

FOR SALE

3.6 Acre Class A Medical Office
Building Development Site



Proposed Class A 97,600 SF Medical Office Building
9620 Lottsford Court, Largo, Maryland, 20774

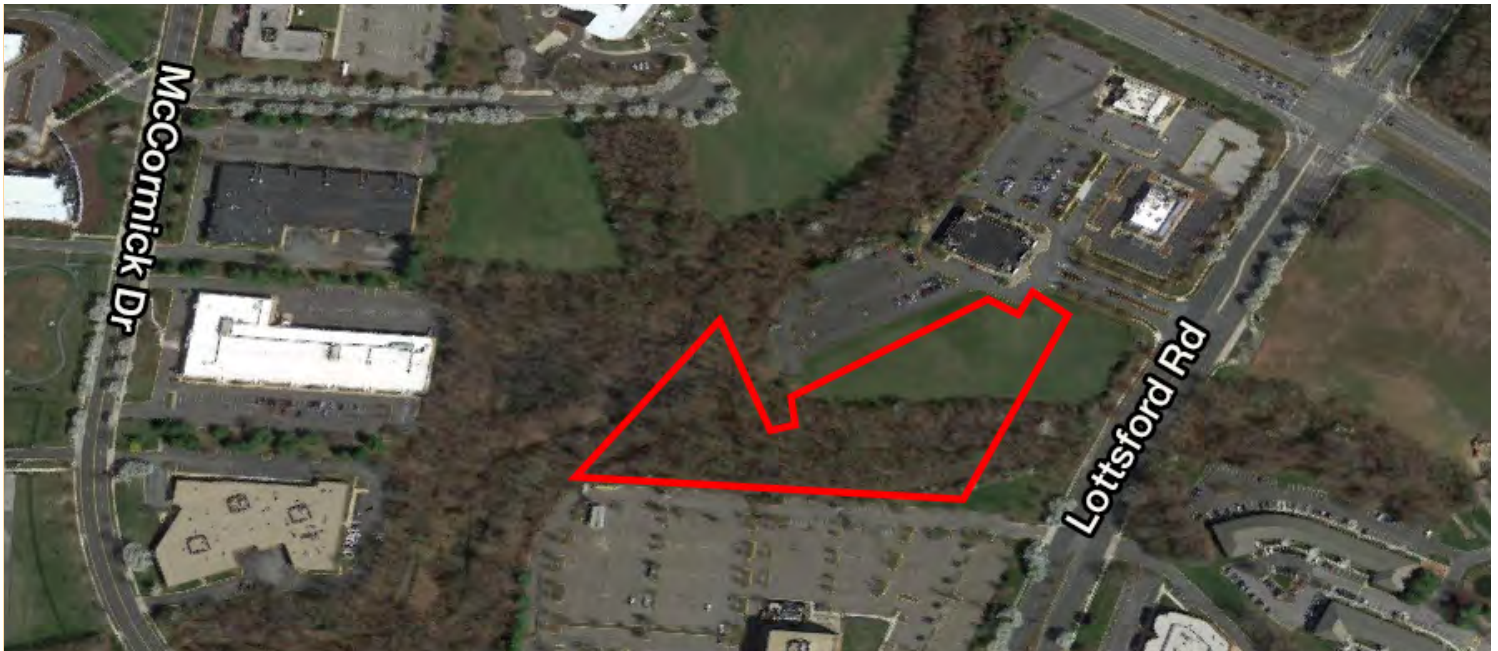
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1601 & 1616 MCCORMICK DR SALES COMP
UMGC CAMPUS SALE ARTICLE

MARCUS N. DANIELS, Vice President
+1 301 275 4005 • mdaniels@naimichael.com

OMAR S. MCKEITHAN, Vice President
+1 202 246 7710 • omckeithan@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



PROPERTY SUMMARY

PROPERTY TYPE:	Class A Medical Office Building
PROPOSED BUILDING SF:	97,600 SF
TOTAL LOT ACREAGE:	3.60± Acres
TOTAL LOT SIZE SF:	Approx. 156,816 SF
ZONING:	RTO-HE (Regional Transit Oriented High Intensity)
PARKING:	185 dedicated parking spaces, 400 additional free and unreserved surface parking spaces available in the cul-de-sac.
PRICE:	\$12,000,000

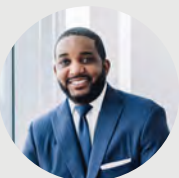
PROPERTY DESCRIPTION

The proposed Class A 97,600 SF medical office building will be situated inside The Inglewood Office & Restaurant Park at 9620 Lottsford Court in Largo, MD 20774 on a 3.6 +/- acre, RTO-HE (Regional Transit Oriented High Intensity) zoned site. This project will deliver a Class A medical office building and will be a state of the art medical facility proposed to serve the healthcare needs of the greater Prince George's County community using a cost-effective, efficient and technologically advanced platform.

The medical facility is intended to provide a "one stop shop" for a wide range of healthcare services from routine to highly sophisticated, all done on an outpatient basis. 9620 Lottsford Court will be five stories and is approximately 97,600 square feet, 19,520 square feet per floor.

Situated in Largo, Maryland near the Capital Beltway, the proposed project at 9620 Lottsford Court offers state-of-the-art services and a variety of amenities that patients and families desire from their healthcare providers. Conveniently located eight miles east of Washington, D.C., this medical facility is closely located to the key population centers in our area as realized by most physicians. It's just minutes away from Capitol Hill, Alexandria, and all of Prince George's County. Best of all, it is directly accessible from the Capital Beltway, I-95, I-495 and I-295.

CALL FOR OFFERS - CONTACT AGENTS



Marcus N. Daniels
(301) 275-4005

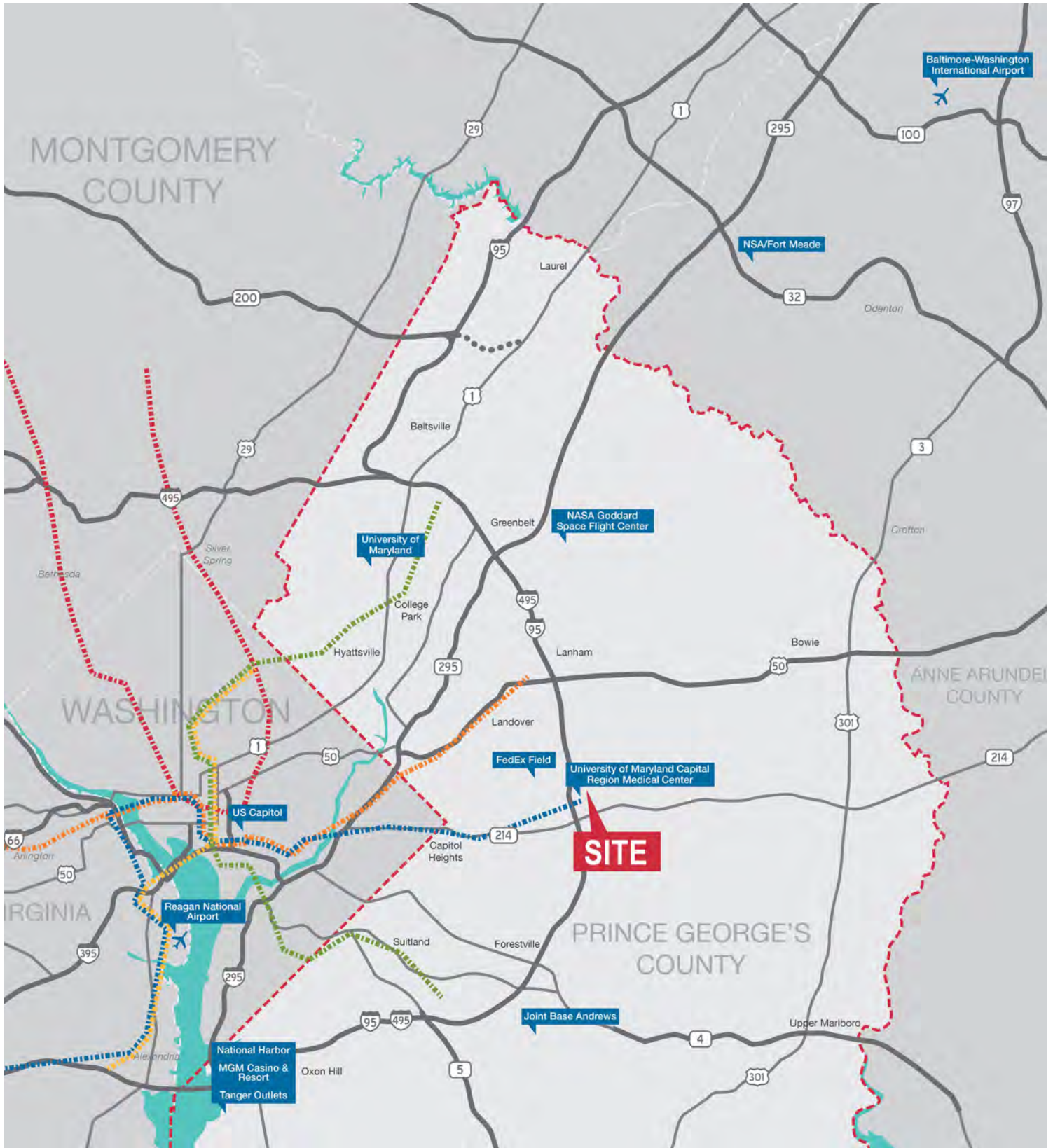


Omar S. McKeithan
(202) 246-7710

LOCATION



LOCATION



ABOUT THE OPPORTUNITY

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The proposed project is a class "A" medical office development providing a unique opportunity for healthcare providers of all specialties. It's a place where employees', patients, and families can explore and enjoy the development's many shopping, dining, entertainment and recreational venues all within an easy walk from the proposed medical complex.

This is the only location on the entire I-95 transportation corridor easy access to a privately owned development. No location in the greater region is easier to enter or exit at posted speed limits than 9620 Lottsford Court. Patients and their families will enjoy the easy access and convenient parking opportunities available with every visit to the building.

