

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

Henceforth, Net America will service its government and commercial IT customers out of new space in Largo.

The government contractor leased 11,417 square feet at Realty Service Company's 401 Mercantile Lane. The deal pushed Knollwood Development to better than 65 percent leased in the 88,050 square foot building, its most recent in Largo.

Knollwood's last deal was to put Iron Bow Technologies into 9,050 square feet in the same building. For the record, Net America offers all kinds of technology solutions, all the way down to making sure the 'help desk' is getting it right.

Through a just completed transaction, a new owner inherited the plans for a hotel in Camp Springs.

Sandpiper Hospitality paid \$1.05 million for a largely-entitled site on Allentown Road where a 'Value Place Hotel' was going to sit. Expect a different brand now. Chicago, Ill.-based New River Camp Springs had gotten as far as applying for a building permit for the 121-room hotel, at 6010 Allentown Road.

Jeff Ludwig and Barbara Richman-Kahn of The Michael Company represented the seller.

Readying the Fund *County Plans to Roll Out EDC Money Soon*

The Baker Administration hopes to have its \$50 million economic development fund operational by this spring.

That's a good thing, because plenty of folks, including brokers and developers of real estate projects, are anxiously awaiting its introduction. According to a presentation given to the County Council in December, the administration's goal for accepting applications is March of this year.

County officials envision appropriations of about \$7 to \$10 million per year once the Fund is running smoothly. Deputy CAO David Iannucci says the bulk of the fund will be loans, given the recession-induced shortage of capital, to small and medium sized businesses located here. But the Fund will also be flexible enough to accommodate major development and redevelopment opportunities that meet pre-established criteria, like minority participation, adding jobs or growing the county's tax base. Iannucci says the Fund gives the county the opportunity to leverage matching state economic development funds to a much greater degree than it had before.

Land acquisition, building construction and improvement, equipment purchases and working capital are all considered eligible uses for the Fund.

Given the, um, excesses of the previous administration, the current one is particularly sensitive to safeguarding the money. Iannucci says applicants will go through some 15 steps and a loan evaluation as critical as any bank's before money is dispensed. An Advisory Committee and Council oversight on larger loans and grants thicken the reviews.

Outreach. In the private sector, the Fund is seen as the most tangible evidence of a change in approach. Because the prior government is understandably seen as having whacked the county's perception as a place to do business, many in the industry want to see the new administration take a proactive role now to help alleviate it. Iannucci said he's been out in the community 'aggressively doing outreach,' and internally bringing together the agencies necessary to make the Fund work. County officials are now planning symposiums to teach businesses how to make use of the Fund.

Local brokers say they've seen the county's focus on landing a major government agency, but also want to see the same zeal addressed to smaller companies. Look for the Fund to help make that possible, but be certain of one thing: there's going to be a line out the door.

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Deed-in-Lieu For Office Building

One of the bigger office buildings in Largo has been turned over to the lender.

An affiliate of MGP Real Estate, through a deed in lieu of foreclosure, handed 1301 McCormick Drive back to lender General Electric Credit Equities. The Land Records indicate the loan was more than \$30 million on the 180,000 square foot building.

1301 McCormick sits at the intersection with Lottsford Road. It had been originally built for as a call center for Aetna, and thus was designed with large floor plates of about 45,000 square feet, making it ideal for larger companies, like present tenant Comcast. Breaking the building for smaller users is more difficult however. As it is, about 70,000 square feet at 1301 currently remains available.

General Electric's agreement to take the building back through a deed in lieu indicates it will likely tuck the building into its operating portfolio, and look to lease out the remaining space.

Besides the building itself, another two undeveloped lots were also transferred back to the lender.

Sign Off, Says State

Builders are lamenting that the state will start enforcing its laws against commercial signs in the right-of-way on state highways, including the subdivision directional signs. "Those signs are our lifeblood," said one builder, "particularly after we've cut back on other advertising." The change in policy may prove a boon for those spinning-sign guys on the roadside, but it's a big loss to builders.

At Simmons Ridge

New Owner, Same Takedowns

Ryan Homes will cut the check to a different entity as it tackles the second phase of Simmons Ridge in Clinton.

