

## LISTING BROKER

Hooper & Associates

Anne M. Hooper

C 443.977.9613

P 301.870.5841

anne@hooper.associates

## PROPERTY

40865 Merchants Lane

Leonardtown, Maryland 20650

# 40865 MERCHANTS LANE

MEDICAL TENANT - INVESTMENT SALE





#### CONFIDENTIALITY DISCLAIMER

All materials and information received or derived from Hooper & Associates, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, project financial performance of the property for any party's intended use or any and all other matters.

Neither Hooper & Associates, its directors, officers, agents, advisors or affiliates makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the material or information provided, derived or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Hooper & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

#### 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.

---

---

# CONTENTS

SECTION 1	Summary
SECTION 2	Property Information
SECTION 3	Location & Neighborhood Information
SECTION 4	Plat: Lot 1 Gordon H. Ragan Subdivision
SECTION 5	Floor Plan: Fresenius Kidney Care
SECTION 6	Real Estate Assessments & Taxes

*Anne M. Hooper*

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



---

*Section 1*

04



**MEDICAL TENANT INVESTMENT SALE**

**7,936 SF +/- SINGLE STORY BUILDING SITUATED ON APPROX.  
1.0 ACRE PARCEL IN LEONARDTOWN, MD. CURRENTLY OPERATED  
BY FRESenius KIDNEY CARE.**



**FRESenius  
KIDNEY CARE**

---

**For More Information:**

Anne M. Hooper

C 443.977.9613

P 301.870.5841

anne@hooper.associates



## Section 2

05

# PROPERTY INFORMATION

## OFFERING SUMMARY

Sale Price	\$1,399,000.00
Lot Size (combined)	1.0 Acres
Year Built	1994
Building Size	7,936 SF +/-
Price Per SF (Building)	\$186.49
Zoning	CB: Commercial Business
Legal Description	Tax Map 120, Grid 20, Parcel 2, Lot 1
Existing Operator:	Fresenius Kidney Care
Lease Type:	Modified Gross



## LEASE HIGHLIGHTS

Tenant:	Bio-Medical Applications of Maryland, Inc.
Operator:	Fresenius Kidney Care
Lease Expiration:	July 31, 2024
Current Rental Rate:	\$11,520.08 Per Month (\$17.42 PSF)
Renewal Option:	August 1, 2024—July 31, 2029 @ \$12,672.08 (\$19.91 PSF)

## UTILITIES AVAILABLE

Electric	SMECO
Water	Town of Leonardtown
Sewer	Town of Leonardtown
Telephone/Cable/Internet	Verizon & Comcast
Generator:	180 KVA (On-Site)

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 are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