MEDICAL & HEALTHCARE SERVICE LINES

Urology
Neurology
Orthopedics
Gastroenterology
Pulmonology

Dermatology
Cardiology
Physical Therapy
Oncology
Primary Care

Cancer Treatment Center
Healthcare Technology Companies
Healthcare Systems

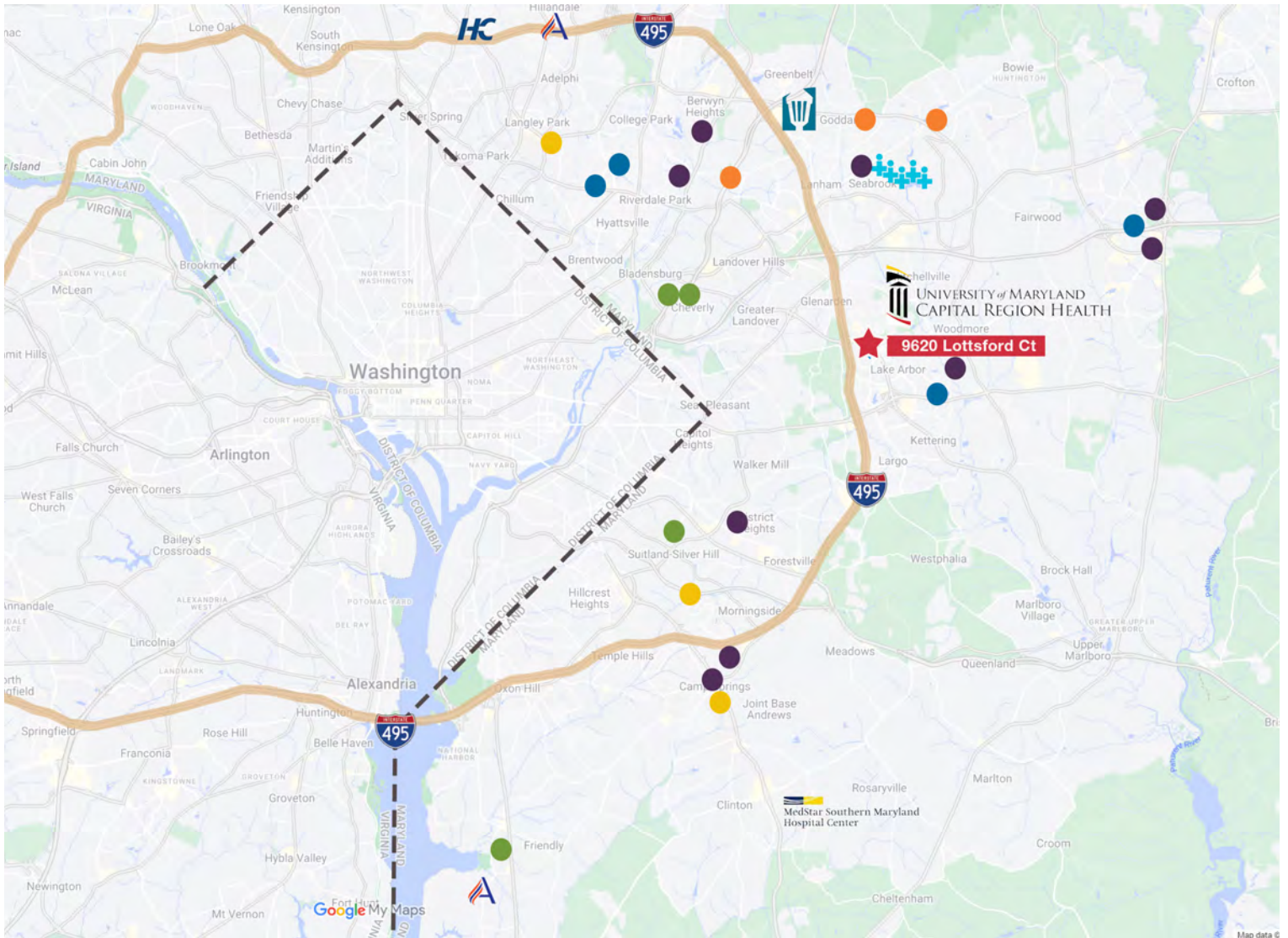
POTENTIAL CORPORATE TENANTS



MEDICAL & HEALTHCARE SERVICE LINES WITHIN 5 MILES OF PROPERTY

Healthcare Service	5-Year Growth	10-Year Growth
Cardiology:	13.7%	23.5%
Cosmetic Procedures:	18.3%	29.0%
Dermatology:	14.9%	26.5%
ENT:	32.2%	22.2%
Gastroenterology:	16.6%	30.4%
General Surgery:	13.1%	22.0%
Gynecology:	1.8%	2.1%
Nephrology:	14.7%	26.5%
Neurology:	25.6%	38.1%
Obstetrics:	8.8%	7.4%
Oncology:	5.7%	10.8%
Orthopedics:	21.8%	32.8%
Pain Management:	19.4%	32.8%
Physical Therapy / Rehabilitation:	7.9%	14.5%
Psychiatry:	4.4%	4.9%
Pulmonology:	16.1%	30.2%
Radiology:	5.4%	11.8%
Trauma:	9.1%	18.3%
Urology:	28.0%	49.2%
Vascular:	20.2%	37.8%

REGIONAL HEALTHCARE LANDSCAPE MAP SHOWING LARGEST HEALTHCARE SYSTEMS OUTPATIENT FACILITIES



Map Key



Outpatient Locations



Outpatient Locations

Outpatient Locations

Outpatient Locations

Outpatient Locations

WHY YOU SHOULD INVEST IN MEDICAL OFFICE IN PRINCE GEORGE'S COUNTY

Currently there are not too many service providers in the County to deliver high-quality healthcare and Prince George's County is experiencing health professional shortages, and many residents travel outside of the County to seek care. There are 1,910 patients to every one primary care physician located within the County, a higher ratio than Maryland's average of 1,140 patients per PCP. 25 similar shortages occur among oral health care providers. There are 1,650 patients per dentist in the County, more than Maryland's average 22 Maryland State Report Card, 2017.

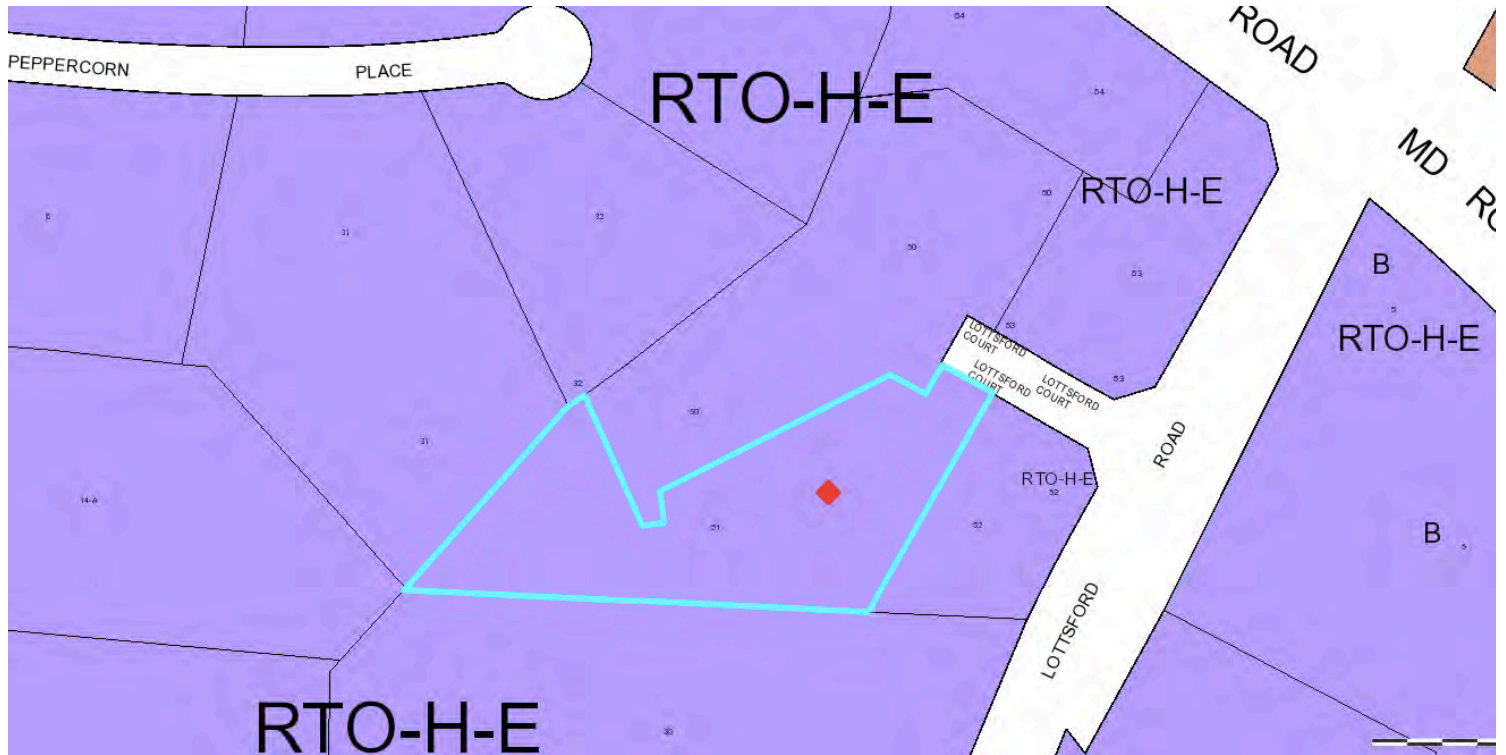
According to the study conducted in 2018 by Regional Primary Care Coalition, Prince George's County, ranked 14th of 24 Maryland counties based on health factors and outcomes.