Ryan has been paying a Virginia Commerce Bank partnership its lot-takedown payment, but the bank conveyed the final 43 finished lots to an investment partnership named Powers Investment II recently, for \$2.8 million.

Powers, headed by Christopher Dorment, will step into the role played by the bank. Rocky Gorge Development will be managing the lot sales on behalf of the investment fund.

Located on Brandywine Road south of Thrift Road, Simmons has been one of the faster selling single-family communities in the county. Working off a \$95,000 per lot price tag, Ryan was able to offer the lowest-priced new single in the county, selling from the \$310's through 2010 and 2011. It has recently boosted prices to \$324,990 for its entry level home, the Savoy. But even at that higher number it is still well below its closest competitors. In 2011, Ryan closed 29 home sales, getting \$387,327 on average.

Ryan's nearest competition is Timber Ridge, right next door on the south side. Timberlake, Caruso and Lennar are jockeying for buyers looking to pay from the mid-\$300's. The lowest of the three opens at \$369,990 – that for Caruso's Emory I model.

Lennar has beefed up its offering of models since entering Timber Ridge last year, particularly bringing in several larger models to more effectively compete with Timberlake and Caruso. It now opens at \$377,990, while Timberlake is close by, at \$374,900.

Meanwhile, between Simmons and Cedar Chase, a few miles away on Allentown Road, Rocky Gorge Development is now managing two Clinton projects where Ryan is the builder. Both projects were taken back by banks before they were returned to the market. But Ryan is paying a higher lot price at Cedar Chase, at \$110,000 apiece.

First for Richmond American. For a time, a certain homeowner had Westphalia Row in Upper Marlboro all to herself. That's because she was Richmond American Homes' first settlement at the townhouse community off Ritchie Marlboro Road, just outside the Beltway. Expect more to follow.

The first buyer to call the Row 'home' paid \$315,000, right in line with the upper \$200's price at which Richmond starts. The builder paid \$1.56 million last summer for a first phase of 39 lots at the Row, where it is slated to take 60 in all. The project developer, an affiliate of Haverford Homes, has triplexes and a small commercial component at what serves as one of the 'gateways' to the larger Westphalia area.

Warehouse Out Of Bankruptcy

A Landover warehouse has been plucked out of the bankruptcy process and put back to the distribution function for which it was intended.

A partnership called 3319 Ardmore LLC paid \$2.1 million for 3329 75th Avenue. Headed by Nezammedin Daryoush, the new ownership is affiliated with the Moby Dick House of Kabob, and will use the 18,000 square foot building as a commissary.

R&G Associates had bought the building in mid-2008 for \$2.79 million, for its low-income food-providing business called Nutrition Inc., but filed for Chapter 7 bankruptcy last year. An article in the *Post* said that Nutrition's revenues fell abruptly over problems renewing its contract with the District of Columbia shortly after buying the warehouse. The trustees used the proceeds of the bankruptcy sale to pay a \$1.55 million note with SunTrust Bank, and a \$350,000 SBA loan.

Lance Schwarz of The Michael Company represented the bankruptcy trustee, while Bobbi Moffett with Moffett Interests brought the buyer.

Adler Leases. One of the biggest industrial landlords in the area – and certainly in Prince George's County - is now busy filling the space it bought.

That would be the Adler Group, which bought the WRIT portfolio in two big chunks last year. Adler has signed Bella Furniture to 9,171 square feet in Hampton Overlook, Building Two.

The lease is likely the first of many that Adler will pen here. It bought 3.1 million square feet that included WRIT's substantial Capitol Heights holdings.

Mike Royce of Cassidy Turley represented Adler.

In Steeplechase 95

Atapco Bringing Pair to Market

Two new warehouse buildings at Steeplechase 95 business park will replenish the supply of available Class A warehouse space.

Atapco Properties is underway on both buildings at its Upper Marlboro park just off the Beltway at Ritchie Marlboro Road. At 94,000 and 48,000 square feet, they will deliver, weather dependent, mid-summer this year.

By now, Atapco's approach is a well-rehearsed undertaking: go spec on a couple warehouses at a time, lease them methodically and to high-credit tenants - generally of the service variety - then sell at a whopping number. At present, the pads are graded and Atapco is ready to begin the foundations of the new buildings.

