

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...Urban Atlantic started its New Carrollton Metro development with an office building. Now comes the residential.

The Bethesda-based firm submitted a site plan recently for a 285-unit multi-family building, fronting the station at Garden City Drive. It'll include 5,500 square feet of retail.

Urban landed Kaiser Permanente as lead tenant for its initial office building. There's more of both commercial and residential coming, for Urban Atlantic, with co-developer Forest City, plans 2.7 million square feet eventually at the station.

...An industrial tract off Branchville Road in the College Park area goes to auction in May.

As auctioneer A.J. Billig & Co. notes in its ad, it is the nearly one-acre property's 'redevelopment potential' that makes it noteworthy. Billig will sell 5408 – 5412 Branchville on May 9, at noon.

The site is improved with two buildings, one metal and one concrete block, and between them totaling about 8100 square feet.

But it's the M-X-T, or mixed-use zoning, and location just south of the Greenbelt Metro Station that might bring out more bidders than normal. NVR is building its way through its "Greenbelt Station" project nearby, expanding the redevelopment prospects for other properties nearby.

Transition Buy *CalAtlantic Acquires College Park Lots*

Just as it is transitioning into the Lennar fold, CalAtlantic Homes bought a townhouse project along Route 1 in College Park.

CalAtlantic paid \$3.6 million last month for 45 lots along Route 1 at Cherokee Street, buying the attached component in a project that will ultimately include multi-family units as well as retail.

The builder, which had itself gobbled up Ryland Homes, was recently acquired by Lennar and the re-branding to its new name is already underway: CalAtlantic is now 'A Lennar Company.'

Before the College Park lots, CalAtlantic's last purchase here – and next opening – was also towns, when it bought 'Springdale Estates' in Largo. That 65-lot acquisition in February of 2017 set the builder back \$3.57 million.

Seller Metropolitan Development Group had acquired what was then called Jefferson Square back in 2012. Developer JPI staked out mixed-use projects on opposite sides of Route 1 near Cherokee, but ultimately ceded control of both. The one on the east side was eventually sold to Metropolitan, while Monument Realty bought the west side and developed apartments.

In another recent ground deal, a 50-lot Clinton subdivision now belongs to a partnership headed by Anthony DeCesaris.

DeCesaris, who heads Upper Marlboro-based Dirt Plus Inc., paid \$525,000 as Woodburn Holdings III for the single-family lots. Located off Tippet Road near Mary Beth Boulevard, the lots are partially developed. Ryan Homes built out the first phase as Woodburn Estates several years ago. DeCesaris said his group will develop the lots and sell to a builder, but he hasn't selected a builder yet.

Gas Station Upgrades

A pair of gas stations, one in Clinton and the other in Hyattsville, will go from outdated to updated if pending plans are approved.

In Clinton, a 'raze and rebuild' is coming for a Dash In station at Woodyard Road and Dangerfield Road. A new gas station, convenience store and car wash will go in if plans are approved as filed. In Hyattsville, it's the Sunoco at 3599 East West Highway that will be brought into the 21st century. The number of pumps will be increased and a larger convenience store is planned.

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Johnson Eyes Rt. 1 Storage

With one self-storage facility under construction, Johnson Development is making plans for a second.

Johnson which hails from Spartanburg, South Carolina, has a site along Route 1 in College Park under contract, with plans for 113,000 square feet of self-storage. The property is located at 9604 Baltimore Avenue, and the developer submitted a preliminary subdivision plan recently.

Johnson is well underway on a CubeSmart building at 9750 Apollo Drive. There, Johnson bought 2.2 acres from Petrie Richardson Ventures, and sited a 1,071 unit facility, plus 5,000 feet of retail.

Johnson also has a couple of sizable self-storage projects planned along I-270 in Rockville.

On the Schedule

...The proposed **Zoning Ordinance Rewrite** gets a 'first reading' at the County Council this week. The Rewrite has been in the works for a couple of years and would bring substantive change to county policies. Those changes are incorporated in bills CB-013-2018, 014 and 015. It all starts with a Council briefing on Tuesday morning.

....The Planning Board will hear a 52-lot subdivision called '**Summerfield at Morgan Station.**' The attached lots would be developed on Garrett A. Morgan Boulevard near the Morgan Boulevard Metro in Capitol Heights.