- The average life expectancy in Prince George's County is 80 years of age, which is slightly higher than the state life expectancy of 79.8 years.
- The infant mortality rate in Prince George's County is 7.6 per 1,000 live births; higher than the state rate of 6.5 per 1,000 live births.
- Also elevated in Prince George's County is the mortality rate of children between the ages of 0 and 17, at 70.9 deaths per 100,000 children, compared to Maryland's 52.1 deaths per 100,000 children. In this age group, Prince George's County has a 1.5 times larger death rate due to conditions originating in the perinatal period, and congenital abnormalities.

Prince George's County residents fare worse than the average Maryland resident in many key chronic health indicators:

- 12.5% of adults in Prince George's County have been diagnosed with diabetes, higher than Maryland's average of 10.4%.
- Prince George's County also had higher death rates and hospitalization rates due to diabetes, and higher rates of hospitalizations due to long- and short-term complications of diabetes, compared to other counties in Maryland. Rates are highest in adults 65+, males, and Black or African Americans.
- 30.7% of adults in Prince George's County qualify as obese, compared to 28.9% of adults statewide.

ZONING



ZONING DESCRIPTION

– RTO-H: Regional Transit-Oriented, High Intensity

Provides land for high-intensity, vibrant, mixed-use centers intended to capture the majority of the County’s future residential and employment growth and development. Extremely walkable, bikeable, and well-connected to the region. Typically located at major transit centers anchored by Metrorail stations. The primary difference between the RTO-H and RTO-L zones are the scale of development intensity and range of uses permitted; RTO-H is somewhat higher-intensity than RTO-L.

Minimum net lot area Core Edge

- In general; square feet 1,500 3,000
- Townhouse dwellings; square feet 1,000 1,000
- Other dwellings; square feet 1,500 5,000

Dwelling units per net acre (all dwellings)

- Minimum 30 20
- Maximum 120 80

Floor area ratio (nonresidential development)

- Minimum 1.5 0.5
- Maximum 5 3

Principal structure height (maximum) No max. 182 ft.



[Click here to download zone description](#)

RENDERINGS



LEUTERIO THOMAS, LLC
ARCHITECTS & ENGINEERS



LEUTERIO THOMAS, LLC
ARCHITECTS & ENGINEERS



LEUTERIO THOMAS, LLC
ARCHITECTS & ENGINEERS



LEUTERIO THOMAS, LLC
ARCHITECTS & ENGINEERS

SITE PLAN



SITE PLAN

INTERIOR STANDARD PARKING : 15
 INTERIOR COMPACT PARKING : 23
 TOTAL INTERIOR : 38

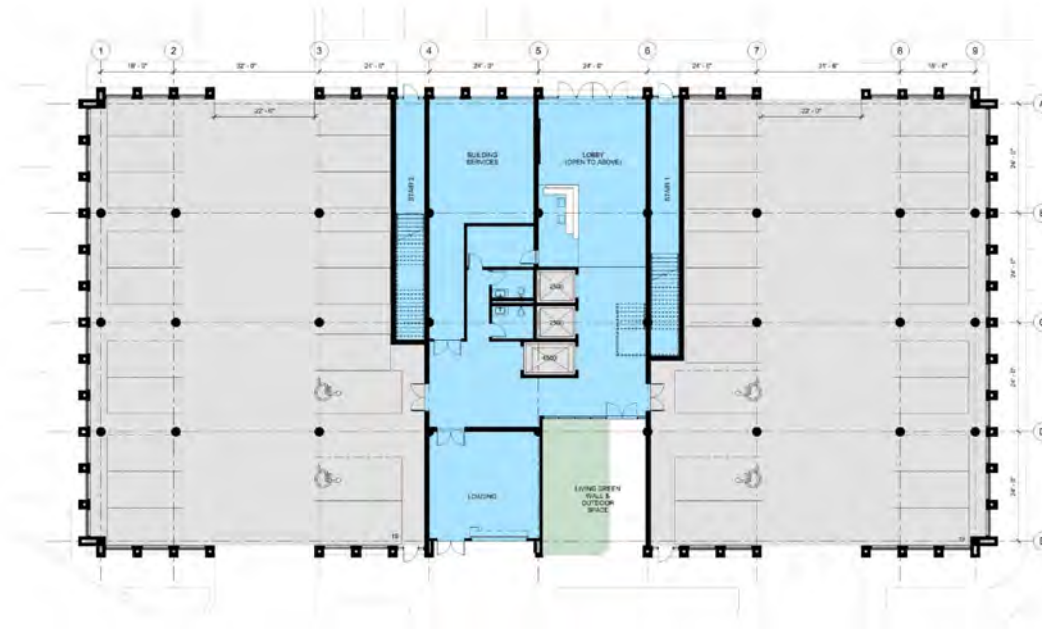
EXTERIOR STANDARD PARKING : 110
 EXTERIOR COMPACT PARKING : 37
 TOTAL EXTERIOR : 147

COMPACT PARKING TOTAL : 61
 TOTAL PARKING : 185

100,000 / 500 = 200 REQUIRED SPACES
 7% PARKING DEPARTURE NEEDED
 TYPICAL PARKING SPACE SIZE : 9 X 18
 COMPACT PARKING SPACE SIZE : 8 X 16.5

- STORMWATER MANGEMENT
- UNDERGROUND STORAGE FACILITY
- POSSIBLE GENERATOR LOCATION

GROUND FLOOR



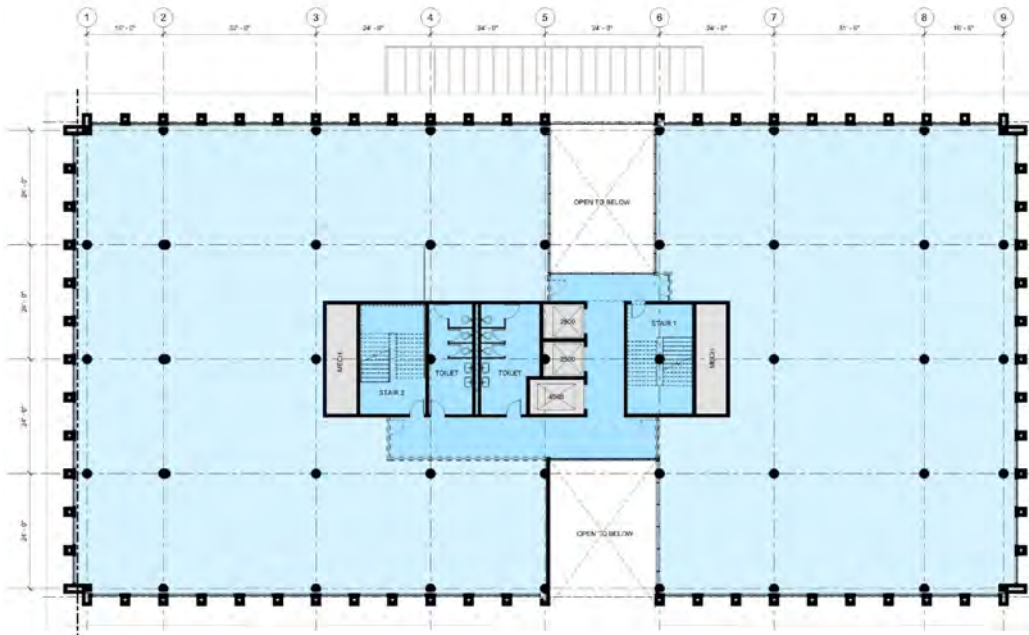
LEVEL 1: 4,818 SF
 BLDG SERVICES: 1,523 SF
 LOBBY: 924 SF
 CORE & CIRCULATION: 2,371 SF

LEVEL 2: 17,794 SF
 LEVEL 3: 19,126 SF X 4
 TOTAL: 100,000 SF

PARKING: 100,000 / 500 = 200 REQUIRED SPACES



SECOND FLOOR



LEVEL 1: 4,818 SF

LEVEL 2: 17,794 SF

CORE & CIRCULATION: 2,146 SF
 SPACE OPEN TO BELOW: 1,315 SF
 TENANT SPACE: 15,648 SF

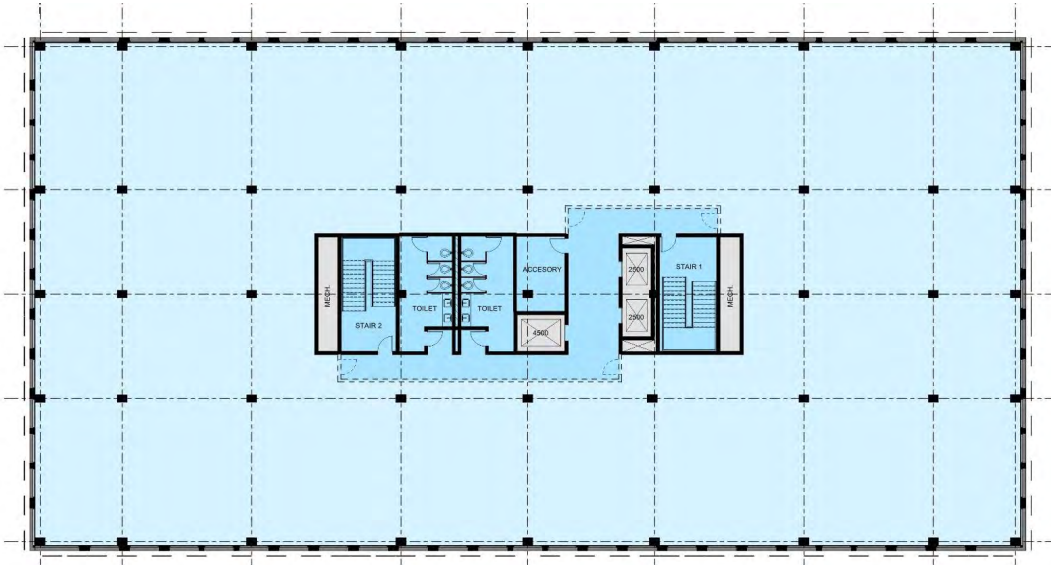
LEVEL 3: 19,126 SF X 4

TOTAL: 100,000 SF

PARKING: 100,000 / 500 = 200 REQUIRED SPACES

GROSS FLOOR AREA: 17,794 SF
 GROSS LEASABLE AREA: 15,648 SF
 PERCENTAGE LEASABLE: 88%





FLOOR 3-6

LEVEL 1: 3,018 SF
 LEVEL 2: 17,929 SF

LEVEL 3-6: 19,601 SF X 4

CORE & CIRCULATION: 2,163 SF
TENANT SPACE: 17,438 SF

TOTAL: 100,083 SF

PARKING: 100,083 / 500 = 200 REQUIRED SPACES

GROSS FLOOR AREA: 19,601 SF
 GROSS LEASABLE AREA: 17,438 SF
 PERCENTAGE LEASABLE: 89%



NORTH ELEVATION





EAST ELEVATION



SOUTH ELEVATION



PROJECT CONCEPT

The Project at 9620 Lottsford Court will be a combination of classic brick masonry with inset windows, accented by a sweeping glass curtain wall at the prominent corner. The architecture is intended to be timeless, containing elements that blend with the surrounding neighborhood yet are detailed with a contemporary flair.