Activity is lukewarm at best right now, but Atapco sees few Class A competitors. A recent market report from Cushman & Wakefield says there are only four Class A options in the Suburban Maryland market, with the largest at 77,000 square feet.

Cushman says the overall industrial market for suburban Maryland (which mostly means Prince George's and Montgomery), while still plagued by weakness in the flex sector, turned positive for 2011, with 108,795 square feet of absorption. By comparison, the submarket posted minus 151,345 square in 2010.

Warehouse/distribution is relatively strong, says Cushman, but it's the flex market that needs a shot of Jolt Cola. Cushman says rents have compressed in the face of timid demand, with average direct net rental rates for flex declining over the year to \$9.55 per foot.

Atapco's two buildings will be located at 9260 Alaking Court and 1030 Hampton Park Boulevard.

Safeway Buys the Rest of Osborne

Safeway Inc. bought the remainder of the Osborne Shopping Center in Upper Marlboro, and with it a plan for an overall redevelopment.

The grocer already owned its store at the shopping center fronting on Route 301 at South Osborne Road, but last month acquired the adjacent inline retail from Rappaport Companies. Safeway paid \$5.85 million for the space, which totals about 30,070 square feet, according to the Land Records.

Safeway will likely proceed at some point with redevelopment plans that Rappaport had drawn up during its ownership. The company had bought the center back in 2006, and drafted plans to replace most of the current center with a new one of about 150,000 square feet. Besides Safeway, a CVS and a Bojangles Restaurant anchor the center.

Safeway acquired the center as Property Development Centers LLC. The 19.3 acre acquisition included residentially-zoned land behind the retail.

Marlo Looks to Lease in Laurel

Marlo Furniture has a new tenant for its warehouse space in Laurel, but unlike most landlord / tenant deals, it has to get Site Plan approval before the deal is final.

Marlo was the beneficiary of legislation way back in 2004 that allowed it – and one other county property – to turn about 65,000 feet of its Laurel operation over to warehousing. Located at Contee Road and Route 1, the store is located in the C-S-C zone, the traditional zone for retail.

Marlo no longer needed the space for showroom operations, so the County Council crafted a narrowly written exception allowing warehousing, as long as the building was “an adaptive reuse of a furniture store that had received a U&O permit prior to January, 2004.” Marlo also had to take any changes back to planners to approve.

That clause has brought Marlo back into the planning department to certify the new, and as yet unnamed, tenant.

Outlet Center Ok'd

Only a few days after the Planning Board approved the conceptual plan for an outlet center at National Harbor, planning staff accepted the subdivision plan.

In other words, the Peterson Companies is moving quickly to develop the 400,000 square foot retail center and hotel just off the Beltway at Harborview Drive and Oxon Hill Road. Tanger Outlets' plan drew substantial opposition, particularly over traffic and the project's proximity to the historic Oxon Hill Manor, but planning staff had recommended that the design, which includes a 100-room hotel, complies with the M-X-T zone. The Planning Board arrived at the same conclusion.

Student Housing

'Exchange' Backed; Varsity Sold

One student housing project in College Park cleared a first hurdle while another was largely sold to the nation's biggest owner of such projects.

The approval went to the redevelopment of the Maryland Book Exchange, located on Route 1 in downtown College Park, with 341 units and 14,366 square feet of retail. R&J Company LLC trimmed its planned building from a solid six-stories to one that steps down to four stories on the controversial Yale Avenue side.

Meanwhile, American Campus Communities is running the show now at The Varsity in College Park. The Austin, Texas student housing owner bought a controlling interest of 79.5 percent in the 901-bed building that stands as the most recent addition to the student housing supply in College Park. Though American Campus didn't say, and officials from Potomac Holdings didn't return phone calls, it appears that Bethesda-based Potomac sold the controlling share and will retain an interest. American campus paid just shy of \$97 million for its majority share, as part of a two complex deal executive earlier this month.

Just before the sale, Potomac had executed a repurchase of the underlying ground from the University of Maryland College Park Foundation. Potomac had sold the 3.54 acres on Route 1 near the North Gate of the University to the Foundation in July 2010, retaining a leaseback arrangement that enabled it to finalize its long-term financing of \$69 million with the Bank of America and USBank, and complete construction.

