot) - FULLY LEASED
- Road Frontage: 275 LF +/- along Leonardtown Road (AADT: 40,801)
- Two (2) Existing Curb Cuts off Leonardtown Road (MD Route 5)
- Zoned CN— Neighborhood Commercial
- Highly Visible , Convenient Location
- Signage Available

### UTILITIES AVAILABLE

Electric	SMECO
Water	Private Well—Existing
Sewer	Private Septic— Existing
Telephone/Cable/Internet	Verizon & Comcast

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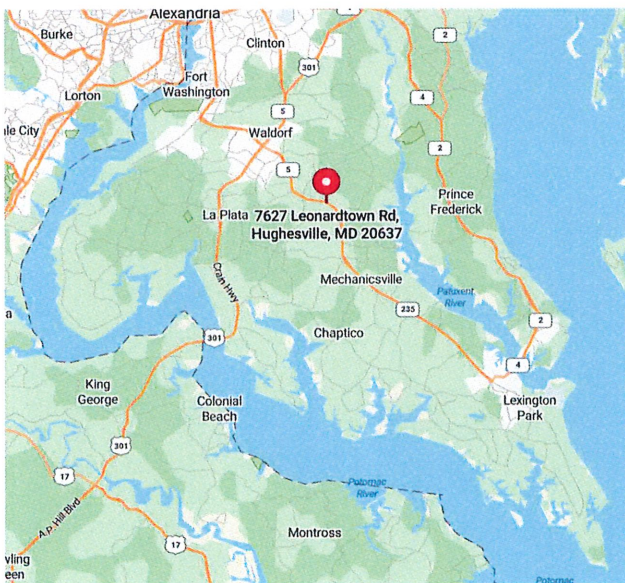
# LOCATION & NEIGHBORHOOD INFORMATION

## LOCATION OVERVIEW

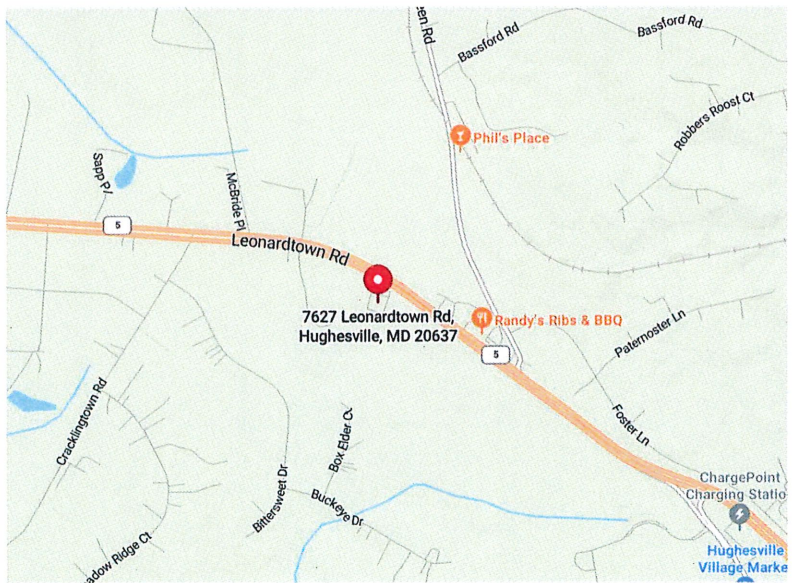
- Property is located in Hughesville, MD (Charles County) with direct access to Leonardtown Road (MD Route 5)
- Road Frontage: 275\_LF +/- along Leonardtown Road
- Site is located approximately 3 Miles from St. Mary's County; 10 Miles from Calvert County; 10 Miles from Waldorf, MD and 30 miles from Washington, DC.



## REGIONAL MAP



## LOCATION MAPS



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*Section 4*

06

# RENT ROLL

Unit	Tenant	Term (Years)	Expiration Date	Monthly Rent
101	River Church	3	6/30/2025	\$5,468.00
102	Chesapeake Potomac Home Health	2	8/31/2026	\$4,548.66
103	Calvert Kettle Corn	1	8/31/2025	\$2,898.00
104A	State Farm - Nick Rogers	2	12/31/2024	\$1,308.00
104B	Arba Graphics	3	8/31/2026	\$2,146.00
Yard	Natural Elements	1	5/31/2025	\$248.00

Note: Arba Graphics—Rent Increase s on 09/01/2025 to \$2,189.00

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# INCOME & EXPENSES

## Estimated Income

Unit	Tenant	Monthly Rent
101	River Church	\$5,468.00
102	Chesapeake Potomac Home Health	\$4,548.66
103A/103B	Calvert Kettle Corn	\$2,898.00
104A	State Farm - Nick Rogers	\$1,308.00
104B	Arba Graphics	\$2,146.00
Yard	Natural Elements	\$248.00
<b>TOTAL - Monthly Rent</b>		<b>\$16,616.66</b>
<b>TOTAL - ANNUAL RENT</b>		<b>\$199,399.92</b>