Legal Twists in 'Marlborough'

The legal arguments are swirling around an effort to build new apartments in Upper Marlboro.

Codale Commercial Funding LLC hopes to build 206 units on a parcel in the 'Villages of Marlborough,' off Route 725 just outside town. It won the backing of the Planning Board toward that end recently, with its approval of a Comprehensive Design Plan. But the site which Gaithersburg-based Codale would develop is caught in a legal battle over whether or not covenants obligate the property to remain in open space.

It's the former Marlborough Golf Course at issue, and in particular, the parcel on which the now-raised clubhouse used to sit. The golf course closed in 2010, and went to foreclosure, where Codale bought it. That's when the covenants became an issue, for they provide, among other things, that the course should be maintained as 'open space' should golf operations cease for a year, as they did.

The primary legal question is whether the clubhouse site is included in the open space calculation, or remains developable.

The Villages of Marlborough Community Association argues that the six-acre clubhouse tract is part of the open space, and says that court decisions at the Circuit Court, and in the last few weeks, the Court of Special Appeals, have affirmed that position.

Codale believes the court decisions are open to interpretation, that its property isn't encumbered by the open space clause, and it is continuing to pursue development approvals.

At the Planning Board in late March, the Board decided that it doesn't enforce private covenants, and thus pressed ahead with its review, ultimately recommending approval. The CDP is the first step, and Codale has to move to Specific Design Plan next. But it appears there are still plenty of legal arguments ahead too.

Redevelopment Sought in Temple Hills

The corner of St. Barnabas Road and Temple Hill Road is a collection of older retail today, but a new vision says towns, apartments and commercial might be the future.

A partnership based in Centreville, Va. wants to rezone just over 11 acres on the northeast side of the Temple Hills intersection to M-X-T zoning. The application outlines a mix of up to 100 townhouse lots, 200 multi-family units and up to 75,000 feet of commercial.

The 1323 E St SE LLC that owns the ground calls its plans a 'revitalization' effort. Today, the property includes a variety of small auto repair shops, neighborhood commercial and a post office.

The application is number A-10047.

Revisions for 'Willowbrook'

Locust Hill got the 'revised plan' treatment first. Now the ownership of Toll Brothers and NVR is bringing it for Willowbrook.

The 'treatment' is a zoning change that allows for more units than are currently approved, and a greater percentage of them in attached units. Toll and NVR submitted the Locust Hill plan earlier this year, and have just brought in the one for Willowbrook.

Locust would grow to 706 units in its proposed amendment. But Willowbrook was the larger of the two to start and it would stay that way. According to paperwork filed with the application, Toll and NVR hope to see the density at Willowbrook bumped from 826 units in a mix of market-rate and age-restricted units on the 427-acre tract, up to 1,139 units in all. Between them, the over 900 acres of Locust and Willowbrook would yield over 1,840 units.

As WBLH, LLC, Toll and NVR teamed up in 2013 to pay \$21.65 million for the pair. Sold by the Seton Belt Trust, they had long been in one ownership.

The builders say that the densities proposed are in line with the 2006 master plan, which allowed up to 2.6 units per acre for market-rate units. But Toll and NVR are also looking to take advantage of legislation passed last year that allows a larger percentage of the units in a comprehensive design zone to be platted as attached units – up to 35 percent.

Willowbrook includes a 'mixed retirement' component of 224 units, which stays the same in both scenarios.

Flex Buy is Longpoint's First Here

A relatively new group headed by former executives of TA Associates has made one of its first purchases here, buying a collection of buildings in the Southgate and Forbes Center business parks.

Longpoint Realty Partnership, based in Boston, paid \$30 million, or \$93 per foot, for a portfolio of seven Lanham flex buildings, totaling 322,000 square feet.

The sale may portend better things ahead for flex space, a product that doesn't usually set institutional buyers aflutter the way its cousin bulk warehouse does. Seller First Industrial Realty Trust Office had been to the market several times over the past several years but found takers for office and warehouse flex lacking.

But improvement in the economy suggests that the small-bay product at Southgate, located off Forbes Boulevard, was finding more tenant interest over the last year. First Industrial had completed about 30,000 feet in new leases in recent months.

The sale to Longpoint includes 4400 and 4420 Lottsford, 9700 and 9730 Martin Luther King Jr. Boulevard, 4621 and 4720 Boston Way, and 4370 – 4383 Lottsford Vista Road.