A vertical metal blade rising up the entire height of the building boldly announces its modern aesthetic. The main lobby entrance will continue this delicate balance of traditional, efficient design complimented by warm and inviting accents chosen to express the calm and confident tone of service providers engaging with patients throughout the complex.

The Project at 9620 Lottsford Court will feature medical grade mechanical, electrical and plumbing systems worthy of supporting the state-of-the-art services offered within. Service providers will find that the building and its systems can easily support a wide variety of specialized equipment and functions. To be designed, developed and constructed by experts in the medical building arena gives 9620 Lottsford Court the bones to stand alongside the region's finest buildings as a "Class A" medical facility.

SECTION 1 PROJECT DESCRIPTION

Introduction/Background: The following preliminary report will describe the major architectural and engineering systems contemplated and serve as the basis for the initial construction cost estimate for a new medical office building located at The Project at 9620 Lottsford Court, Largo, MD. Approximately 100,000 floor gross building area (97,600 preliminary floor area) of new construction is organized over 5 floors in an efficient manner to maximize patient safety, healthcare usage, planning flexibility and multiple branding opportunities.

A 'patient-centered healing' design approach is incorporated with this project to meet the healthcare needs of residents in Prince George's County using a cost-effective, efficient and technologically advanced platform.

The overall health strategy for the medical center is focused on wellness but the facility will also provide comprehensive surgical and medical options. These will include a range of primary and specialty care options such as primary care, pediatrics, oral surgery, ENT, orthopedics, GI, general surgery, plastic surgery, dermatology, holistic medicine and subspecialty medical and surgical solutions including a "state of the art" outpatient surgery center, imaging center, hemodialysis center, bariatric and cardiac rehabilitation center and laboratory.

Environmental sustainability factors are very important for a healthcare project. The goal is to incorporate "high impact, low first cost" sustainable design features.

PROJECT SCOPE BY FLOOR:

First Floor:

- Dedicated main entry with canopy/vestibule accessed off Lottsford Court.
- The main lobby shall provide a welcoming patient-centered for maximizing ways for convenient access to providers.
- Two passenger sized elevators and one larger elevator (to accommodate a patient on stretcher) shall serve all MOB floors.
- Imaging Center (w/MRI, CT, radiographic, radiographic fluoroscopy, ultrasound and mammography), Laboratory, Cultura and Pediatric Sick Day Care
- Welcome Center (and transportation services), Security and Building Services.
- Opportunities for future expansion (shell space).

Second Floor:

- Ambulatory Surgery Center (w/3 operating rooms, 1 interventional radiology procedure room, 2 endoscopy procedure rooms, patient preparation and stage I+II recovery, sterile processing and support areas).
- Opportunities for future expansion (shell space).

Third Floor:

- Multi-use clinic floor including interventional cardiology clinic, surgery clinic, rehabilitation center, dental clinic, orthopedic clinic and wellness/bariatric surgery clinic with a clothing exchange program.

Fourth and Fifth Floors:

- Multi-use clinic floors including a hemodialysis center, renal clinic, internal medicine clinic, GI clinic, family/pediatric medicine clinic, administrative offices and conference center (w/request for rooftop access).
- Opportunities for future expansion (shell space).

Land Sale Comps

Sale Comps Map & List Report

Sale Comparables

7

Avg. Cap Rate

-

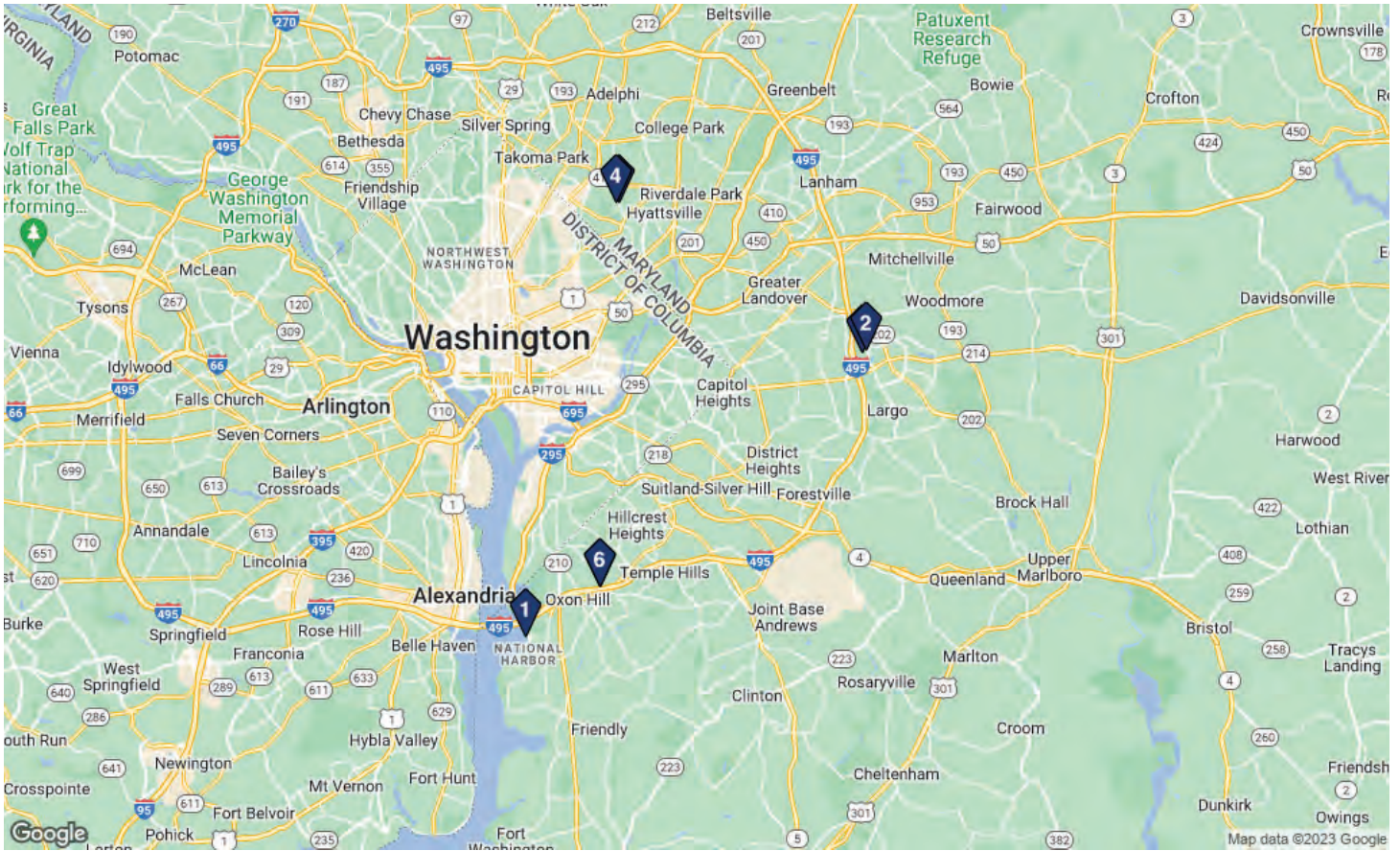
Avg. Price/SF

\$244

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$5,000,000	\$16,132,956	\$12,850,000	\$32,700,000
Price Per SF	\$59	\$244	\$146	\$546
Cap Rate	-	-	-	-
Time Since Sale in Months	9.0	32.9	33.0	51.0
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy Rate at Sale	-	-	-	-
Year Built	-	-	-	-
Star Rating	★★★★★	★★★★★ 2.8	★★★★★ 3.0	★★★★★

Sale Comps Map & List Report

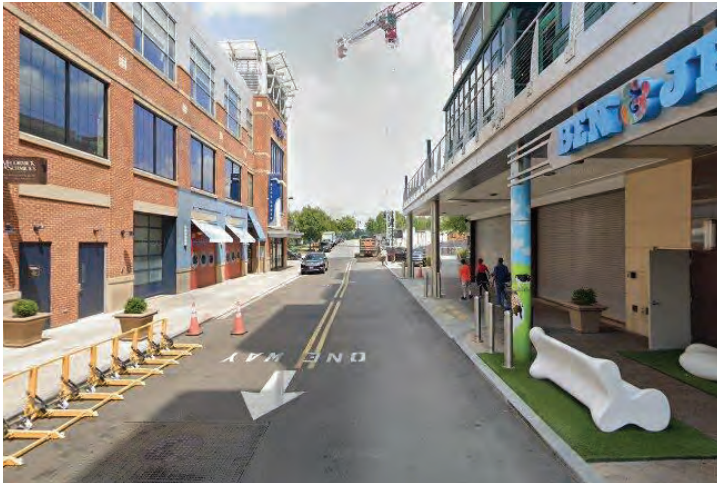
Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
1 National Plz Oxon Hill, MD 20745	Land ★★★★★	-	0.501 AC	-	3/1/2019	\$5,000,000	\$9,978,010/AC	-
2 9000 Lottsford Rd Largo, MD 20774	Land ★★★★★	-	3.29 AC	-	3/12/2021	\$12,850,000	\$3,905,786/AC	-
3 Ager Rd Hyattsville, MD 20782	Land ★★★★★	-	1.874 AC	-	10/13/2020	\$11,950,000	\$6,376,066/AC	-
4 2560 Kirkwood Pl Hyattsville, MD 20782	Land	-	1.25 AC	-	9/11/2020	\$6,430,695	\$5,144,556/AC	-
5 The Oxford-Leased... 6009 Oxon Hill Rd Oxon Hill, MD 20745	Land ★★★★★	-	1.375 AC	-	7/28/2020	\$32,700,000	\$23,780,230/ AC	-
6 The Oxford-Leased... 6009 Oxon Hill Rd Oxon Hill, MD 20745	Land ★★★★★	-	1.375 AC	-	10/8/2019	\$31,000,000	\$22,543,949/ AC	-
7 9420 Grand Blvd Largo, MD 20774	Land	-	5.1 AC	-	9/9/2022	\$13,000,000	\$2,549,020/AC	-

Sale Comp - Summary Report

National Plz



Oxon Hill, MD 20745 - NatHbr/OxnHill/FtWash Submarket



TRANSACTION DETAILS

Sale Date	Mar 1, 2019
Sale Price	\$5,000,000
Sale Type	Investment
Document #	41860-0169
Price Status	Full Value
Comp Status	Research Complete
Comp ID	4729502

TRANSACTION NOTES

On March 1, 2019 the National Plz land sold for the unconfirmed price of \$5,000,000.

