

## LISTING BROKER

Hooper & Associates

**Anne M. Hooper**

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## PROPERTY

200 Howard Street

Suite 101 & 200

La Plata, MD 20646

# INVESTMENT OPPORTUNITY

## Portfolio Sale - Offering Package

200 Howard Street, Units 101 & 200, La Plata, MD 20646





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#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading application documents and reports and consulting appropriate independent professionals. Hooper & Associates makes no warranties and/or representations regarding the veracity, completeness or relevance of any financial data or assumptions. Hooper & Associates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased, to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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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*Anne M. Hooper*

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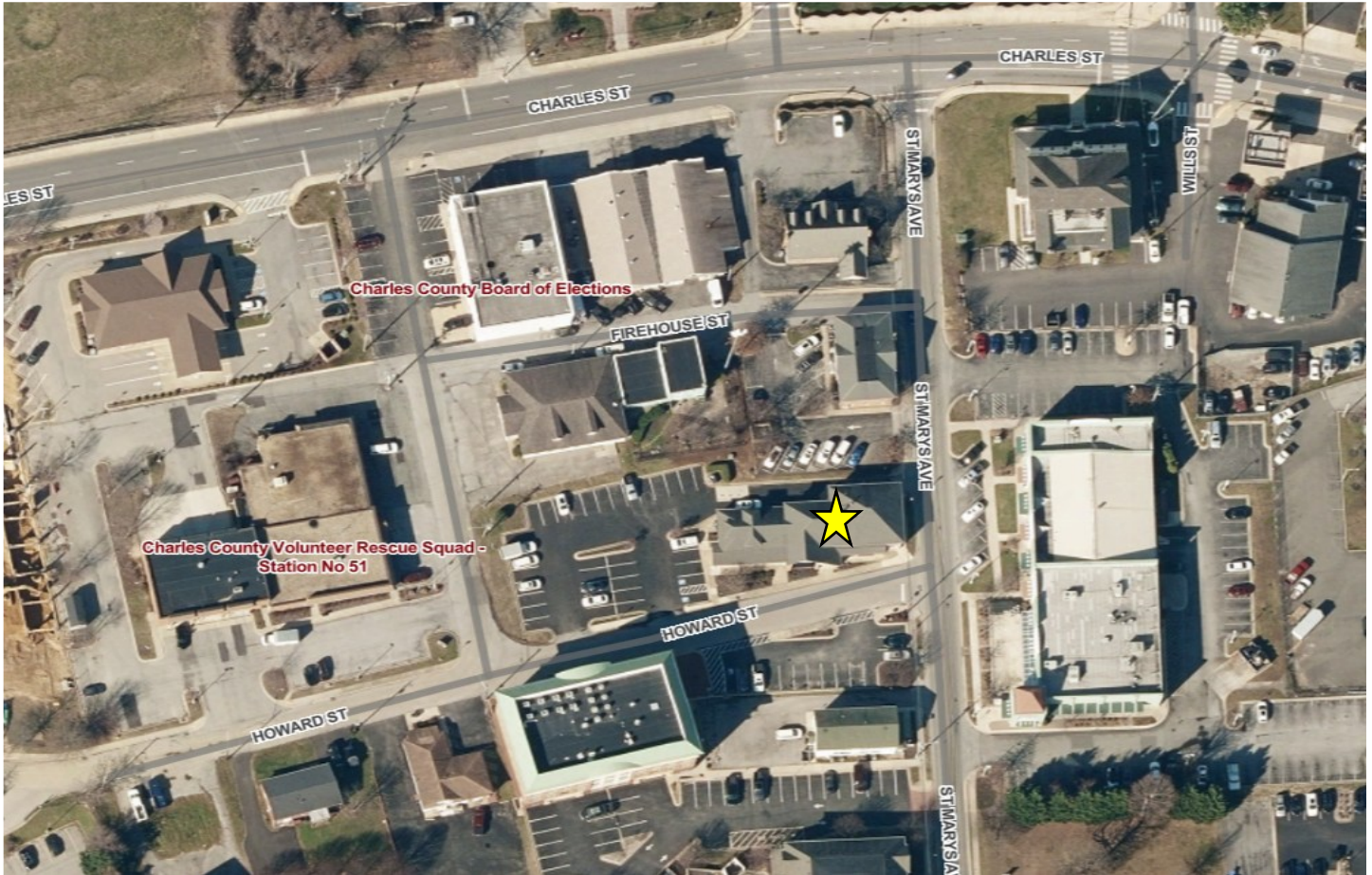
Phone 301.870.5841