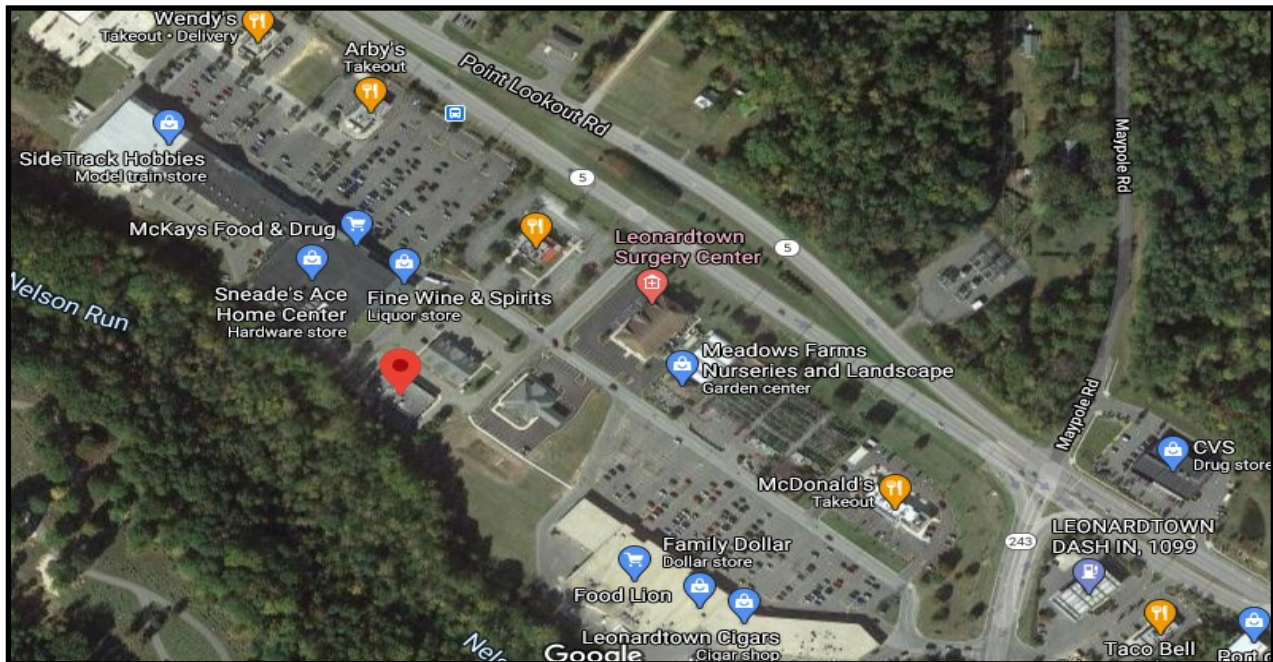




## LOCATION & NEIGHBORHOOD INFORMATION

### LOCATION OVERVIEW

- Property is located in the Central portion of St. Mary's County within the Town of Leonardtown.
- 200 LF +/- Right-of-Way (30' Wide) along the frontage of the property.
- Site is located approximately 59 miles from Washington, DC; 30 miles from Waldorf, MD; 29 miles from Dahlgren, VA and 6 miles from Lexington Park, MD.