City Incentive Helped Keep Inovalon

Inovalon's ongoing tenancy in Bowie, now reset at another 10 years, came after City officials sweetened the deal.

The bioinformatics firm executed a 10-year lease renewal for just under 130,000 square feet recently that counts as one of the biggest recent office deals in suburban Maryland, and that will keep the company in a full building at 4321 Collington Road. The lease starts in August of this year and runs for 10 years.

But it happened with a local incentive. According to a Resolution now in front of the Bowie City Council, the City will pay a million dollars from its Economic Development Incentive Fund, payable in ten annual installments of \$100,000 each. The first payment goes out after August 1, 2018.

It is Inovalon's position as the City's largest private sector employer that won it such largesse. City economic development staff say in a memo to the Council that Inovalon's tenancy has pumped over a million dollars in property taxes into City coffers. Losing the firm beyond the City borders wouldn't only have hit the City's office market hard, but it would have negatively impacted retailers at the Bowie Town Center close by.

As a condition of the incentive, Inovalon has to remain in the City for 10 years, keeping at least 500 employees in the location.

I-2 Sales in Beltsville, Landover

Two buildings with underlying 'heavy industrial,' or I-2 zoning, are now in new hands.

The larger of the two was Mejia Trucking's purchase of 2100 Beaver Road in Landover. The trucking company paid \$3.5 million for 1.83 acres, and the 45,356 square foot warehouse that sits on it. The deed provided no clue to Mejia's operations beyond its purchase of the property. Printing and packaging company Cleary Brothers was the seller in the deal, which closed in March.

In the second sale, a roofing company bought a Beltsville building from a moving and storage firm. R.D. Bean Roofing paid \$900,000 for 5005 Cook Road. The 26,204 square foot tract is, like the Landover property, zoned I-2. It's got a building of just over 7,000 square feet sitting on it that Bean will put to use.

Brian Hobbs at Hobbs Associates brokered the Beltsville sale.

FDA Consolidation in White Oak is Big

The coming consolidation of the FDA's headquarters in White Oak is going to create a small city along New Hampshire Avenue.

Only about 40 acres of the 130-acre FDA campus lies in Prince George's County, and the bulk of the growth coming for the agency will take place across the county line. But FDA's plans will still have a big impact here.

To the number of currently 'assigned personnel' of about 10,900 people at the FDA campus, the agency expects to add another 7,000 employees by 2035. In all, up to 18,000 people could travel daily to the White Oak facility. To the existing inventory of space, another 1.2 million feet of office space and nearly half a million feet of 'special use space' could be added to make room.

Right now, GSA is shopping several development alternatives to house all those additional folks, including several mid-rise buildings, or an 'iconic' 20-story tower. The Planning Board will offer its own comments this week on the consolidation.

January Closings Bump the Numbers

If January is any measure, 2018 will produce more new-home closings – and at higher prices – than 2017.

The first month of the year yielded 79 new-home closings, up from the 70 homes settled in January, 2017. You can't read too much into one month of settlements, but the numbers produced in January do follow the trend: prices are up on average.

The townhouses settled in January of this year sold at an average price of \$407,000, while singles settled in January, 2018 moved at \$605,000 per closing. Both of those numbers are higher than those posted last January, and for 2017's full-year average. (The average new single-family closed in 2017 brought \$571,000, and the average new townhouse settled at \$396,000).

Eleven more months of deals will tell whether those trends hold.

Building Permit Data

Unfortunately, we were not able to access the Building Permit data for this issue.

Preliminary Plans Submitted

4-16026 – Fallen Oaks Townhouses. Zoned M-X-T. 8.8 acres. *44 Townhouse lots.* Located on the north side of Dyson Road, just north of Brandywine Road, Brandywine. Appl: Chadsworth Homes, 1010 Rockville Pike, #300, Rockville, Md. (703) 556-9569.

4-17042 – JDA Baltimore Avenue. Zoned C-S-C / DDO. .8 acre. *Propose 113,000 square foot self-storage facility.* Located at 9604 Baltimore Avenue, College Park. Appl: JSF Management, c/o Johnson Development, 100 Dunbar St., #400, Spartanburg, SC. (864) 585-2000.