Fax 301.932.9039

Email [anne@hooper.associates](mailto:anne@hooper.associates)

*Section 1*

04



**INVESTMENT - PORTFOLIO SALE - TWO (2) OFFICE CONDOMINIUMS:  
Combined 4,933 SF +/- Multiple Tenant Office Condominiums Situated  
on Approx. 23,235 SF in La Plata, MD. Zoned CB—Central Business  
(Town of La Plata). Public Water & Sewer. Located in the Heart of  
La Plata**

**For More Information:**

Anne M. Hooper

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*Section 2*

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## PROPERTY INFORMATION

### OFFERING SUMMARY

Asking Price: \$865,000

Condominium Sizes:

- Suite 101: 1,994 SF +/-
- Suite 200: 2,939 SF +/-

Zoning: CB (Central Business—Town of La Plata)

Legal Description:

- Suite 101: Map 112, Grid 12, Parcel 79, Unit 101
- Suite 200: Map 112, Grid 12, Parcel 79, Unit 201



### PROPERTY HIGHLIGHTS

- Multiple Tenant Building (2 Units) - FULLY LEASED)
  - Suite 101: 1,994 SF +/-
    - Suite 101A: Real Estate Office (Lease Expiration Date: 05/31/2026)
    - Suite 101B, 101D & 101E: Medical Systems—General Office (Lease Expiration Date: 06/30/2026)
    - Suite 101C: General Office (Lease Expiration Date: 07/31/2026)
  - Suite 200: 2,939 SF +/-
    - Foodservice Equipment Contractor (Lease Expiration Date: 05/31/2026)

### UTILITIES AVAILABLE

Electric	SMECO
Water	Public
Sewer	Public
Telephone/Cable/Internet	Verizon & Comcast

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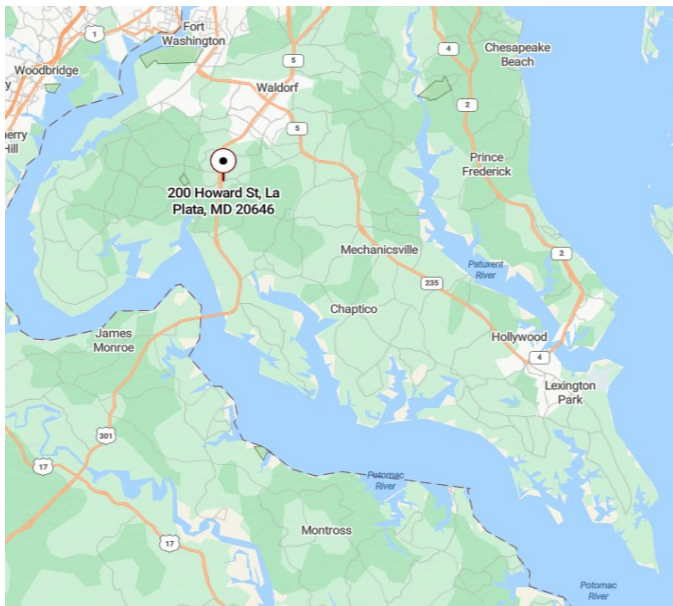
# LOCATION & NEIGHBORHOOD INFORMATION

