

LISTING BROKER

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PROPERTY

2195 & 2205 Crain Highway

Waldorf, Maryland 20601

2195 & 2205 CRAIN HIGHWAY

PORTFOLIO SALE IN CHARLES COUNTY OPPORTUNITY ZONE





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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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PROPERTY INFORMATION

OFFERING SUMMARY

Sale Price	\$1,750,000
Number of Units	5 rentable units (1 residential, 3 interior offices suites & 1 metal storage building)
Lot Size (combined)	1.69 Acres 73,617 SF +/-
Year Built	1947
Building Size	6,000 SF +/-
Price Per SF (Land)	\$23.77
Zoning	CC (Community Commercial)
Legal Description	Tax Map 8, Grid 5, Parcel 294 & 373

PROPERTY HIGHLIGHTS

- Located in Charles County Opportunity Zone
- Road Frontage: 200 LF +/- along Crain Highway and 400 LF +/- along “future” Western Parkway
- Interim Income: Three (3) potential commercial leases and one (1) potential residential lease - Sale is not subject to leases and/or current lease negotiations (buyer option)
- **OWNER FINANCING AVAILABLE**

UTILITIES AVAILABLE

Electric	SMECO
Water	Charles County
Sewer	Charles County
Telephone/Cable/Internet	Verizon & Comcast

Section 3

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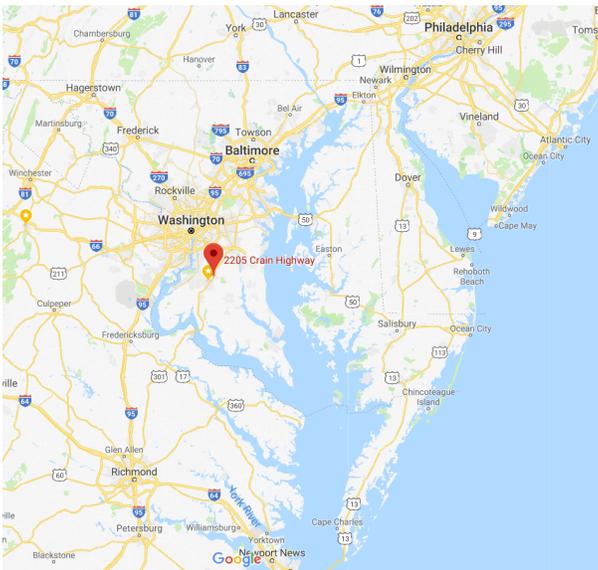
LOCATION & NEIGHBORHOOD INFORMATION

LOCATION OVERVIEW

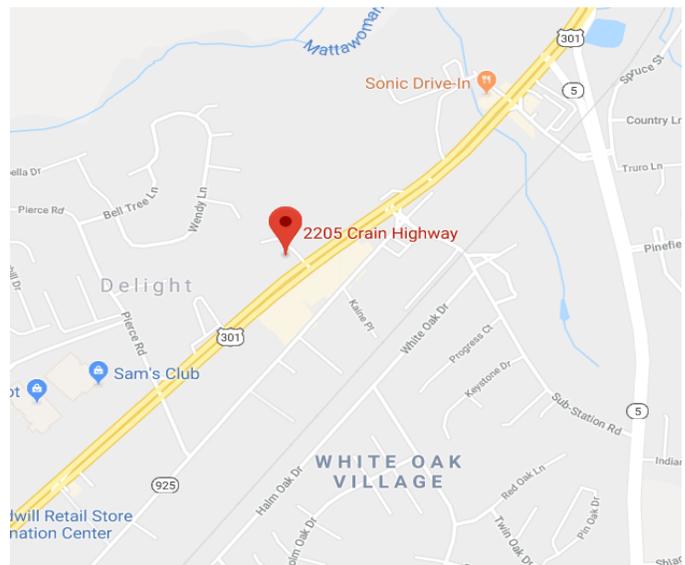
- Property is located in the Northern portion of Waldorf with direct access off US Route 301 (Crain Highway) and “Future” Western Parkway
- Road Frontage: 200 LF +/- along Crain Highway and 400 LF +/- along “future” Western Parkway
- Site is located approximately 24 miles from Washington, DC; 19 miles from Dahlgren, VA and 40 miles from Lexington Park