Potomac Holdings opened as planned for the fall, 2011 semester, and had spent much of the last year leasing the 23,000 square feet of first floor retail, including a deal that brought Looney's Pub in as the anchor.

Besides the location near the University's front door, American Campus liked the Varsity's the larger-than-usual units, the two-story fitness center, granite countertops, and the 40-inch flat panel televisions. Granite countertops? Not only wasn't this your Dad's dorm, this wasn't your dorm.

Meanwhile, they've all moved on in the great retail game of life, but it was an assemblage including Jerry's Subs and a Merchant Tire store, as well as Alario's Restaurant, that Potomac Holdings turned into the Varsity.

Back at the Maryland Book Exchange, R&J, composed of Josef Mittleman and Ilya Zusin, had to weather stiff opposition from the City. All the testimony turns on the design, but an undercurrent of thought is that Old Town residents aren't keen on seeing a thousand students moving in.

Staff wanted a further stepdown than the four stories that Mittleman and Zusin proffered, but the Board agreed with the developers that the adjacent uses aren't truly residential in nature – they include a police station, a sorority and a church center – and thus don't merit that kind of protection. But don't expect the opposition to go away quietly. This one isn't over and will almost certainly go on to the District Council.

No Decision Yet On Cafritz

The City of College Park remains a hold-out over the rezoning of the Cafritz property off Route 1, but Riverdale Park, University Park and Hyattsville can all support it – with conditions.

The hearing at the Planning Board was 'continued' after it ran late two weeks ago, but the three municipalities voted to back the plan, as long as a new crossing of the nearby CSX rail line is completed relatively early in the project. The rezoning of the 36 –acre Cafritz tract in Riverdale Park would bring a Whole Foods and over 900 residential units to the Route 1 corridor.

It's all about Vending on Trolley

Clearly, there's something about 11800 Trolley Lane that lends itself to vending companies.

We wrote in the last issue that the 32,640 square foot Beltsville building traded recently for \$4.1 million, but to an 'unknown buyer.' We've since learned the buyer is an affiliate of Monumental Vending, which will replace the custom vending operation that had been in the building.

11800 Trolley includes 5,000 square feet of built-out office space, 28-foot clear ceilings, and, for those with a hunger that can only be satisfied by a box of Animal Crackers, a whole bunch of vending machines.

Cut and Dried:

Some things are controversial: Tim Tebow, politics, the best way to make chili; some things aren't, like whether or not you should read all three of the Maryland Newsletters. You should. Case closed. Call (301) 924-1994 or visit www.marylandnewsletters.com.

Home Sales

Singles Inventory Down in '11

Most of the statistics for December home sales don't particularly impress, but one does stand out: the inventory of active listings.

According to MRIS, the steady uptick of inventory through 2010 for single-family re-sales in the county completely reversed in 2011. Where the inventory had grown to about 4100 homes when the year opened, it fell steadily through 2011 to less than 2900 units at the end of the year.

MRIS says a combined listing of all product types has shown a decrease in inventory of about 30 percent from December, 2010 to one year later. The stat tracks with inventory around the Metro area, which has fallen dramatically since 2008, from over 40,000 units (across all products) to about 22,300 in November. The reason builders aren't dancing in the streets, (besides having a general sense of decorum), is that the stats may yet hide large shadow inventories, both in regular re-sales and foreclosures. On the resale inventory side, while the market is improving, concern exists that many sellers have simply pulled their homes off the market, and will look to return when the market looks more promising.

Way Down. On the foreclosure side, the number of foreclosures that hit the market can vary greatly from month to month as the cases make their way through the judicial system. Still, foreclosure activity in Prince George's, while still tops among Maryland counties, was down 40.5 percent in the 3rd Quarter from the 2nd Quarter, and 78.3 percent below last year (according to RealtyTrac). State-wide, property foreclosures declined for the fifth consecutive quarter.

But officials say increasing activity in default notices may foretell another round of new foreclosures. Department of Housing and Community Development chief Eric Brown told the Newsletter that several county programs have helped negate foreclosures or find new buyers when an auction is held, but says 'it continues to be a challenge.' Round One of the county's Neighborhood Stabilization Program put over 700 families into homes bought through foreclosure, and the newest round will focus almost completely on Suitland. But Brown said the prospect of additional foreclosures hasn't abated. "There is a nervousness about continued foreclosure activity," he said.