## LOCATION OVERVIEW

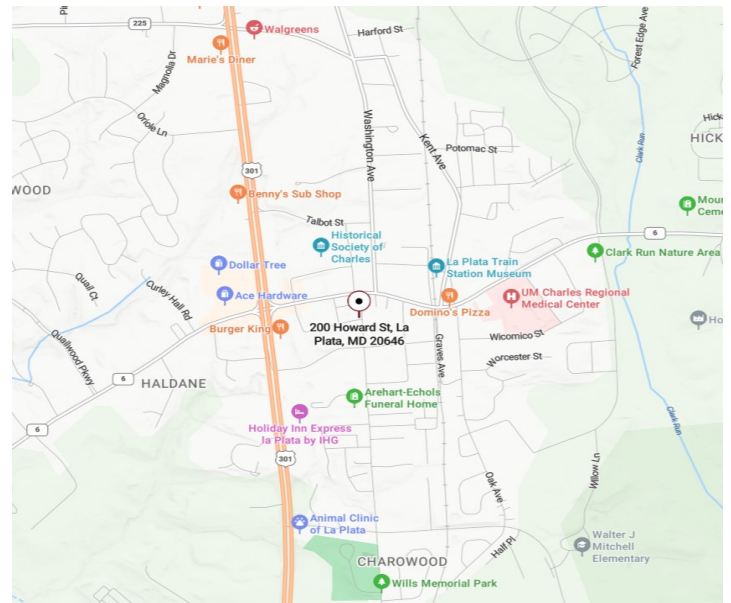
- Property is located in La Plata, MD (Charles County) with direct access to Charles Street (MD Route 6)
- Site is located approximately 0.10 miles from Charles County Courthouse & Government Offices; 15 miles from St. Mary's County; 10-12 miles from Waldorf, MD and 35 miles from Washington, DC.



## REGIONAL MAP



## LOCATION MAPS



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*Section 4*

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# RENT ROLL

Unit	Tenant	Term (Years)	Expiration Date	Monthly Rent
101 A	Jim Hall Realty	1	5/31/2026	\$427.00
101B, D & E	SP Medical Systems LLC	1	6/30/2026	\$1,822.00
101C	Kanto Games & Collectibles, LLC	1	7/31/2026	\$450.00
200	Baring Industries	3	5/31/2026	\$3,076.25

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*Section 5*

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# INCOME & EXPENSES

## Estimated Income

Unit	Tenant	Monthly Rent
101 A	Jim Hall Realty	\$427.00
101B, D & E	SP Medical Systems LLC	\$1,822.00
101C	Kanto Games	\$450.00
200	Baring Industries	\$3,076.25
<b>TOTAL - Monthly Rent</b>		<b>\$5,775.25</b>
<b>TOTAL—ANNUAL Condo Fees Paid (Baring Industries)</b>		<b>\$2,000.00</b>
<b>TOTAL - ANNUAL RENT</b>		<b>\$71,303.00</b>

## Estimated Expenses

Condo Fee - Unit #102	\$6,648.36
Condo Fee - Unit #201	\$9,799.07
Suite 101: Cleaning	\$1,102.40
Suite 102: Electric	\$1,564.82
Suite 101: Fuel Oil	\$275.13
Suite 101: Maintenance Plans	\$589.90
Suite 101: Real Estate Taxes	\$5,811.09
Suite 101: Supplies/Office	\$68.85
Suite 200: Electric	\$226.98
Suite 200: Maintenance Plans	\$929.85
Suite 200: Real Estate Taxes	\$8,551.79
Lease Commission (Est. 3%)	\$2,058.57
<b>TOTAL EXPENSES</b>	<b>\$37,626.81</b>
<b>NET OPERATING INCOME (ROUNDED)</b>	<b>\$34,000.00</b>

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# Section 6

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## REAL ESTATE ASSEMENT & TAXES

Real Property Data Search ( )  
Search Result for CHARLES COUNTY

<a href="#">View Map</a>	No Ground Rent Redemption on File	No Ground Rent Registration on File
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**Special Tax Recapture: None**

**Account Number:** District - 01 Account Identifier - 080113

**Owner Information**

<b>Owner Name:</b>	JOHEL LIMITED PARTNERSHIP	<b>Use:</b>	COMMERCIAL CONDOMINIUM
<b>Mailing Address:</b>	6 ST MARYS AVENUE SUITE 103 B LA PLATA MD 20646-0000	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/07432/ 00010