REGIONAL MAP



LOCATION MAPS



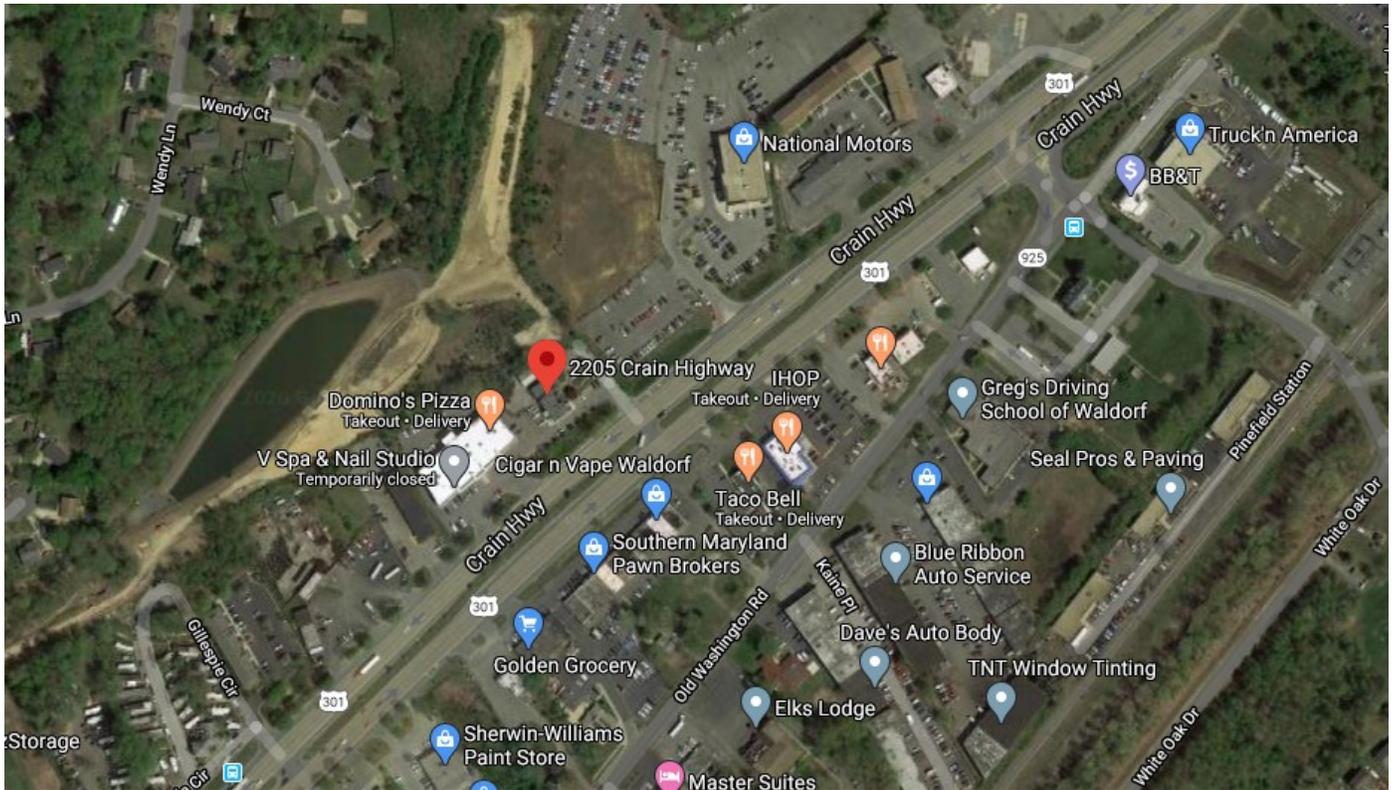
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AERIAL MAP



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Section 4

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REAL ESTATE ASSEMENT & TAXES