Similarly, on the inventory of resale singles, it isn't set in stone that 2012 will follow suit and continue to decline. MRIS data shows that single-family inventory in the county fell in 2009 from 5600 units to less than 3500 at the end of the year. Then it kicked back up in 2010. But with builders ever hopeful and the start of the Spring Market still ahead, the lower inventory stats are, to quote Rod Stewart (and we do that sparingly), a 'reason to believe.'

'Oak Creek' Scheduled: The developers of Oak Creek, the Church Road subdivision stymied for failing to build a golf course clubhouse in a timely fashion, make their case for a Planning Board-backed resolution in front of the District Council on Monday the 23rd.

Building Permits Issued

January 3 – 13, 2012

Bowie

Mid-Atlantic Custom Builders, to build a single-family unit at 4605 Dickens Pride Court, Bowie, in 'Fairwood;'

Ryan Homes, to build seven single family units in 'Fairwood,' Bowie, at:

- 5013 Landons Bequest;
- 5103 Landons Bequest;
- 5009 Landons Bequest;
- 5011 Landons Bequest;
- 5007 Landons Bequest;
- 5015 Landons Bequest
- 5101 Landons Bequest;

Clinton

Dan Ryan Builders, to build a single-family unit at 16207 Broxburn Lane, Brandywine, in 'Timber Village;'

Timberlake Homes, to build a single-family unit at 10707 Quaking Aspen Way, Clinton, in 'Timber Ridge;'

Ryan Homes, to build two single-family units in 'Simmons Ridge,' Clinton, at

- 6604 Tall Woods Way;
- 604 Simmons Lane;

Upper Marlboro

Marrick Properties, to build two single-family units in 'Villages of Melwood,' Upper Marlboro, at:

- 7100 Twinflower Place;
- 7004 Twinflower Place;

Mid-Atlantic Builders, to build a single-family unit at 1900 Turley Green Place, Upper Marlboro, in 'BeechTree;'

Haverford Construction, to build two single-family units in 'Equestrian Estates,' Upper Marlboro, at:

- 9701 Meadow Lark Avenue;
- 9793 Meadow Lark Avenue;

Other Locations

Ryan Homes, to build a single-family unit at 16908 Blue Indigo Court, Accokeek;'

Tantallon Preserves, to build a single-family unit at 13301 Digges Terrace, Fort Washington;

Foster Communities, to build a single-family unit at 5007 69th Avenue, Riverdale;

Townhouse Permits Issued

NVHomes, to build 13 townhouse units on Collingtons Bounty, Bowie, in 'Fairwood;'

Ryan Homes, to build four townhouse units on Santo Place, Capitol Heights;

Integrity Homes, to build 3 townhouse units on Sprintsail Way, in 'Potomac Overlook,' National Harbor;

Commercial Permits Issued

January 3- 13, 2012

Rainbow Construction, 65 Industrial Drive, Waldorf, Md. 20602, (301) 843-1018, to build a \$929,000 recreation building at 5120 Englewood Avenue, Landover;

Rainbow Construction, (301) 843-1018, to build a \$1.1 million recreation center at 9800 Ridge Street, Glenn Dale;

John Valentine Co. Inc., 1412 Light Street, Baltimore, Md. (301) 948-0028, to build a \$135,000 interior fit-out at 9315 Largo Drive, Largo;

Oxon Hill Improvements, 580 White Plains Road, Tarrytown, NY, to build a \$100,000 alteration at 6111 Livingston Road, Oxon Hill;

Atlantic Contractors, 16125 Hamilton States Road, Waterford, Md. (703) 883-1718, to build a \$225,750 fit-out for Artex Fine Art, at 8712 Jericho City Drive, Landover;

Simon Co., Indianapolis, Indiana, to build a \$200,000 alteration for Asian Chao, at 15400 Emerald Way, Bowie

K3 Construction, 11307 Sunset Hills Road, Reston, Va. (703) 736-1000, to build a \$185,000 fit-out for Heitech Inc., at 8400 Corporate Drive, Landover;