**Location & Structure Information**

<b>Premises Address:</b>	200 HOWARD ST LA PLATA 20646-0000 UNIT: 101	<b>Legal Description:</b>	UNIT 101 JOHEL BUSINESS CTR CONDO TOWN OF LA PLATA
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0112	0012	0079	30000.09	0000			101	2024	0055/ 0518
<b>Town:</b> LA PLATA									

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1998	1,994 SF		1,994 SF	000000

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
		OFFICE CONDOMINIUM	/				

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
<b>Land:</b>	92,200	93,700		
<b>Improvements</b>	276,800	281,100		
<b>Total:</b>	368,800	374,800	370,800	372,800
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> NANJEMOY INVESTMENTS INC	<b>Date:</b> 03/22/2011	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /07432/ 00010	<b>Deed2:</b>
<b>Seller:</b> JOHEL LTD PARTNERSHIP	<b>Date:</b> 06/30/2005	<b>Price:</b> \$265,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /05327/ 00534	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2024	07/01/2025
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:**

Give Feedback

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# Section 6

## REAL ESTATE ASSEMENT & TAXES

Real Property Data Search ( )  
Search Result for CHARLES COUNTY

<a href="#">View Map</a>		<a href="#">No Ground Rent Redemption on File</a>		<a href="#">No Ground Rent Registration on File</a>	
<b>Special Tax Recapture: None</b>					
<b>Account Number:</b>		<b>District - 01 Account Identifier - 005804</b>			
<b>Owner Information</b>					
<b>Owner Name:</b>		JOHEL LTD PARTNERSHIP		<b>Use:</b> COMMERCIAL CONDOMINIUM	
<b>Mailing Address:</b>		6 ST MARYS AVENUE SUITE 103 B LA PLATA MD 20646-0000		<b>Principal Residence:</b> NO	
				<b>Deed Reference:</b> /01394/ 00585	
<b>Location &amp; Structure Information</b>					
<b>Premises Address:</b>		200 HOWARD ST LA PLATA 20646-0000 UNIT: 200		<b>Legal Description:</b> UNIT 200 JOHEL BUSINESS CTR CONDO TOWN OF LA PLATA	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section: Block: Lot:</b>
0112	0012	0079	30000.09	0000	200 2024
				<b>Assessment Year:</b>	
				2024	
				<b>Plat No:</b>	
				0055/ 0517	
<b>Town:</b> LA PLATA					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
1998		2,939 SF		5,580 SF	
<b>Property Land Area</b>		<b>County Use</b>			
5,580 SF					
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		OFFICE CONDOMINIUM	/		
				<b>Garage</b>	
				<b>Last Notice of Major Improvements</b>	
<b>Value Information</b>					
		<b>Base Value</b>		<b>Value</b>	
				As of	
				01/01/2024	
				<b>Phase-In Assessments</b>	
				As of	
				07/01/2024	
				As of	
				07/01/2025	
<b>Land:</b>		135,900		138,100	
<b>Improvements</b>		407,800		414,400	
<b>Total:</b>		543,700		552,500	546,633
<b>Preferential Land:</b>		0		0	549,567
<b>Transfer Information</b>					
<b>Seller:</b> DEL ROSARIO, DAVID R, M D		<b>Date:</b> 07/11/1989		<b>Price:</b> \$151,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /01394/ 00585		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Exemption Information</b>					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2024</b>	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
				0.00 0.00	
<b>Special Tax Recapture: None</b>					
<b>Homestead Application Information</b>					
<b>Homestead Application Status:</b> No Application					
<b>Homeowners' Tax Credit Application Information</b>					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					


Give Feedback

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## Section 6

# REAL ESTATE ASSEMENT & TAXES



**Property Tax Account Inquiry**

May 7,  
2025

Owner Name:	JOHEL LIMITED PARTNERSHIP
Property Number:	01080113
Mailing Address:	JOHEL LIMITED PARTNERSHIP 6 ST MARYS AVENUE SUITE 103 B LA PLATA MD 20646
Premise Address:	200 HOWARD ST
<b>Total Due:</b>	<b>0.00</b> (see notes below)

[Legal Description](#)      [Search Again](#)