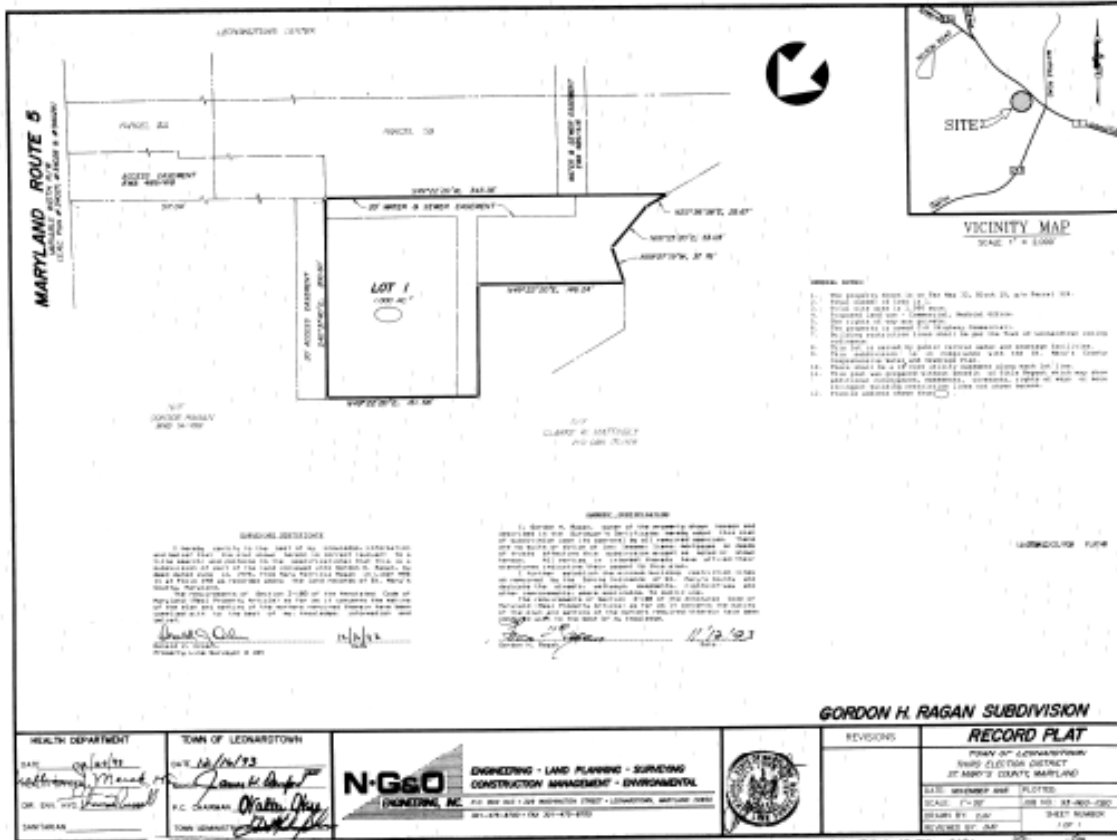


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or area are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Section 4

07

# PLAT: LOT 1 GORDON H RAGAN SUBD



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.