KBR Corp., 10503 Braddock Road, Fairfax, Va., to build a \$105,000 fit-out for Dandelion Patch, at 142 Waterfront Street, in 'National Harbor;'

Simmons Construction, 8865 Clouds Road, New Tazewell, Tn, to build a \$250,000 fit-out for Big Lots at 4420 Mitchellville Road, Bowie;

Commercial Permit Applications

January 3 – 13, 2012

Bochasanwasi Swamanaryn, (410) 707-7063, to build a alteration at 4320 Ammendale Road, Beltsville;

Six Flags Amusement Park, (301) 249-1500, to build a \$300,000 ride at the Six Flags Park, located at 13710 Central Avenue, Mitchellville;

CDCI Inc., 5868 Hubbard Drive, Rockville, Md. (301) 984-4221, to build a \$400,000 garage for the county Board of Ed, at 6901 Temple Hill Road, Fort Washington;

Toepfer Construction Co., 1101 Ritchie Road, Capitol Heights, Md. (301) 336-8600, to build a \$40,000 fire repair at 4237 58th Avenue, Bladensburg;

L.F. Jennings Inc., Falls Church, Va., to build a \$1.49 million fit-out for Ross Dress for Less, at 3100 Donnell Drive, District Heights;

O'Brien & Gere, c/o Washington Savings Bank, (301) 352-3130, to build a \$130,000 alteration at 4201 Mitchellville Road, Bowie;

Knollwood Development, 1300 Mercantile Lane, Largo, Md. (301) 322-8484, to build a \$205,000 tenant fitout for Net America, at 1401 Mercantile Lane, Largo;

Preliminary Plans Submitted

4-11028 – Salubria Center. Zoned M-X-T. *Propose 460,000 square feet retail, hotel.* 43.79 acres. Located at the intersection of Oxon Hill Road and Harborview Avenue, Oxon Hill. Appl: Peterson Companies, Fairfax, Va. (703) 227-2000.

4-11023 – Forestville Center. Zoned Industrial. 4.46 acres. *Propose 7,920 square feet for maintenance building, recycling storage and contractor yard.* Located south of the intersection of Kaverton Road and Marble Court, Forestville. Appl: Celtic Demolition, 2121 Eisenhower Avenue, #200, Alexandria, Va. (703) 739-9103. Engineer: AB Consultants, (240) 582-8031.

Preliminary Plans Approved

January 12 and 19, 2012

4-11007 – Lustine, Parcel 3. Zoned R-10. 15 acres. *Propose 420 apartment units in two buildings.* Located approximately 800 feet north of the intersection of Brooks Drive and Route 4, District Heights. Appl: NAI The Michael Companies, 10100 Business Parkway, Lanham, Md. 20706. (301) 459-4400.

Site Plans Submitted

DSP-11030 – Marlo Plaza. Zoned C-S-C. 10.1 acres. *Propose tenant re-use of 66,054 square feet.* Located in the northwest quadrant of Route 1 and Contee Road, Laurel. Appl: Marlo Furniture, c/o Greg Zacharian, (301) 838-0860.

Planning Board Zoning Actions

CSP-11006 – Salubria Center. Zoned M-X-T. 43.7 acres. *Propose 460,000 square foot mixed-use project, with outlet center and hotel.* Located in the southeastern quadrant of Oxon Hill Road and Harborview Avenue, Oxon Hill. Appl: Pinnacle Harbor LLC, c/o The Peterson Companies, Fairfax, Va. (703) 227-2000. *Approved.*

Real Estate Transactions of Note

Bethesda Leasing LLC, Janice L. Williams, to **Banayiatis Kiotsekoglou**. Unit Q in 'Edgeworth Commercial Center Condominium.' Located at 8900 Edgeworth Drive, Unit Q, Capitol Heights, Md. 20743. Unit is 2,787 square feet. Zoned I-1. Tax map 74D-2. Tax ID: 13-3641677. Liber 33210, page 548. Deed date: November 28, 2011. **Purchase price: \$80,000.**

Dent LLC to **Castle Dent LLC**, 5117 College Avenue, College Park, Md. 20740. Lots 1, 2 and 35 – 44 (Block 15) in "Kropp's Addition to College Park." Located at 7411 Cpl Frank S. Scott Drive, College Park, Md. 20740. Property of 21,692 square feet. Improved. Zoned M-X-T. Tax ID: 21-2358711. Liber 33210, page 450. Deed date: December 7, 2011. **Purchase price: \$650,000.**