	Property Tax Account Inquiry	May 6, 2020										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Owner Name:</td> <td>FARMER JAMES F & HELEN H ET AL</td> </tr> <tr> <td>Property Number:</td> <td>06025609</td> </tr> <tr> <td>Mailing Address:</td> <td>FARMER JAMES F & HELEN H ET AL 9250 WOODLAND RD POMFRET MD 20675-3129</td> </tr> <tr> <td>Premise Address:</td> <td>2205 CRAIN HWY</td> </tr> <tr> <td>Total Due:</td> <td>0.00 (see notes below)</td> </tr> </table>			Owner Name:	FARMER JAMES F & HELEN H ET AL	Property Number:	06025609	Mailing Address:	FARMER JAMES F & HELEN H ET AL 9250 WOODLAND RD POMFRET MD 20675-3129	Premise Address:	2205 CRAIN HWY	Total Due:	0.00 (see notes below)
Owner Name:	FARMER JAMES F & HELEN H ET AL											
Property Number:	06025609											
Mailing Address:	FARMER JAMES F & HELEN H ET AL 9250 WOODLAND RD POMFRET MD 20675-3129											
Premise Address:	2205 CRAIN HWY											
Total Due:	0.00 (see notes below)											
<p>Legal Description Search Again</p> <p>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.</p> <p>If paying in full, please use the Amount Due below.</p> <p>If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.</p>												
Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due					
2019	0100	0111	190011861	8022.18	401.11	8423.29	0.00					
2018	0100	0111	180011737	7992.35	83.04	8062.76	0.00					
2017	0100	0111	170011625	7737.71	0.00	7729.19	0.00					
2016	0100	0111	160011481	7466.69	447.96	7914.65	0.00					
2015	0100	0111	150011400	7208.19	0.00	7208.19	0.00					
2014	0100	0111	140011330	7206.19	0.00	7205.15	0.00					
2013	0100	0111	130011336	7196.15	287.84	7483.99	0.00					
2012	0100	0111	120011375	7166.26	0.00	7165.23	0.00					
2011	0100	0111	110011344	7541.71	0.00	7539.16	0.00					
2010	0100	0100	101007412	7288.18	291.56	7579.74	0.00					
2009	0100	0100	091007249	7574.97	0.00	7574.97	0.00					
2008	0100	0100	081006855	7097.83	0.00	7097.83	0.00					
2007	0100	0100	071006706	6623.69	0.00	6623.69	0.00					
2006	0100	0100	061006384	6149.56	0.00	6149.56	0.00					
2005	0100	0100	051006552	5969.32	0.00	5969.32	0.00					
2004	0100	0100	041006610	5685.91	0.00	5685.91	0.00					
2003	0100	0100	031006701	5359.75	0.00	5359.75	0.00					
2002	0100	0100	021006683	5147.80	0.00	5147.80	0.00					
2001	0100	0100	011006681	5147.80	0.00	5147.80	0.00					
2000	0100	0100	001006652	5465.13	0.00	5465.13	0.00					
1999	0100	0100	991006594	5465.13	0.00	5465.13	0.00					
1998	0100	0100	981006597	5810.32	0.00	5810.32	0.00					
1997	0100	0100	971006591	5851.39	0.00	5851.39	0.00					
1996	0100	0100	961006479	5848.39	0.00	5848.39	0.00					
1995	0100	0100	950014203	5848.39	0.00	5848.39	0.00					
1994	0100	0100	940013875	5978.31	0.00	5978.31	0.00					
1993	0100	0100	930013691	5484.06	274.20	5758.26	0.00					

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Section 4

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REAL ESTATE ASSEMENT & TAXES

Real Property Data Search

Search Result for CHARLES COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 025609		
Owner Information		
Owner Name:	FARMER JAMES F & HELEN H ET AL	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	9250 WOODLAND RD POMFRET MD 20675-3129	Deed Reference: /01177/ 00238
Location & Structure Information		
Premises Address:	2205 CRAIN HWY WALDORF 20601-0000	Legal Description: .78 AC RT 301 N OF WALDORF
Map: 0008	Grid: 0005	Parcel: 0294
Neighborhood: 10000.09	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1947	Above Grade Living Area 5,236 SF	Finished Basement Area 33,976 SF
Property Land Area 33,976 SF	County Use	
Stories	Basement	Type
		OFFICE BUILDING
Exterior /	Quality C2	Full/Half Bath
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	460,600	460,600
Improvements	120,700	122,400
Total:	581,300	583,000
Phase-in Assessments		As of 07/01/2019
		As of 07/01/2020
Land:		
Improvements		
Total:		581,867
Preferential Land:	0	582,433
		0
Transfer Information		
Seller: CHANEY, GRACE W	Date: 12/23/1986	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /01177/ 00238	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
		07/01/2020
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		