**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	240004789	5725.60	0.00	5683.70	0.00
2023	0100	0111	230004789	5572.48	0.00	5540.56	0.00
2022	0100	0111	220004759	5386.44	0.00	5385.55	0.00
2021	0100	0111	210004691	5236.12	0.00	5235.55	0.00
2020	0100	0111	200004698	5107.15	0.00	5095.73	0.00
2019	0100	0111	190004642	5076.34	0.00	5059.71	0.00
2018	0100	0111	180004621	5006.06	0.00	4997.85	0.00
2017	0100	0111	170004620	4983.73	0.00	4978.03	0.00
2016	0100	0111	160004606	4413.54	0.00	4411.35	0.00
2015	0100	0111	150004609	3862.24	0.00	3861.67	0.00
2014	0100	0111	140004615	3397.11	0.00	3396.60	0.00
2013	0100	0111	130004636	3404.89	0.00	3404.38	0.00
2012	0100	0111	120004665	3248.81	0.00	3248.32	0.00
2011	0100	0111	110004694	3692.07	0.00	3690.79	0.00
2010	0100	0100	101001895	3534.03	0.00	3534.03	0.00
2009	0100	0100	091001878	3523.64	0.00	3523.64	0.00
2008	0100	0100	081001897	3458.95	0.00	3458.95	0.00
2007	0100	0100	071001932	3412.40	0.00	3412.40	0.00
2006	0100	0100	061002009	3358.54	0.00	3358.54	0.00
2005	0100	0100	058000266	3314.35	0.00	3314.35	0.00

[Payment History](#)      [Search Again](#)

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[Click here to pay your Personal Property Taxes or Real Estate Taxes Online with your Credit Card.](#)


**Please Note:** Effective 09/06/2022 Autoagent **WILL CHARGE**a processing fee of 2.45% (\$2.00 minimum) on the total tax amount being paid in-person or online for all Discover, MasterCard Credit/Debit Cards, Visa Credit Cards. E-Checks - \$1.50 per transaction. The payment processor will add these fees to your total at checkout. These convenience fees **are not** collected by Charles County, and are non-refundable.

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Section 6

REAL ESTATE ASSEMENT & TAXES



**Property Tax Account Inquiry**

May 7,  
2025

Owner Name:	JOHEL LTD PARTNERSHIP
Property Number:	01005804
Mailing Address:	JOHEL LTD PARTNERSHIP 6 ST MARYS AVENUE SUITE 103 B LA PLATA MD 20646
Premise Address:	200 HOWARD ST
Total Due:	<b>0.00</b> (see notes below)

[Legal Description](#)      [Search Again](#)

**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	240000316	8426.93	0.00	8365.16	0.00
2023	0100	0111	230000312	8202.39	0.00	8155.32	0.00
2022	0100	0111	220000311	7930.86	0.00	7929.55	0.00
2021	0100	0111	210000304	7709.62	0.00	7708.78	0.00
2020	0100	0111	200000310	7519.85	0.00	7503.01	0.00
2019	0100	0111	190000307	7473.91	0.00	7449.39	0.00
2018	0100	0111	180000309	7369.32	0.00	7357.21	0.00
2017	0100	0111	170000312	7335.85	0.00	7327.45	0.00
2016	0100	0111	160000312	6495.86	0.00	6492.62	0.00
2015	0100	0111	150000313	5684.66	0.00	5683.81	0.00
2014	0100	0111	140000313	4999.48	0.00	4998.74	0.00
2013	0100	0111	130000319	5011.42	0.00	5010.67	0.00
2012	0100	0111	120000319	4774.28	0.00	4773.57	0.00
2011	0100	0111	110000309	5428.46	0.00	5426.57	0.00
2010	0100	0100	101000223	5198.57	0.00	5198.57	0.00
2009	0100	0100	091000222	5183.41	0.00	5183.41	0.00
2008	0100	0100	081000221	5088.75	0.00	5088.75	0.00
2007	0100	0100	071000224	5021.75	0.00	5021.75	0.00
2006	0100	0100	061000229	4943.92	0.00	4943.92	0.00
2005	0100	0100	051000230	4880.40	0.00	4880.40	0.00
2004	0100	0100	041000230	539.21	0.00	539.21	0.00
2003	0100	0100	031000227	527.46	0.00	527.46	0.00
2002	0100	0100	021000229	502.80	0.00	502.80	0.00
2001	0100	0100	011000223	502.80	0.00	502.80	0.00
2000	0100	0100	001000222	487.88	0.00	487.88	0.00
1999	0100	0100	991000224	477.41	0.00	477.41	0.00
1998	0100	0100	981000220	471.39	0.00	471.39	0.00
1997	0100	0100	971000212	471.39	0.00	471.39	0.00