Preliminary Plans Approved

April 12, 2018

4-17023 – Boulevard at Cap Centre. Zoned M-X-T. 49.7 acres. *Propose up to 3,000 multi-family units, 1.2 million square feet commercial.* Located in the southeast quadrant of I-495 and Arena Drive, Largo. Appl: Retail Properties of America, 2021 Spring Road, #200, Oak Brook, IL. (630) 634-4174.

Site Plans Approved

April 12, 2018

DSP-17048 – Capital Court. Zoned C-O. 34.9 acres. *Propose 306 TH lots.* Located on Capital Lane off Harry S. Truman Drive, at Beltway, Largo. Appl: SLDM LLC, 448 Viking Drive, #220, Virginia Beach, Va. (301) 502-0956.

Site Plans Submitted

DSP-16043-01 – New Carrollton. Zoned M-X-T. 15.5 acres. *Propose 285-unit multi-family building, with 5500 square feet of retail.* Located at New Carrollton Metro Station at Garden City Drive, New Carrollton. Appl: New Carrollton Developers LLC, 7735 Old Georgetown Road, #600, Bethesda, Md. 20814. (301) 576-1107.

DSP-95054-09 – Bowie Gateway. Zoned C-M. 4.1 acres. Located in the southwest quadrant of Route 301 / 50 in 'Bowie Gateway' center. *Convert Sports Authority store to Burlington Coat Factory.* Appl: MCB Eagle Bowie, 2701 N. Charles Street, Baltimore, Md. 21218. (410) 662-0104.

SDP-1205-07 – Parkside. *Add single-family detached model to umbrella architecture.* Zoned R-M. 250.8 acres. Located on the north side of Route 4, near intersection with Suitland Parkway, Upper Marlboro. Appl: Stanley Martin Homes, 9475 Lottsford Road, #280, Largo, Md.

SDP – 1003-17 – Parkside. *Add single-family detached model to umbrella architecture.* Zoned R-M. 250.8 acres. Located on the north side of Route 4, near intersection with Suitland Parkway, Upper Marlboro. Appl: Dan Ryan Builders, 1375 Piccard Drive, #110, Rockville, Md. 20850.

New Zoning Applications

A-9968-01 – Willowbrook. Zoned R-S. 427.3 acres. *Propose increase in approved density, from maximum 826 to 1,139 units.* Located along Leland Road, south of Oak Grove Road, Upper Marlboro. Appl: WBLH LLC, c/o Toll Brothers, 7164 Columbia Gateway Drive, #320, Columbia, Md. 21046. (410) 872-9105.

A-10047 – St. Barnabas Mixed-Use Park. 11.07 acres. *Request C-S-C and I-1 to M-X-T.* Located at 4634 – 4710, 4718, 4720, 4740, 4806, 4810 St. Barnabas Road (at Temple Hill Road) Temple Hills. Appl: 1323 E St Se LLC, 7020 Ordway Road, Centreville, Va., c/o Haris Hanifi, (571) 238-7630.

SE-4812 – Dash-In Store. Zoned C-S-C. 2.31 acre. *Propose raze and rebuild of gas station, convenience store, car wash.* Located at 8228 Woodyard Road and 8304, 8310 Dangerfield Road, Clinton. Appl: Dash-In Food, PO Box 2810, LaPlata, Md. (301) 932-3600.

Real Estate Transactions of Note

First Industrial L.P. to LRF1 DC Logistics 1, LLC, c/o Longpoint Realty Partners, 116 Huntington Avenue, #905, Boston, Ma. Approx. 322,000 square feet flex office/warehouse space in multiple buildings. Zoned I-1. Tax ID: 13-1442326 et al. Liber 40754, page 39. Deed date: March 30, 2018. ***Purchase price: \$30,000,000.*** Deed of Trust: \$22 million, PNC Bank.