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Section 4

REAL ESTATE ASSEMENT & TAXES

	Property Tax Account Inquiry						May 6, 2020
							
Owner Name:	F & F MARQUIS BUILDING						
Property Number:	06036171						
Mailing Address:	F & F MARQUIS BUILDING 9250 WOODLAND RD POMFRET MD 20657-3129						
Premise Address:	2195 CRAIN HWY						
Total Due:	0.00 (see notes below)						
Legal Description	Search Again						
<p>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.</p> <p>If paying in two (2) installments, please click on the specific tax year below for installment amounts.</p> <p>If paying in full, please use the Amount Due below.</p> <p>If this property is in the town of Indian Head or LaPlata, town taxes are included in the total.</p>							
Year	Period	Type	Bill Number	Tax	Interest	Collected	Amount Due
2019	0100	0111	190012473	4303.96	215.20	4519.16	0.00
2018	0100	0111	180012348	4311.06	43.04	4347.00	0.00
2017	0100	0111	170012232	4170.89	0.00	4166.10	0.00
2016	0100	0111	160012084	4028.26	241.73	4269.99	0.00
2015	0100	0111	150012006	3891.00	0.00	3891.00	0.00
2014	0100	0111	140011931	3936.25	0.00	3935.67	0.00
2013	0100	0111	130011943	5022.51	200.91	5223.42	0.00
2012	0100	0111	120011984	5235.45	0.00	5234.68	0.00
2011	0100	0100	111006878	4384.23	0.00	4384.23	0.00
2010	0100	0100	101007716	3663.50	73.26	3736.76	0.00
2009	0100	0111	090011063	2548.45	0.00	2543.20	0.00
2008	0100	0111	080011026	622.07	0.00	612.35	0.00
2007	0100	0111	070010965	607.75	0.00	595.94	0.00
2006	0100	0111	060010859	547.60	0.00	538.30	0.00
2005	0100	0111	050010577	513.22	0.00	508.97	0.00
2005	0250	0250	052517446	22.50	0.00	22.50	0.00
2004	0100	0111	040010288	703.30	0.00	701.20	0.00
2003	0100	0111	030010023	877.01	0.00	874.50	0.00
2002	0100	0111	020009671	679.48	0.00	675.92	0.00
2001	0100	0111	010009411	627.89	0.00	617.13	0.00
2000	0100	0111	000019572	588.69	0.00	578.97	0.00
1999	0100	0111	990009051	1456.47	0.00	1444.29	0.00
1998	0100	0111	980008814	1421.15	0.00	1407.80	0.00
1997	0100	0111	970008703	1398.81	0.00	1384.38	0.00
1996	0100	0111	960008604	1386.50	0.00	1371.45	0.00
1995	0100	0100	950015018	1364.22	0.00	1364.22	0.00
1994	0100	0100	940014693	1358.59	0.00	1358.59	0.00

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REAL ESTATE ASSEMENT & TAXES

Real Property Data Search

Search Result for CHARLES COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 036171		
Owner Information		
Owner Name:	F & F MARQUIS BUILDING	Use: COMMERCIAL
		Principal Residence: NO
Mailing Address:	9250 WOODLAND RD POMFRET MD 20657-3129	Deed Reference: /06919/ 00260
Location & Structure Information		
Premises Address:	2195 CRAIN HWY WALDORF 20601-0000	Legal Description: 1.38 ACRES WALDORF
Map:	Grid:	Parcel:
Neighborhood:	Subdivision:	Section:
Block:	Lot:	Assessment Year:
0008	0005	0373
10000.09	0000	2019
		Plat No:
		Plat Ref:
		0058/ 0152
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		1.3800 AC
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
		/
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	326,800	326,800
Improvements	0	0
Total:	326,800	326,800
Preferential Land:	0	0
		326,800
		326,800
Transfer Information		
Seller: GARNER, HAZEL ET AL	Date: 07/20/2009	Price: \$385,000
Type: ARMS LENGTH IMPROVED	Deed1: /06919/ 00260	Deed2:
Seller: GARNER, REGINALD R & HAZEL	Date: 08/27/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02628/ 00262	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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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CHARLES COUNTY OPPORTUNITY ZONE



Opportunity Zones

In June 2018, Charles County was awarded Opportunity Zones designations for three census tracts:

1. Town of Indian Head
2. An area west off U.S. 301 encompassing the proposed Waldorf Station (Greenberg Gibbons) development
3. An area west of U.S. 301 encompassing the Waldorf Urban Redevelopment Corridor.

What are Opportunity Zones?

The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury created under the 2017 Tax Cuts and Jobs Act. The program provides federal tax incentives for investment in distressed communities over the next 10 years. Areas designated as Opportunity Zones will be able to reap the benefits of capital gains to help redevelop underserved communities. This program uses low-income community (LIC) census tracts as the basis for determining areas eligible for Opportunity Zone designation.

How Opportunity Zones Encourage Investment

Investors will be able to defer and even reduce their federal tax liability on the sale of assets if they place their gains into an Opportunity Fund, which will pool capital and support investments in small businesses and real estate within the Opportunity Zones, which will improve communities and the quality of life for residents. The program is designed to be flexible, allowing a range of different types of investments, and unlike other federal tax credit programs there is no authorized cap on the amount of capital that could be made available through Opportunity Zone investments. The Maryland Department of Housing and Community Development will administer the program with support from the Maryland Department of Commerce.

The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund:

1. A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or by December 31, 2026.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
3. A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

More information on Opportunity Zones is available by contacting Taylor Yewell, Redevelopment Manager by email at yewellt@meetcharlescounty.com or phone at 301-885-1340 x2200.



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