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# PROPERTY PICTURES



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*Section 7*

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# PROPERTY PICTURES



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# Section 7

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# CONDO PLATS

**P. R. WILLS SUBDIVISION**  
 FLAT W.M.A. 48 FOLIO 326  
 LOT No. 22 TOWN OF LAFLATA LIBER 44 FOLIO 607  
 LOT No. 8 RICHARD J. EARNSHAM, JR. et al LIBER 4342 FOLIO 163  
 LOT No. 9  
 LOT No. 10  
 LOT No. 11  
 LOT No. 12

**OWNER'S DEDICATION**  
 We, Johel Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described herein, hereby adopt this Plan of Condominium pursuant to the Provisions and Requirements of the Maryland Condominium Act as set forth in the Annotated Code of Maryland, Real Property Article, title 11.  
 There are no suits, actions at law, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plat.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify to the best of my knowledge and belief that this plan of condominium, together with the applicable wording of the "Johel Business Center Condominium Regime Declaration" as recorded in Liber 05230, Folio 0481 or as may be amended is a correct representation and that the units and common elements as constructed can be determined.  
 That this is a condominium of the property as conveyed unto Johel Limited Partnership, a Maryland Limited Partnership by Louis F. Jenkins, successor personal representative of the Estate of Samuel S. Vacciano by deed dated July 10, 1994 and recorded in Liber 1844, Folio 585 among the Land Records of Charles County, Maryland.  
 That the requirements of the Annotated Code of Maryland, Maryland Condominium Act have been complied with.  
 That the locations and dimensions have been obtained by acceptable field practices.

**PLAT OF CONDOMINIUM**  
**JOHEL LIMITED PARTNERSHIP**  
 TOWN OF LAFLATA  
 1ST ELECTION DISTRICT  
 CHARLES COUNTY, MARYLAND  
 SCALE 1" = 20' AUGUST, 2004  
 GRAPHIC SCALE 1" = 20'  
 0 20 40 60  
**BEN DYER ASSOCIATES, INC.**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4375 CHESAPEAKE STREET, SUITE 221  
 P.O. BOX 2121, LA PLATA, MARYLAND 20646  
 TELEPHONE: (301) 753-1616  
 FACSIMILE: (301) 753-0221  
 J-BOK574 W.O. 80204 S.O.C.I.P.

**OWNER'S SIGNATURE:**  
 JOHEL LIMITED PARTNERSHIP  
*Cheryl M. Steinhilber* 6/02/05  
 DATE  
 Catherine N. Flanagan, Director of Planning & Zoning  
 Approved for Recordation  
 TOWN OF LAFLATA  
 By *[Signature]* A.M. 7/2/04  
 Recorded June 20, 2005 at 11:03  
 Liber No. 55 Folio No. 57

**SURVEYOR'S SIGNATURE:**  
*William P. Tomlinson* 6/02/05  
 William P. Tomlinson  
 Professional Land Surveyor  
 Maryland No. 10125

**DECLARANT:**  
 JOHEL LIMITED PARTNERSHIP  
 P.O. BOX 2150  
 LA PLATA, MARYLAND 20646-2150  
 SHEET 1 OF 2

**VICINITY MAP:**  
 SCALE, NOT TO SCALE  
 TAX MAP 112, GRID 12, PARCEL 71  
 HOWARD STREET, CENTRE STREET, ST. MARY'S AVENUE, FIRE HOUSE STREET, HOWARD STREET, CONTINENTAL DRIVE, U.S. ROUTE 301