Jeffrey Sandelman, for the Masue Trust, Boca Raton, Fl., to **7704 Marlboro Pike, LLC**, c/o Abdul Rahimi, 2015 14th Street, NW, Washington, DC, 20004. Parcel A in 'Forestville Shopping Center.' Located at 7704 Marlboro Pike, Forestville, Md. 20747. Lot is 22,520 square feet. Improved with 5,334 square foot building. Zoned C-S-C. Tax map 82A-4. Tax ID: 06-418228. Liber 33219, page 479. Deed date: December 12, 2011. **Purchase price: \$600,000.** Deed of Trust: \$300,000, BB&T.

Osborne Retail LLC, c/o Rappaport Companies, 8405 Greensboro Drive, #830, McLean, Va. 22102, to **Property Development Centers LLC**, c/o Safeway, 5918 Stoneridge Mall Road, Pleasanton, Ca. Parcels G and F in 'Osborne Shopping Center.' Located at 7610 South Osborne Road, Upper Marlboro, Md. 20772. 19.3 acres. Improved with 30,070 square feet retail. Zoned C-S-C and R-A. Tax map 109F-3. Tax ID: 15-3855475 and 1784982. Liber 33215, page 202. Deed date: December 22, 2011. **Purchase price: \$5,850,000.**

Wheel Awhile Inc., c/o Nancy Becker, to **Bomar Enterprises Inc.**, Alli Tanimowo, 9500 Georgia Avenue, Silver Spring, Md. 20910. Parcel A in 'Becker Property.' Located at 9901 Lanham Severn Road, Lanham, Md. 20706. 1.90 acres. Improved with 20,000 square foot building. Zoned C-M. Tax map 35F-4. Tax ID: 14-1701739. Liber 33216, page 13. Deed date: December 15, 2011. **Purchase price: \$1,750,000.** Deed of Trust: \$1.48 million, Alan Grant.

MGP 1301 McCormick Operating LLC to **General Electric Credit Equities Inc.**, 1818 Market Street, #2620, Philadelphia, Pa. 19103. (Deed in Lieu of Foreclosure). Lots 25, 26 and 30 in 'Inglewood Business Community.' Located at 1315 McCormick Drive, Upper Marlboro, Md. 16.3 acres. Improved with 180,000 square foot office building. Zoned I-3. Tax map 67E-1. Tax ID: 13-1425842, 1425859 and 1425883. Liber 33224, page 596. Deed date: December 29, 2011. **Purchase price: \$15,800,000.**

Real Estate Transactions (from p. 7)

L&A Associates to **7500 Hanover #102, LLC**. Suite #102 in 'Greenway Medical Center.' Located at 7500 Hanover Parkway, #102, Greenbelt, Md. 20770. Unit is 2,002 square feet. Zoned C-S-C. Tax map 34F-1. Tax ID: 21-2319762. Liber 33227, page 216. Deed date: December 22, 2011. **Purchase price: \$265,200.**

Kahn Investment Associates LP, c/o Donald L. Kahn, to **Whitehurst Holdings LLC**, 4901 Forbes Blvd., Lanham, Md. 20706. Lot 4 (Block F) in "Hampton Park." Located at 9001 Hampton Overlook Drive, Capitol Heights, Md. 2.81 acres. Improved with 62,467 square foot warehouse. Zoned I-1. Tax map 74D-1. Tax ID: 13-1441435. Liber 33232, page 410. Deed date: January 3, 2012. **Purchase price: \$4,728,160.**

Wendell W. Webster, Trustee, for Bankruptcy case of R&G Associates, to **3319 Ardmore LLC**, Nezammedin Daryoush. Parcel J-7 in "Ardwick Industrial Park." Located at 3329 75th Avenue, Landover, Md. 20785. 2.30 acres. Improved with 16,159 square foot building. Zoned I-1. Tax map 51E-4. Tax ID: 13-1475144 and 1475151. Liber 33238, page 307. Deed date: December 16, 2011. **Purchase price: \$2,100,000.** Deed of Trust: \$1.68 million, PNC Bank.