LAND

Land Acres	0.50 AC
Parcels	12-5627014
Proposed Use	Commercial
Land SF	21,829 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Oxon Hill Hotels Llc
True Buyer	Johnson Development Associates, Inc. Josh Jones (864) 585-2000 (p)
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	National Harbor Waterfront, LLC
True Seller	National Harbor Waterfront, LLC (703) 227-2000 (p)
Listing Broker	No Listing Broker on Deal



INCOME & EXPENSES

Expenses	2019	Per AC
Operating Expenses	-	-
Taxes	\$8,561	\$17,084.22
Total Expenses	\$8,561	\$17,084.22

Sale Comp - Summary Report

9000 Lottsford Rd



Largo, MD 20774 - Landover/Largo/Captl Hts Submarket



TRANSACTION DETAILS

Sale Date	Mar 12, 2021
Sale Price	\$12,850,000
Sale Type	Owner User
Document #	45242-0010
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5477278

TRANSACTION NOTES

On March 12, 2021, a 3.29-acre land parcel was sold to the Maryland National Capital Park and Planning Commission for \$12.85 million.

Parties to the transaction were unable to be reached for comment. Information in this report was obtained from public records and sources deemed reliable.

LAND

Land Acres	3.29 AC
Zoning	MXT
Parcels	13-5570098
Opportunity Zone	Yes
Land SF	143,312 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	The Maryland-National Capital Park-Planning Comm
True Buyer	The Maryland-National Capital Park-Planning Comm (301) 699-2255 (p)
Buyer Type	Public
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Commons at Largo LP
True Seller	Peter N.G. Schwartz Management Company, Inc Peter Schwartz (202) 861-1350 (p)
Listing Broker	No Listing Broker on Deal



INCOME & EXPENSES

Expenses	2021	Per AC
Operating Expenses	-	-
Taxes	\$21	\$6.26
Total Expenses	\$21	\$6.26

Sale Comp - Summary Report

Ager Rd



Hyattsville, MD 20782 - College Park Submarket



TRANSACTION DETAILS

Sale Date	Oct 13, 2020
Sale Price	\$11,950,000
Sale Type	Owner User
Document #	44344-0237
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5262444

TRANSACTION NOTES

On October 13, 2020, Kaiser Permanente acquired a 1.874-acre land parcel on Ager Rd in Hyattsville, MD for \$11.95 million.

The health care company purchased the property to develop a new medical center at this location. According to a third party source, the 48,000-square-foot facility will be completed some time in 2022 and will replace an older facility that the company occupies on Belcrest Road. The new Kaiser Permanente Prince George's Medical Center will have 37 exam rooms, lab facilities and a three-level parking garage. Services provided there will be adult and family medicine, pediatrics, OB-GYN, imaging and a pharmacy.


Please see CoStar property ID # 11551747 for more information on the new development.

Information in this report was obtained from sources deemed reliable.

LAND

Land Acres	1.87 AC
Zoning	MXT
Parcels	17-5649170, 17-5666048
Proposed Use	Office
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
Approvals	Approved Plan
Land SF	81,640 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Mid-Atlantic Permanente Medical Group
True Buyer	Kaiser Permanente Ethan Sullivan  (510) 271-5800 (p)
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	West Hyattsville Property Company, LLC
True Seller	Gilbane Development Company Matthew Lawrence  (401) 456-5890 (p)
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

2560 Kirkwood Pl

Hyattsville, MD 20782 - College Park Submarket



TRANSACTION DETAILS

Sale Date	Sep 11, 2020
Sale Price	\$6,430,695
Sale Type	Investment
Document #	44242-0552
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	5296522

TRANSACTION NOTES

On 9/11/2020 West Hyattsville Property Company sold 1.25 acres at 2560 Kirkwood Pl in Hyattsville, MD to Stanley Martin Companies LLC for \$6,430,695.

The property consists of 52 single-family residential lots. The property is located adjacent to the West Hyattsville metro station.

LAND

Land Acres	1.25 AC
Zoning	MXT
Parcels	17-5649204, 17-5649226, 17-5649237, 17-5649248,
Topography	Level
Proposed Use	Single Family Development
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
On Sites	Previously developed lot
No. of Lots	54
Land SF	54,450 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Stanley Martin Companies Llc
True Buyer	Stanley Martin Steve Alloy (703) 964-5000 (p)
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	West Hyattsville Property Company, LLC
True Seller	Gilbane Development Company Robert Gilbane (401) 456-5890 (p)
Listing Broker	No Listing Broker on Deal

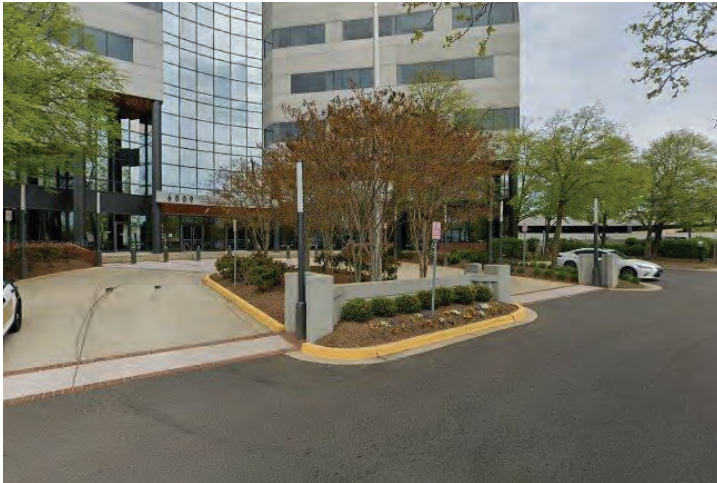


Sale Comp - Summary Report

6009 Oxon Hill Rd - The Oxford-Leased Fee



Oxon Hill, MD 20745 - NatHbr/OxnHill/FtWash Submarket



TRANSACTION DETAILS

Sale Date	Jul 28, 2020
Sale Price	\$32,700,000
Hold Period	9 Months
Sale Type	Investment
Document #	43923-0043
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5213305

TRANSACTION NOTES

On July 28, 2020, Woodbranch Management sold the leased fee interest in The Oxford apartments for \$32.7 million. The buyer was Boston, MA-based Winthrop Management.

The subject property is located at 6009 Oxon Hill Road and contains 1.3751 acres. The leasehold interest for the 10-story, 187-unit multi-family building on the site is still owned by Varsity Investment Group.

Originally delivered in 1989 as an office property, the building was converted to residential, multi-family use back in 2019. At the time of the sale, occupancy was reported to be 90.3%.

Parties to the transaction either declined to comment or could not be reached.

Information in this report was obtained from public records.

LAND

Land Acres	1.38 AC
Zoning	CSC
Parcels	12-1250117
Topography	Level
Proposed Use	Apartment Units
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
On Sites	Finished lot
Land SF	59,899 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Oxon Hill Ontario Warehouse LLC
True Buyer	Winthrop Management (617) 570-4600 (p)



Buyer Broker	No Buyer Broker on Deal
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Recorded Seller	Woodbranch Oxford, LLC
True Seller	Woodbranch Management, Inc. (713) 621-3222 (p)



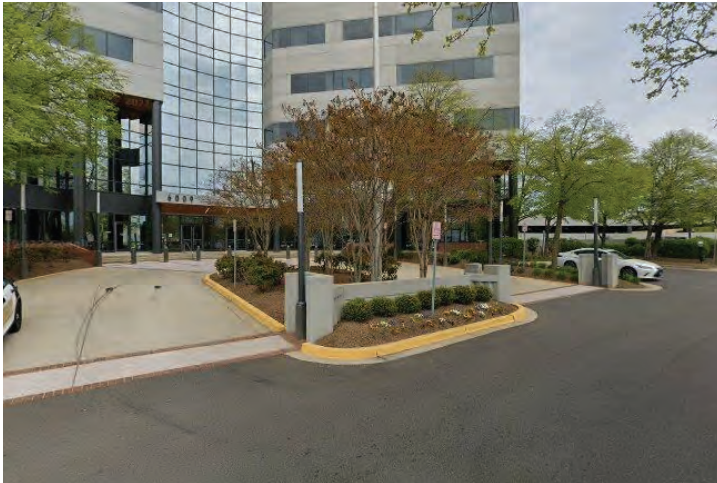
Listing Broker	No Listing Broker on Deal
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Sale Comp - Summary Report

6009 Oxon Hill Rd - The Oxford-Leased Fee



Oxon Hill, MD 20745 - NatHbr/OxnHill/FtWash Submarket



TRANSACTION DETAILS

Sale Date	Oct 8, 2019
Sale Price	\$31,000,000
Sale Type	Investment
Financing	Down Payment of \$4,650,000 (15%) 1st Mortgage: TBK Bank, SSB Bal/Pmt: \$26,350,000/-
Document #	42739-0203
Price Status	Full Value
Comp Status	Research Complete
Transfer Tax	\$155,000
Comp ID	4969483

TRANSACTION NOTES

The information for this report has been verified by information available to the public.