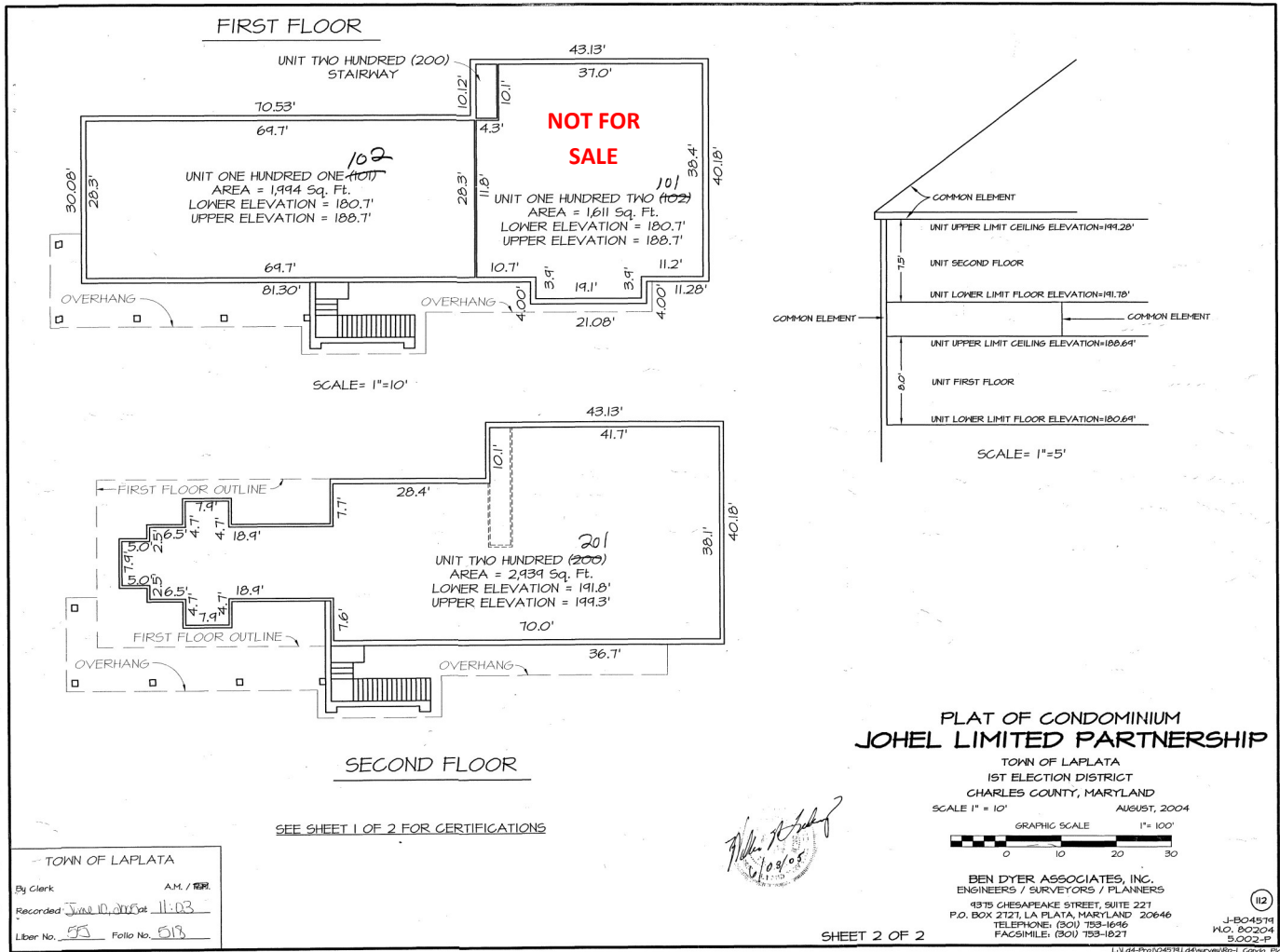
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or area are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Section 7

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# CONDO PLATS



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## LISTING BROKER

Hooper & Associates

**Anne M. Hooper**

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anne.hooper@gmail.com

## PROPERTY

200 Howard Street

Suites 101 & 200

La Plata, MD 20646