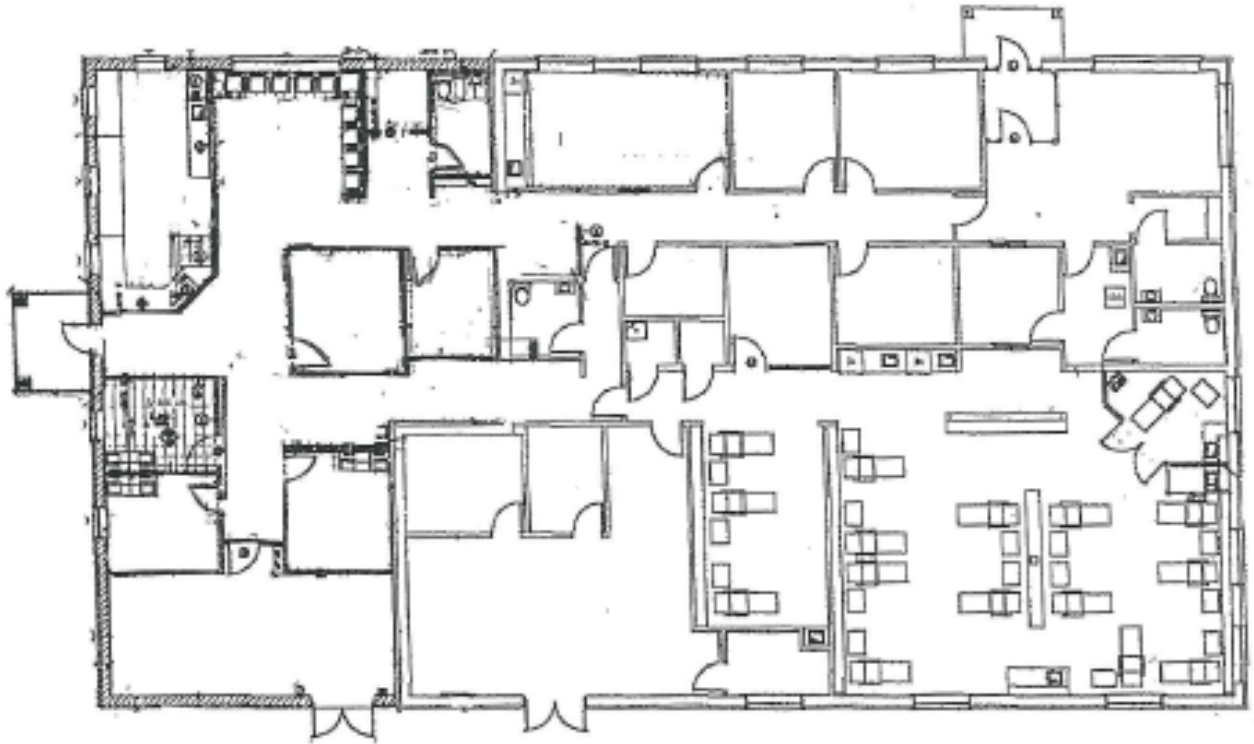




*Section 5*

08

# FLOOR PLAN: FRESenius KIDNEY CARE



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 6

# REAL ESTATE ASSEMENT & TAXES

ST. MARY'S COUNTY MARYLAND

Christine L. Kelly, Treasurer  
P.O. Box 642, Leonardtown, MD 20650  
301-475-4200 extension 3300

TAX YEAR

2020

REAL ESTATE TAX BILL

07/01/20 TO 06/30/21



IT IS THE TAXPAYER'S RESPONSIBILITY TO FORWARD THE TAX BILL TO THEIR LENDING INSTITUTION FOR PAYMENTS.  
No partial payments accepted. Failure to receive tax bill does not excuse payment of taxes, interest or penalty.

Statement Date: 11/11/2020

03-054799  
RAGAN GORDON H & GINEVRA F TRS  
RAGAN LIVING TRUST  
5900 COUR SAINT MICHELLE  
RENO NV 89511-4315

Legal Description

LOT 1  
PLAT 38/103  
GORDON H RAGAN SUBD  
MAP:0120 GRID:20 PARCEL:0002  
LIBER:03228 FOLIO:0164

Premise Address

40865 MERCHANTS LN  
  
Commercial

Taxable County Assessment 1,123,700.00			<b>INTEREST PAYMENT SCHEDULE</b> PAYMENT AMOUNT SHOWN FOR MONTH OF PAYMENT				<b>CONSTANT YIELD TAX RATE</b> County Tax Rate = \$.8478 CYTR = \$.8359	
Taxable State Assessment 1,123,700.00								
TYPE	RATE	AMOUNT	MONTH	YEAR	INTEREST	PAYMENT	NO SECOND PAYMENT NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. FOR A COPY OF YOUR TAX RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE.  <b>IMPORTANT:</b> See notes on reverse side  <b>Note:</b> \$4287.02 or 45% represents the St. Mary's County Public School System share of the FY2021 General fund Budget.	
COUNTY	0.8478	9,526.73	Nov	2020	0.00	0.00		
STATE	0.1120	1,258.54	Dec	2020	0.00	0.00		
FIRE	0.0240	269.69	Jan	2021	0.00	0.00		
RESCUE SUPP	0.0090 0.0240	101.13 269.69	Feb	2021	0.00	0.00		
<b>TOTAL ANNUAL TAXES</b> 11,425.78			67794 <ul style="list-style-type: none"> <li>To qualify for semi-annual payments your property must be designated as PRINCIPAL RESIDENCE with any assessment or COMMERCIAL PROPERTY with an assessment less than \$9,000,000.</li> <li>Payable upon receipt. Payment must be made by the due date to avoid 3% County Penalty and 1% interest per month.</li> <li>Failure to receive tax bill(s) does not excuse payment of taxes, interest or penalty.</li> </ul>					
PAYMENT OPTIONS ARE AVAILABLE AT <a href="http://www.stmarysmd.com/treasurer/taxes">www.stmarysmd.com/treasurer/taxes</a> or 1-833-424-0200								

**Additional Payment Options**  
[www.stmarysmd.com/treasurer/taxes/merchant.asp](http://www.stmarysmd.com/treasurer/taxes/merchant.asp)  
 or by phone toll-free 1-833-424-0200  
 Direct Pay free of charge or Credit Card 2.5%

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.



---

## LISTING BROKER

Hooper & Associates

Anne M. Hooper

C 443.977.9613

P 301.870.5841

anne@hooper.associates

## PROPERTY

40865 Merchants Lane

Leonardtown, MD 20650