On October 8, 2019 Varsity Investment Group sold the leased fee interest for The Oxford apartment community to Woodbranch Management, Inc. for \$31 million. The property is located at 6009 Oxon Hill Rd in Oxon Hill, MD and is situated on 1.375 acres.


The buyer financed this acquisition with a \$26.35 million loan provided by TBK Bank, SSB.

Calls were made to the seller but they were unavailable for comment at the time of publication. The buyer declined to comment due to company policy.

LAND

Land Acres	1.38 AC
Zoning	CSC
Parcels	12-1250117
Topography	Level
Proposed Use	Apartment Units
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
On Sites	Finished lot
Land SF	59,899 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Woodbranch Oxford, LLC
True Buyer	Woodbranch Management, Inc. (713) 621-3222 (p)
	
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	6009 Oxon Hill Road LLC
True Seller	Varsity Investment Group (301) 654-3330 (p)
	
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

9420 Grand Blvd

Largo, MD 20774 - Landover/Largo/Captl Hts Submarket



TRANSACTION DETAILS

Sale Date	Sep 9, 2022
Sale Price	\$13,000,000
Sale Type	Investment
Document #	48127-0244
Price Status	Confirmed
Comp Status	Research Complete
Transfer Tax	\$182,000
Comp ID	6155766

TRANSACTION NOTES

This report has been verified with the seller and the buyer.

On September 9, 2022 Peter N.G. Schwartz Management Company sold 5.1 acres located at 9420 Grand Boulevard in Largo, MD to Klein Enterprises for \$13 million, or approximately \$2.549 million per acre.

The buyer plans to develop a 379-unit apartment community at the site (CoStar Property ID# 13586697).

This was an all-cash deal.

LAND

Land Acres	5.10 AC
Zoning	RTOHC
Parcels	13-5570076
Opportunity Zone	Yes
Land SF	222,156 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Largo Apartments LLC
True Buyer	Klein Enterprises (410) 902-0290 (p)
	
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Commons at Largo L.P.
True Seller	Peter N.G. Schwartz Management Company, Inc (202) 861-1350 (p)
	
Listing Broker	No Listing Broker on Deal

INCOME & EXPENSES

Expenses	2022	Per AC
Operating Expenses	-	-
Taxes	\$33,967	\$6,660.23
Total Expenses	\$33,967	\$6,660.23

Prince George's County Medical Office Building Sales Comps

Sale Comps Map & List Report

Sale Comparables

8

Avg. Cap Rate

-

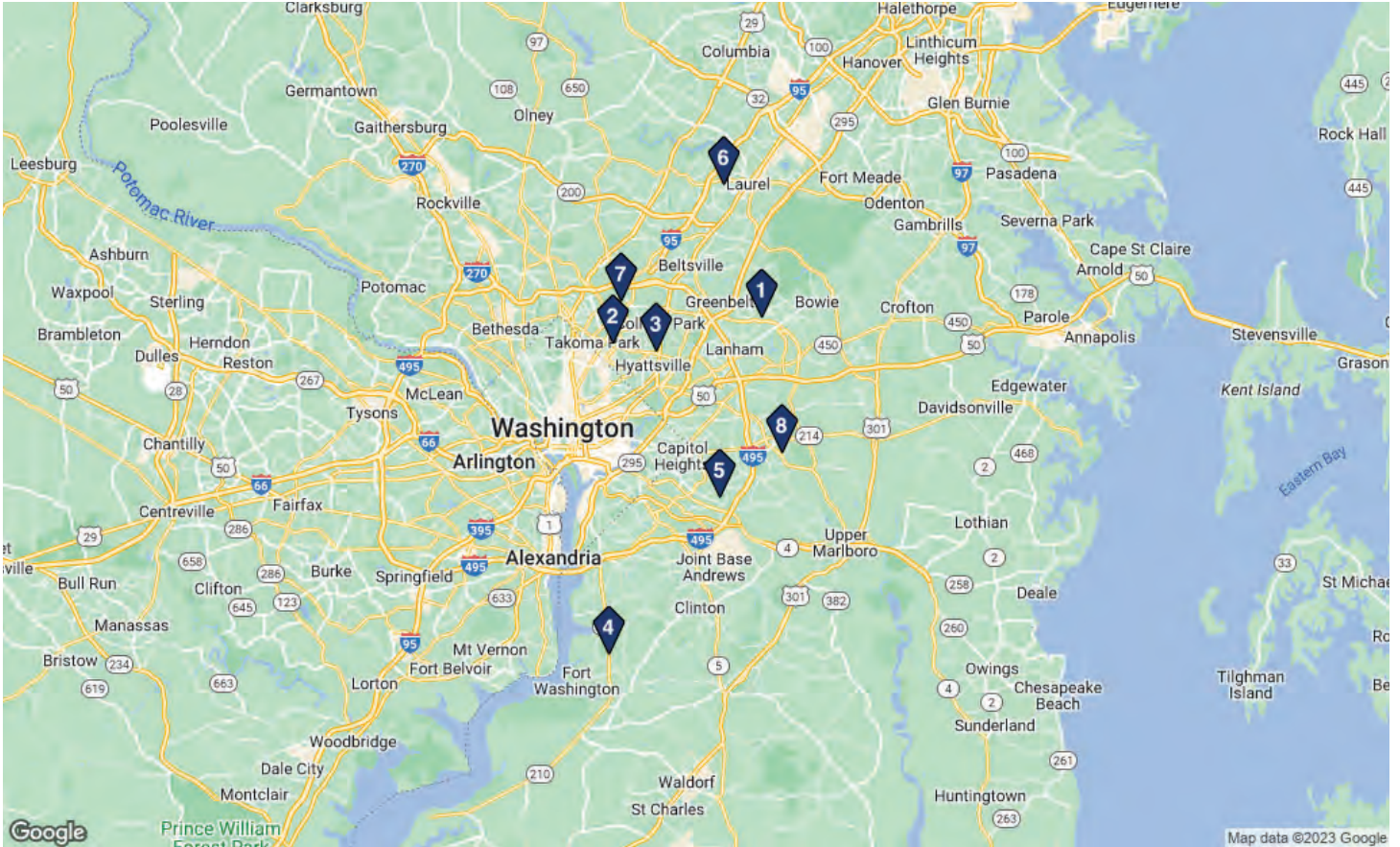
Avg. Price/SF

\$220

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$10,000,000	\$12,457,120	\$11,382,979	\$18,900,000
Price Per SF	\$114	\$220	\$230	\$279
Cap Rate	-	-	-	-
Time Since Sale in Months	23.0	37.3	39.0	52.0
Property Attributes	Low	Average	Median	High
Building SF	40,332 SF	60,786 SF	49,235 SF	110,000 SF
Floors	1	2	2	3
Typical Floor	15,241 SF	27,432 SF	22,909 SF	52,059 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1936	1974	1973	1999
Star Rating	★★★★★	★★★★★ 3.0	★★★★★ 3.0	★★★★★

Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	Arbor Terrace Green... 9885 Greenbelt Rd Lanham, MD 20706	Assisted Living ★★★★★	1999	79,648 SF	-	8/12/2019	\$18,900,000 Part of Portfolio	\$237/SF	-
2	Heartland Healthcare... 6500 Riggs Rd Hyattsville, MD 20783	Skilled Nursing Facility ★★★★★	1964	52,059 SF	-	3/1/2020	\$13,900,000 Part of Portfolio	\$267/SF	-
3	4409 E West Hwy Riverdale, MD 20737	Skilled Nursing Facility ★★★★★	1936	110,000 SF	-	2/1/2019	\$12,541,000	\$114/SF	-
4	Fort Washington... 12021 Livingston Rd Fort Washington, MD...	Skilled Nursing Facility ★★★★★	1983	45,723 SF	-	5/26/2020	\$11,500,000	\$252/SF	-
5	Forestville Health &... 7420 Marlboro Pike Forestville, MD 20747	Skilled Nursing Facility ★★★★★	1966	40,332 SF	-	7/1/2021	\$11,265,957	\$279/SF	-
6	Morningside House of... 7700 Cherry Ln Laurel, MD 20707	Assisted Living ★★★★★	1996	66,073 SF	-	5/27/2021	\$11,250,000 Part of Portfolio	\$170/SF	-
7	ManorCare Health... 1801 Metzert Rd Hyattsville, MD 20783	Skilled Nursing Facility ★★★★★	1967	46,046 SF	-	3/1/2020	\$10,300,000 Part of Portfolio	\$224/SF	-
8	Manor Care Health... 600 Largo Rd Upper Marlboro, MD...	Skilled Nursing Facility ★★★★★	1978	46,410 SF	-	3/1/2020	\$10,000,000 Part of Portfolio	\$215/SF	-

Sale Comp - Summary Report

9885 Greenbelt Rd - Arbor Terrace Greenbelt (Part of a Portfolio)



Lanham, MD 20706 - Greenbelt Submarket



TRANSACTION DETAILS - BUILDING

Sale Date	Aug 12, 2019
Sale Price	\$18,900,000
Price/SF	\$237.29
Price/AC Land	\$7,560,000
Hold Period	55 Months
Sale Type	Investment
Sale Condition	Bulk/Portfolio Sale
Financing	1st Mortgage: BMO Harris Bank N.A. Bal/Pmt: \$91,350,000/-
Comp Status	Research Complete
Comp ID	4867307

BUILDING

Type	3 Star Assisted Living
Location	Suburban
GLA	79,648 SF
Floors	3
Typical Floor	26,549 SF
Class	B
Construction	Reinforced Concrete
Year Built	1999
Tenancy	Multi
Owner Occup	No
Number of Tenants At Sale	1
	CO, County

LAND

Land Acres	2.50 AC
Bldg FAR	0.73
Zoning	CO, County
Parcels	14-3169752
Land SF	108,900 SF