L. Thomas Wellons III et al, to **Suitland Road LLC**, 701 West Broad Street, #204, Falls Church, Va. 22046. Lots 5 and 6 in 'B.D. Thomas and Kinsky's Addition to Upper Morningside.' Located at 6611 and 6613 Suitland Road, Suitland, Md. 20746. Lots total 21,867 square feet. Improved with 1,824 square foot building. Zoned C-M. Tax map 89D-4. Tax ID: 06-530279 and 493411. Liber 33241, page 298. Deed date: December 12, 2011. **Purchase price: \$460,000.**

RESIDENTIAL

Northeast Land and Investment Company, c/o Virginia Commerce Bank, to **Powers Investments II, LLC**, c/o Christopher Dormont, 1420 Beverly Road, #300, McLean, Va., 22101. 43 lots in 'Simmons Ridge.' Located on Simmons Lane and other streets, off Brandywine Road, Brandywine, Md. Lots avg. 14,000 square feet. Zoned R-R. Tax map 125E-3. Tax ID: 09-3797057 et al. Liber 33236, page 304. Deed date: December 30, 2011. **Purchase price: \$2,800,000.** Deed of Trust: \$2.1 million, Virginia Commerce Bank.

David R. Naka, Substitute Trustee, to **DB Aster LLC**, 250 Gibraltar Road, Horsham, Pa. Thru Foreclosure. Located on 75th Avenue, off Route 202, Landover, Md. Tax ID: 13-5501580 et al. Liber 33214, page 62. Deed date: December 20, 2011. **Purchase price: \$4,000,000.**

AK Cedar Chase LLC, c/o Mark Pacious, 4800 Montgomery Lane, 10th Floor, Bethesda, Md. 20814, to **NVR Inc.** Lot 64 in 'Killiecrankie.' (Cedar Chase). Located at 8503 Cedar Chase Drive, Clinton, Md. 20735. Lot is 22,476 square feet. Unimproved. Tax map 117C-2. Zoned R-R. Liber 09-919431. Liber 33221, page 506. Deed date: December 7, 2011. **Purchase price: \$110,000.**

V.O.B. Limited Partnership, c/o Ryko Development, to **NVR Inc.** Lots 121 – 125 (Block I) in 'BeechTree.' (5 Townhouse lots). Located at 2208 – 2216 Snetterton Lane, Upper Marlboro, Md. Unimproved. Tax map 85C-2. Zoned R-S. Tax ID: 03-3868049 et al. Liber 33221, page 514. Deed date: December 14, 2011. **Purchase price: \$200,000.**

NVR MS Cavalier Fairwood, LLC, c/o John T. Carney, 8614 Westwood Center Drive, #900, Vienna, Va., to **NVR**. Lot 12 (FF) in "Fairwood." Located at 13409 Boones Chapel Court, Bowie, Md. Lot is 9,801 square feet. Unimproved. Zoned M-X-C. Tax map 46C-4. Tax ID: 07-3837713. Liber 33221, page 518. Deed date: December 14, 2011. **Purchase price: \$123,600.**

NVR MS Cavalier Preserve LLC, c/o John T. Carney, 8614 Westwood Center Drive, #900, Vienna, Va., to **NVR Inc.** Lot 6 (E) in "The Preserve at Piscataway." Located at 14310 Lusby Ridge Road, Accokeek, Md. Tax ID: 05-3681699. Liber 33221, page 502. Deed date: December 14, 2011. **Purchase price: \$91,000.**

MULTI-FAMILY

UMCPF Property I, LLC, c/o University of Maryland College Park Foundation, to **Student Housing College**, c/o Potomac Holdings, 7508 Wisconsin Avenue, 2nd Floor, Bethesda, Md. 20814. Leasehold interest transferred. Parcel A in "Varsity at College Park." Located at 8150 Baltimore Avenue, College Park, Md. 20740. 3.53 acres. Improved with "The Varsity" student housing apartment. Zoned M-U-I. Tax map 33D-2. Tax map 33D-2. Tax ID: 21-4022448. Liber 33214, page 226. Deed date: December 27, 2011. **Purchase price: \$15,000,000.**

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