## Estimated Expenses

Building Insurance	\$3,684.87
Utilities - Electric	\$3,729.13
Landscaping	\$4,560.00
Maintenance Plan	\$2,079.73
Real Estate Taxes	\$19,095.78
Lease Commission (Est. 3%)	\$5,920.56
Repairs & Maintenance	\$5,250.44
Supplies & Materials	\$82.53
Professional Fees	\$1,170.00
Trash Removal	\$831.25
<b>TOTAL EXPENSES</b>	<b>\$46,404.29</b>

**NET OPERATING INCOME**      **\$152,995.63 (Rounded to \$153,000)**



# Section 6

08

## REAL ESTATE ASSEMENT & TAXES

Real Property Data Search ( )  
Search Result for CHARLES COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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**Special Tax Recapture: None**

Account Identifier: District - 08 Account Number - 025452

**Owner Information**

Owner Name: JOHEL LIMITED PARTNERSHIP      Use: COMMERCIAL  
Principal Residence: NO

Mailing Address: 6 ST MARYS AVENUE      Deed Reference: /08993/ 00118  
SUITE 103 B  
LA PLATA MD 20846-0000

**Location & Structure Information**

Premises Address: 7627 LEONARDTOWN RD      Legal Description: 3.128 AC  
HUGHESVILLE 20837-0000      RT 5 N/W OF HUGHESVILL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0007	0239	30000.09	0000				2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1976	16,000 SF		3.1200 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C3			

**Value Information**

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	278,700	278,700		
Improvements	1,144,200	1,179,000		
Total:	1,423,900	1,458,700	1,423,900	1,435,500
Preferential Land:	0	0		

**Transfer Information**

Seller:	Date: 08/30/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed: /08993/ 00118	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed: /00408/ 00147	Deed2:
Seller:	Date:	Price:
Type:	Deed:	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**


Homeowners' Tax Credit Application Status: No Application      Date:

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Section 6

REAL ESTATE ASSEMENT & TAXES



**Property Tax Account Inquiry**

Jul 17,  
2024

Owner Name:	JOHEL LIMITED PARTNERSHIP
Property Number:	08025452
Mailing Address:	JOHEL LIMITED PARTNERSHIP 6 ST MARYS AVENUE SUITE 103 B LA PLATA MD 20646
Premise Address:	7627 LEONARDTOWN RD
<b>Total Due: 19427.63</b> (see notes below)	
<a href="#">Legal Description</a> <a href="#">Search Again</a>	

**If this is the principal residence, an option to pay in two (2) installments is available.**  
 This option includes a service charge in the **Total Due** amount above.  
**If paying in two (2) installments, please click on the specific tax year below for installment amounts.**

**If paying in full, please use the **Amount Due** below.**  
**If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.**

Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2024	0100	0111	240044449	19427.63	0.00	0.00	19287.54
2023	0100	0111	230043667	19220.34	0.00	19111.77	0.00
2022	0100	0111	220043041	19082.86	0.00	19079.77	0.00
2021	0100	0111	210042222	19059.84	0.00	19057.77	0.00
2020	0100	0111	200041324	19366.62	0.00	19323.77	0.00
2019	0100	0111	190040506	18624.60	0.00	18564.18	0.00
2018	0100	0111	180040104	17817.55	0.00	17788.57	0.00
2017	0100	0111	170039377	17061.34	0.00	17041.99	0.00
2016	0100	0111	160038422	16712.64	0.00	16704.39	0.00
2015	0100	0111	150038084	16372.24	0.00	16369.81	0.00
2014	0100	0111	140037493	16050.60	0.00	16048.22	0.00
2013	0100	0111	130037162	15988.02	0.00	15985.65	0.00
2012	0100	0111	120037228	14892.12	0.00	14889.91	0.00
2011	0100	0111	110036805	14163.71	0.00	14158.79	0.00
2010	0100	0100	101018822	13375.35	0.00	13375.35	0.00
2009	0100	0100	091018808	13074.93	0.00	13074.93	0.00
2008	0100	0100	081018170	12768.50	0.00	12768.50	0.00
2007	0100	0100	071017185	11894.14	0.00	11894.14	0.00
2006	0100	0100	061016055	11019.83	0.00	11019.83	0.00
2005	0100	0100	051015211	10292.24	0.00	10292.24	0.00
2005	0250	0250	052548720	22.50	0.00	22.50	0.00
2004	0100	0100	041015321	9488.68	0.00	9488.68	0.00
2003	0100	0100	031015273	8612.59	0.00	8612.59	0.00
2002	0100	0100	021015474	7496.44	0.00	7496.44	0.00
2001	0100	0100	011016342	7400.77	0.00	7400.77	0.00
2000	0100	0100	001016623	7173.16	0.00	7173.16	0.00
1999	0100	0100	991017096	7079.46	0.00	7079.46	0.00
1998	0100	0100	981017406	6949.47	0.00	6949.47	0.00

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# PROPERTY PICTURES



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Section 6

# PROPERTY PICTURES



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