Maurice Reveley et al to 4348 – 4350 Suitland Road LLC, c/o Gina Chen, 6001 Columbia Park Road, Landover, Md. 20785. Parcel A in 'Arnold Gardens' and a separate parcel. Located at 4348 and 4350 Suitland Road, Suitland, Md. Lots total 48,831 square feet. Improved. Zoned M-U-TC. Tax map: 80D-3. Tax ID: 06-0464370 and 0598821. Liber 40755, page 115. Deed date: March 14, 2018. ***Purchase price: \$1,800,000.***

Cleary Brothers Limited Partnership to Mejia Trucking LLC. Parcel E in 'Maryland Boulevard Industrial Tract.' Located at 2100 Beaver Road, Landover, Md. 20785. 1.83 acres. Improved with 45,356 square foot warehouse. Zoned I-2. Tax map 59B-3. Tax ID: 13-1554120. Liber 40773, page 421. Deed date: March 16, 2018. ***Purchase price: \$3,500,000.***

Suitland Dental Center LLC, c/o Dezrie Smith, DDS, to **Revenue Authority of Prince George's County,** 1300 Mercantile Lane, #108, Largo, Md. 20774. Lots 8, 9 and 10 in 'First Addition Suitland.' Located at 4814 Silver Hill Road, Suitland, Md. 20746. Total 11,424 square feet. Improved with 3,000 square foot retail. Tax map 80E-3. Tax ID: 06-0559013. Liber 40775, page 106. Deed date: March 28, 2018. ***Purchase price: \$900,000.***

Penn Randall Place, LLC, c/o Prudential Insurance Co. of America, to **PFF/LPC Penn 95 Owner LLC,** 1585 Broadway, 37th Floor, New York, NY. Parcels F and G in 'Penn-Belt Industrial Center.' Located at 8100 and 8210 Penn Randall Place, Upper Marlboro, Md., 20772. Improved with 283,215 square feet of warehouse space. Zoned I-1. Tax ID: 06-0586222 and 0465849. Liber 40778, page 43. Deed date: March 29, 2018. ***Purchase price: \$42,000,000.***

Olney Crown, Inc, c/o Altaf Lakhani, to **Baltimore Ave Laurel LLC,** c/o Hurricane Colonel Kwon. Unit 14 in 'South Lakes Office Condominium.' Located at 13677 Baltimore Avenue, Unit 14, Laurel, Md. 20707. Unit is 979 square feet. Zoned C-O. Tax map 10B-2. Tax ID: 10-1126366. Liber 40737, page 461. Deed date: March 2, 2018. ***Purchase price: \$176,900.***

Wona C. Bryan to R.D. Bean Inc., 5105 Powder Mill Road, Beltsville, Md. 20705. Parcel C in 'Knauer's Addition to Beltsville.' Located at 5005 Cook Road, Beltsville, Md. Lot is 26,204 square feet. Improved with 7,072 square foot building. Zoned I-2. Tax map 19B-2. Tax ID: 01-0028092. Liber 40655, page 259. Deed date: February 12, 2018. ***Purchase price: \$900,000.***

Real Estate Transactions (from p. 5)

Angela Hubbard Quander et al to Maryland Dental Specialists., 2301 Twin Valley Lane, Silver Spring, Md. 20906. Unit 110 (Wing B) in 'Greenway East Professional Center.' Located at 7525 Greenway Center Drive, Unit 110, Greenbelt, Md. 20770. Unit is 1,453 square feet. Zoned C-O. Tax map 34F-2. Tax ID: 21-2339620. Liber 40761, page 504. Deed date: March 30, 2018. **Purchase price: \$225,000.**

RESIDENTIAL***North County***

NVR MS Cavalier Fairwood LLC to NVR Inc. Lot 137 (II) in 'Fairwood.' Located at 14115 Alfalfa Field Court, Bowie, Md. Lot is 9,800 square feet. Zoned M-X-C. Tax ID: 07-3858461. Liber 40743, page 532. Deed date: March 21, 2018. **Purchase price: \$170,630.**

NVR MS Cavalier Greenbelt LLC to NVR, Inc. Lots 117 – 123 (G) in 'Greenbelt Station.' Located at 8213 – 8225 Miner Street, Greenbelt, Md. (7 TH lots). Zoned M-X-T. Tax map 25F-4. Tax ID: 21-5584665 et al. Liber 40744, page 42. Deed date: February 26, 2018. **Purchase price: \$1,110,242.**

Metropolitan Development Group at College Park Towns LLC, c/o Carlos G. Vazquez, to **CalAtlantic Group Inc.** 45 TH lots. Located on Cherokee Street at Route 1, College Park. Zoned M-U-I. Tax map 25E-4. Tax ID: 21-5567730 et al. Liber 40756, page 312. Deed date: March 23, 2018. **Purchase price: \$3,600,000.**