BUYER & SELLER CONTACT INFO

True Buyer	PGIM, Inc. (800) 225-1852 (p)
Buyer Broker	No Buyer Broker on Deal

True Seller	Capitol Seniors Housing Fred Moon (202) 469-8400 (p)
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

6500 Riggs Rd - Heartland Healthcare of Hyattsville (Part of a Portfolio)



Hyattsville, MD 20783 - College Park Submarket



TRANSACTION DETAILS - BUILDING

Sale Date	Mar 1, 2020
Sale Price	\$13,900,000
Price/SF	\$267.00
Price/AC Land	\$3,829,196
Leased at Sale	100%
Hold Period	1 Month
Sale Type	Investment
Sale Condition	Bulk/Portfolio Sale
Financing	1st Mortgage Bal/Pmt: \$46,950,000/-
Comp Status	Research Complete
Comp ID	5128400

BUILDING

Type	3 Star Skilled Nursing Facility
Location	Urban
GLA	52,059 SF
Floors	1
Typical Floor	52,059 SF
Class	C
Construction	Masonry
Year Built	1964
Tenancy	Single
Owner Occup	No
Number of Tenants At Sale	1
	R55

LAND

Land Acres	3.63 AC
Bldg FAR	0.33
Zoning	R55
Parcels	17-1855469, 17-1855477, 17-1855485, 17-1855493
Land SF	158,123 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Hyattsville Realty Llc
True Buyer	Leopold Friedman Leopold Friedman (347) 461-2177 (p)
Buyer Type	Private Equity
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	HCP Maryland Properties LLC
True Seller	Welltower Inc. (419) 247-2800 (p)
Seller Type	Private
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

4409 E West Hwy



Riverdale, MD 20737 - College Park Submarket



TRANSACTION DETAILS

Sale Date	Feb 1, 2019
Sale Price	\$12,541,000
Price/SF	\$114.01
Leased at Sale	100%
Hold Period	20+ Years
Sale Type	Investment
Document #	41787-0253
Price Status	Full Value
Comp Status	Research Complete
Comp ID	4685789

FINANCING

1st Mortgage: Israel Discount Bank of New York
Bal/Pmt: \$15,675,000/-
3rd Mortgage: Israel Discount Bank of New York
Bal/Pmt: \$2,000,000/-
2nd Mortgage: Israel Discount Bank of New York
Bal/Pmt: \$1,977,600/-


BUILDING

Type	3 Star Skilled Nursing Facility
Location	Urban
GLA	110,000 SF
Floors	2
Typical Floor	37,600 SF
Class	C
Year Built	1936
Number of Tenants At Sale	7
	R55

LAND

Land Acres	3.99 AC
Bldg FAR	0.63
Zoning	R55
Parcels	19-2134732, 19-2137073, 19-2150290, 19-2150308,
Land SF	173,813 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	4409 East West Highway LLC
True Buyer	Vita Healthcare Group Israel Birnbaum (732) 905-6440 (p)
	
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Crescent Cities Charities Inc
True Seller	Jaycees Foundation Steve Novak (301) 567-7076 (p)
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

12021 Livingston Rd - Fort Washington Health & Rehabilitation Cente



Fort Washington, MD 20744 - NatHbr/OxnHill/FtWash Submarket



TRANSACTION DETAILS

Sale Date	May 26, 2020
Sale Price	\$11,500,000
Price/SF	\$251.51
Leased at Sale	100%
Hold Period	20+ Years
Sale Type	Investment
Financing	Unknown: Huntington National Bank Bal/Pmt: \$41,500,000/-
Document #	43646-0223
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5151431

BUILDING

Type	3 Star Skilled Nursing Facility
Location	Suburban
GLA	45,723 SF
Floors	3
Typical Floor	15,241 SF
Class	C
Construction	Masonry
Year Built	1983
Tenancy	Multi
Owner Occup	No
Number of Tenants At Sale	2
	RR

LAND

Land Acres	15.97 AC
Bldg FAR	0.07
Zoning	RR
Parcels	05-0313858
Land SF	695,653 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Livingston Asset Co LLC
True Buyer	CommuniCare Health Services (513) 489-7100 (p)
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Fort Washington Care Center LP
True Seller	Peter Jasen Peter Jasen (702) 523-7500 (p)
Seller Type	Private Equity
Listing Broker	No Listing Broker on Deal

TRANSACTION NOTES

On May 26, 2020, the Fort Washington Health & Rehabilitation Center in Fort Washington, MD was acquired by CommuniCare Health Services for \$11.5 million.

The facility was sold by an individual owner who stated that CommuniCare had been a long-time tenant in the building. It was unclear whether or not they had a purchase option prior to the sale.

Sale Comp - Summary Report

7420 Marlboro Pike - Forestville Health & Rehab Center



Forestville, MD 20747 - Pennsylvania Ave Corridor Submarket



TRANSACTION DETAILS

Sale Date	Jul 1, 2021
Sale Price	\$11,265,957
Price/SF	\$279.33
Leased at Sale	100%
Hold Period	157 Months
Sale Type	Investment
Document #	45984-0591
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5645152

BUILDING

Type	3 Star Skilled Nursing Facility
Location	Suburban
GLA	40,332 SF
Floors	2
Typical Floor	20,166 SF
Class	B
Construction	Masonry
Year Built	1966
Tenancy	Single
Owner Occup	No
Slab to Slab	9'
Number of Tenants At Sale	1
	CO

LAND

Land Acres	3.07 AC
Bldg FAR	0.30
Zoning	CO
Parcels	06-0599167
Land SF	133,729 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	OHI Asset MD Forestville, LLC
True Buyer	Omega Healthcare Investors, Inc. (410) 427-1700 (p)
Buyer Type	Private
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	Maryland NH Asset, LLC
True Seller	CommuniCare Health Services Dominic Romeo (513) 489-7100 (p)
Listing Broker	No Listing Broker on Deal

TRANSACTION NOTES

Sale Comp - Summary Report

7700 Cherry Ln - Morningside House of Laurel (Part of a Portfolio)



Laurel, MD 20707 - Laurel Submarket



TRANSACTION DETAILS - BUILDING

Sale Date	May 27, 2021
Sale Price	\$11,250,000
Price/SF	\$170.27
Price/AC Land	\$2,562,648
Hold Period	56 Months
Sale Type	Investment
Sale Condition	Bulk/Portfolio Sale
Financing	1st Mortgage: Wells Fargo Bank (Conventional) Bal/Pmt: \$19,561,800/- 1st Mortgage: Wells Fargo Bank (Conventional) Bal/Pmt: \$6,116,500/-
Comp Status	Research Complete
Comp ID	5580490

BUILDING

Type	3 Star Assisted Living
Location	Suburban
GLA	66,073 SF
Floors	3
Typical Floor	22,024 SF
Class	B
Construction	Masonry
Year Built	1996
	RT, Laurel

LAND

Land Acres	4.39 AC
Bldg FAR	0.35
Zoning	RT, Laurel
Parcels	10-2870038
Land SF	191,228 SF

BUYER & SELLER CONTACT INFO

True Buyer	Harrison Street Capital (312) 920-0500 (p)
	
True Buyer	Morningside House (703) 669-1804 (p)

True Seller	Healthpeak Properties, Inc. Adam Mabry (949) 407-0700 (p)
	
Seller Type	Private
Listing Broker	No Listing Broker on Deal

Fund Name	HSREP VIII Co-Investment II
Buyer Broker	No Buyer Broker on Deal

Sale Comp - Summary Report

1801 Metzert Rd - ManorCare Health Services (Part of a Portfolio)



Hyattsville, MD 20783 - College Park Submarket



TRANSACTION DETAILS - BUILDING

Sale Date	Mar 1, 2020
Sale Price	\$10,300,000
Price/SF	\$223.69
Price/AC Land	\$2,314,607
Leased at Sale	100%
Hold Period	20 Months
Sale Type	Investment
Sale Condition	Bulk/Portfolio Sale
Financing	1st Mortgage Bal/Pmt: \$46,950,000/-
Comp Status	Research Complete
Comp ID	5128400

BUILDING


Type	3 Star Skilled Nursing Facility
Location	Urban
GLA	46,046 SF
Floors	2
Typical Floor	22,612 SF
Class	C
Construction	Masonry
Year Built	1967
Tenancy	Single
Owner Occup	No
Number of Tenants At Sale	1
	RR

LAND

Land Acres	4.45 AC
Bldg FAR	0.24
Zoning	RR
Parcels	17-1866664
Land SF	193,842 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Hyattsville Realty Llc
True Buyer	Leopold Friedman Leopold Friedman (347) 461-2177 (p)
Buyer Type	Private Equity
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	HCP Maryland Properties LLC
True Seller	Welltower Inc. (419) 247-2800 (p)
	
Seller Type	Private
Listing Broker	No Listing Broker on Deal

Sale Comp - Summary Report

600 Largo Rd - Manor Care Health Services (Part of a Portfolio)



Upper Marlboro, MD 20774 - Bowie Submarket



TRANSACTION DETAILS - BUILDING

Sale Date	Mar 1, 2020
Sale Price	\$10,000,000
Price/SF	\$215.47
Price/AC Land	\$2,000,000
Leased at Sale	100%
Hold Period	20 Months
Sale Type	Investment
Sale Condition	Bulk/Portfolio Sale
Financing	1st Mortgage Bal/Pmt: \$46,950,000/-
Comp Status	Research Complete
Comp ID	5128400

BUILDING

Type	3 Star Skilled Nursing Facility
Location	Suburban
GLA	46,410 SF
Floors	2
Typical Floor	23,205 SF
Class	C
Construction	Masonry
Year Built	1978
Tenancy	Multi
Owner Occup	No
Number of Tenants At Sale	1
	RR

LAND

Land Acres	5.00 AC
Bldg FAR	0.21
Zoning	RR
Parcels	13-1475128
Land SF	217,800 SF

BUYER & SELLER CONTACT INFO

Recorded Buyer	Hyattsville Realty Llc
True Buyer	Leopold Friedman Leopold Friedman (347) 461-2177 (p)
Buyer Type	Private Equity
Buyer Broker	No Buyer Broker on Deal

Recorded Seller	HCP Maryland Properties LLC
True Seller	Welltower Inc. (419) 247-2800 (p)
Seller Type	Private
Listing Broker	No Listing Broker on Deal

ARTICLE FROM MARYLAND NEWSLETTERS - THE PRINCE GEORGE'S NEWSLETTER

NAI Michael Sells UMGC Campus in Largo to MNCPCP For \$75 Million

“1601 & 1616 McCormick Drive as well as a 6.8 acre tract used for parking, from the University of Maryland for \$75 million. The University had used both Largo buildings as part of its Global Campus, but found in the wake of the pandemic that it didn't need the space, and put them on the market in the Spring.