NVR MS Cavalier Fairwood LLC to NVR Inc. Lot 287 (II) in 'Fairwood.' Located at 4504 Woodlands Reach Drive, Bowie, Md. Lot is 11,356 square feet. Unimproved. Tax map 54E-1. Zoned M-X-C. Tax ID: 07-3856069. Liber 40744, page 105. Deed date: March 6, 2018. **Purchase price: \$177,766.**

South County

Beor Fund 1, LLC to Woodburn Holdings III, LLC, c/o Anthony DeCesaris, 1001 Prince George's Blvd., Upper Marlboro, Md. 50 lots in 'Woodburn Estates.' Located on Sir Lucas Lane and Sir Brendan Avenue, Clinton, Md. SFD lots. Zoned R-R. Tax map 124F-3. Tax ID: 09-3828522 et al. Liber 40741, page 431. Deed date: February 28, 2018. **Purchase price: \$525,000.**

Lakeview Land, LLC, c/o C. Robert Strittmatter, to **NVR, Inc.** Lots 24 and 26 (F) in 'Lakeview at Brandywine.' Located at 7601 Cedarhaven Court and 14402 Owings Avenue, Brandywine, Md. Lots avg. 20,000 square feet. Tax map 144F-4. Zoned R-R. Tax ID: 11-3832920 et al. Liber 40760, page 400. Deed date: March 13, 2018. **Purchase**

price: \$252,350.

Griffin Realty LLC to HWR, LLC, c/o Haverford Homes, 6110 Executive Blvd, #430, Rockville, Md. Lots 5 and 9 (Block A) in 'The Ridges II.' Located at 13501 Bronze Back Court and 4300 Woodreed Drive, Brandywine, Md. 20613. Lots avg. 2.2 acres. Unimproved. Zoned R-A. Tax map 143D-2. Tax ID: 05-3590411 and 86. Liber 40759, page 257. Deed date: January 30, 2018. **Purchase price: \$190,000.**

Upper Marlboro

M/I Homes of DC, LLC to NVR, Inc. Lot 18 € in 'Balmoral.' Located at 15606 Cauncer Court, Upper Marlboro, Md. Lot is 8,609 square feet. Unimproved. Tax map 93B-2. Zoned R-S. Tax ID: 03-4009106. Liber 40743, page 537. Deed date: March 22, 2018. **Purchase price: \$145,000.**

M/I Homes of DC, LLC to NVR, Inc. Lots 4 and 7 (G) and 7, 10 and 11 (J) in 'Balmoral.' Located on Chancellors Drive and Norus Street, Upper Marlboro, Md. SFD lots. Zoned R-S. Tax ID: 03-40098333 et al. Liber 40760, page 210. Deed date: March 28, 2018. **Purchase price: \$725,000.**

Walton Canter Creek Development LLC to MAB of Canter Creek LLC, c/o Mid-Atlantic Builders, 11611 Old Georgetown Road, 2nd Floor, Rockville, Md. Lot 43 (A) in 'Canter Creek.' Located at 9508 Piaffe Circle, Upper Marlboro, Md. 20772. Lot is 10,000 square feet. Tax map 117F-2. Zoned R-R. Tax ID: 11-5566006. Liber 40767, page 490. Deed date: February 14, 2018. **Purchase price: \$133,458.**

Largo Land Development LLC, c/o Richard G. Arnold, 2929 Excelsior Springs Court, Ellicott City, Md., to **NVR Inc.** Lots 1 – 4 (A) in 'Crescents at Largo Town Center.' TH lots. Located on New Pointe Drive, Upper Marlboro, Md. Zoned M-U-I. Tax map 67F-3. Tax ID: 13-5571116 et al. Liber 40778, page 283. Deed date: April 9, 2018. **Purchase price: \$420,000.**

MULTI-FAMILY

Pinebrook Maryland Property LLC, c/o Michael Trageser, to **The Lofts at Pinebrook LLC,** Taylor Denchfield, 5950 Ager Road, Hyattsville, Md. Parcel A in 'Kent Village.' Located at 2500 – 2506 Pinebrook Avenue, Landover, Md. 20785. Improved. Zoned R-18. Tax ID: 13-1566108. Liber 40773, page 302. Deed date: February 2, 2018. **Purchase price: \$1,824,000.** Deed of Trust: \$1.65 million, Sandy Spring Bank.

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