Totaling 298,722 square feet of office space across 25.8 acres, the two buildings will enable Park & Planning to relocate multiple offices from Upper Marlboro, Riverdale and Greenbelt into one location. The move would be a major part of the county's progression out of Upper Marlboro and into Largo, but also bring the Planning Department and the Department of Parks and Recreation, now in Riverdale, under one roof.

The effort to buy existing space appears to put on ice an earlier one to build up to 10 stories high on land the agency bought last year. Park & Planning had paid \$12.85 million for 3.29 acres at 9400 Grand Boulevard, where it similarly planned a major consolidation. But the budget for that proposed 345,000 square foot building shook the County Council when they got a first look at it.

What had started as a \$155 million project had ballooned into a potential \$300 million outlay, a price tag that Councilmember Tom Dernoga called 'outrageous,' and that sent the agency back to look at its options. By acquiring the McCormick Drive pair instead, Park & Planning would slash that budget. Besides the \$75 million acquisition price, the agency would put another \$15 million into renovation for a \$90 million total, says County Council paperwork. The proposal must still clear several hurdles, including the State's Board of Public Works. The Michael Company marketed the McCormick Drive buildings on behalf of the University.”


Source: Maryland Newsletters

1601 & 1616 McCormick Drive Sales Comp

Sale Comp

University of Maryland Global Campus
1616, 1601 & 1440 McCormick Drive, Largo, Maryland 20774

1440 McCormick Dr - Inglewood Business Comm		SOLD
Commercial Land of 6.85 AC (298,386 SF) (con't)		
Transaction Notes		
<p>The Maryland National Capital Park and Planning Commission acquired two buildings and a land parcel in Upper Marlboro, MD from The University of Maryland Global Campus for \$75 million on March 10, 2023.</p> <p>The properties included in the sale were:</p> <p>*1440 McCormick Drive-a 6.85-acre land parcel mostly covered with an asphalt parking lot. *1601 McCormick Drive-62,102 SF flex building on 6.0148 acres. *1616 McCormick Drive-236,620 SF office building on 12.951 acres.</p> <p>The seller was represented. The buyer represented themselves.</p> <p>The buyer acquired the properties with plans of using it for their new headquarters. The acquisition would serve as the primary administrative offices for the Prince George's County Planning Board, the Prince George's County Planning Department, and the Prince George's County Department of Parks and Recreation. Furthermore, it would allow the buyer to consolidate their operations and increase of the efficiency of the services they offer as the buyer currently has several scattered locations in Prince George's County.</p> <p>The buyer intends to relocate total of 800 employees to the new property in staged occupancy in phases between March 2023 and August 2023 after completing some ongoing improvements.</p> <p>A marketing brochure issued by the listing brokers confirmed the RBAs, land areas, and the listing brokers involved.</p> <p>One of the listing brokers confirmed the sale date, RBAs and land area, sale price, and the parties involved.</p> <p>A press release issued by the buyer regarding the proposed acquisition confirmed the RBAs, land areas, and the buyer's motivations.</p>		
Current Land Information		ID: 5649012
Zoning:	RTO-H	Proposed Use: Retail/Office/MultiFamily
Density Allowed:	-	Land Area: 6.85 AC (298,386 SF)
Number of Lots:	1	On-Site Improv: Asphalt paved lot
Max # of Units:	-	Lot Dimensions: Irregular
Units per Acre:	-	Owner Type: Government
Improvements:	304 parking spaces, as well as outdoor seating	
Topography:	Level	
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water	
Street Frontage:	357 feet on McCormick Drive	
Location Information		
Second Address:	1600 McCormick Dr	
Park Name:	Inglewood Business Comm	
Located:	W of Lottsford Rd	
Metro Market:	Washington, DC	
Submarket:	N Prince George's County/Landover/Largo/Captl Hts	
County:	Prince George's	
CBSA:	Washington-Arlington-Alexandria, DC-VA-MD-WV	
CSA:	Washington-Baltimore-Arlington, DC-MD-VA-WV-PA	
DMA:	Washington (Hagerstown), DC-VA-MD-WV	

<p>1601 McCormick Dr Inglewood Business Center - 4 - Inglewood Business Center Largo, MD 20774 Class B Telecom Hotel/Data Hosting Building of 62,102 SF Sold on 3/10/2023 - Research Complete (Part of Multi-Property)</p>	
<p>buyer</p>	
<p>The Maryland-National Capital Park and Planning 14741 Governor Oden Bowie Dr Upper Marlboro, MD 20772 (301) 952-3594</p>	
<p>seller</p>	
<p>University of Maryland Global Campus c/o University of Maryland Office of Board of Regents 1616 McCormick Dr Largo, MD 20774 (301) 985-7000</p>	
<p>vital data</p>	
<p>Escrow/Contract: - Sale Date: 3/10/2023 Days on Market: - Exchange: No Conditions: Bulk/Portfolio Sale Land Area SF: 262,005 Acres: 6.01 \$/SF Land Gross: - Year Built, Age: 1983 Age: 40 Parking Spaces: 160 Parking Ratio: 2.7/1000 SF FAR: 0.24 Lot Dimensions: - Frontage: - Tenancy: Multi Comp ID: 6331576</p>	<p>Sale Price: - Status: - Building SF: 62,102 SF Price/SF: - Pro Forma Cap Rate: - Actual Cap Rate: - Down Pmnt: - Pct Down: - Doc No: - Trans Tax: - Corner: No Zoning: RTO-H Percent Improved: - Submarket: Landover/Largo Ind Map Page: - Parcel No: - Property Type: Flex</p>
<p>income expense data</p>	<p>Listing Broker</p>
	<p>NAI Michael 10100 Business Pky Lanham, MD 20706 (301) 459-4400 Jeff Ludwig, Sally Ludwig, Kahu Ludwig</p> <p>Buyer Broker</p> <p>No Buyer Broker on Deal</p>
<p>financing</p>	<p>prior sale</p>
	<p>Date/Doc No: 12/23/2010 Sale Price: \$5,550,000 CompID: 2037552</p>

1616 McCormick DrLargo Center - Inglewood Business Comm
Largo, MD 20774**Class A Office Building of 236,620 SF Sold on 3/10/2023 -
Research Complete (Part of Multi-Property)**

buyer

**The Maryland-National Capital Park and Planning
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20772
(301) 952-3594**

seller

**University of Maryland Global Campus
c/o University of Maryland Office of Board of Regents
1616 McCormick Dr
Largo, MD 20774
(301) 985-7000**

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 3/10/2023	Status: -
Days on Market: -	Building SF: 236,620 SF
Exchange: No	Price/SF: -
Conditions: Bulk/Portfolio Sale	Pro Forma Cap Rate: -
Land Area SF: 564,146	Actual Cap Rate: -
Acres: 12.95	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: 1990 Age: 33	Doc No: -
Parking Spaces: 594	Trans Tax: -
Parking Ratio: 2.85/1000 SF	Cornr: No
FAR: 0.42	Zoning: RTO-H
Lot Dimensions: -	No Tenants: 1
Frontage: -	Percent Improved: -
Tenancy: Multi	Submarket: Landover/Largo/Captl Hts
Comp ID: 6331576	Map Page: -
	Parcel No: -
	Property Type: Office

income expense data

Listing Broker

**NAI Michael
10100 Business Pky
Lanham, MD 20706
(301) 459-4400
Jeff Ludwig, Sally Ludwig, Kahu Ludwig**

Buyer Broker

No Buyer Broker on Deal

financing

prior sale

Date/Doc No:	8/6/2008
Sale Price:	\$38,000,000
CompID:	1576543

1440 McCormick Dr

Inglewood Business Comm
Upper Marlboro, MD 20774

Commercial Land of 6.85 AC Sold on 3/10/2023 - Research Complete (Part of Multi-Property)

buyer

The Maryland-National Capital Park and Planning
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20772
(301) 952-3594

seller

University of Maryland Global Campus
c/o University of Maryland Office of Board of Regents
1616 McCormick Dr
Largo, MD 20774
(301) 985-7000



vital data

Sale Date: **3/10/2023**
Escrow/Contract: -
Days on Market: -
Exchange: **No**
Conditions: **Bulk/Portfolio Sale**
Density: -
Max No of Units: -
Price/Unit: -
Lot Dimensions: **Irregular**
Frontage: **357 feet on McCormick Drive**
Comp ID: **6331576**

Sale Price: -
Status: -
Down Pmnt: -
Pct Down: -
Doc No: -
Trans Tax: -
Corner: **No**
Topography: **Level**
Improvements: **304 parking spaces, as well as outdoor seating, Curb/Gutter/Sidewalk, Electricity, RTO-H**
Off-Site Improv: -
Zoning: **RTO-H**
Submarket: **Landover/Largo/Captl Hts**
Map Page: -
Parcel No: -
Property Type: **Land**
Proposed Use: **Retail, Office, MultiFamily**

income expense data

	Gross	Net
Acres:	6.85 AC	6.85 AC
Price/Acre:	-	-
SF:	298,386 SF	298,386 SF
Price/SF:	-	-

Listing Broker

NAI Michael
10100 Business Pky
Lanham, MD 20706
(301) 459-4400
Jeff Ludwig, Sally Ludwig, Kahu Ludwig

Buyer Broker

No Buyer Broker on Deal

financing



MARCUS N. DANIELS

Vice President
+1 301 275 4005
mdaniels@naimichael.com



OMAR S. MCKEITHAN

Vice President
+1 202 246 7710
omckeithan@naimichael.com

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