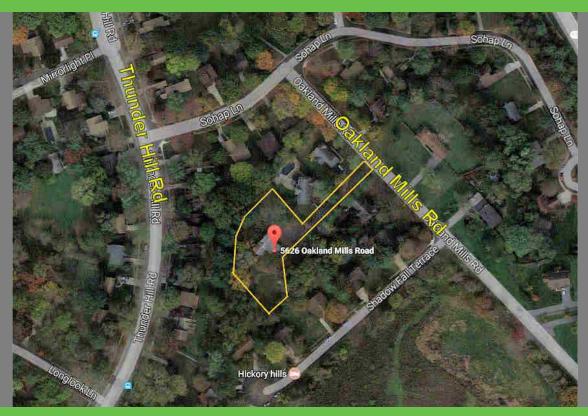
MILL HAVEN

5624 Oakland Mills Road, Columbia, Maryland 21045



3-lot Development Site | Single-family Homes



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters. Copyright EA Realty, LLC 2017

Contact Information:

Stephen J. Ferrandi or Sara Nicolas

Office: 866.910.LAND

Email: Stephen@MarylandLand.com
Email: Sara@MarylandLand.com

MarylandLand.com



OFFERING PACKAGE DISCLOSURES

Maryland Land Advisors is the exclusive agent for the sale of Mill Haven, an outparcel property of three (3) building lots located in the Oakland Mills Village of Columbia, Howard County, Maryland.

All inquiries should be addressed to:



Stephen Ferrandi or Sara Nicolas Maryland Land Advisors 5771 Waterloo Road Ellicott City, Maryland 21043 Office: 866.910.LAND

Stephen@MarylandLand.com Sara@MarylandLand.com

MarylandLand.com

The material contained herein is based in part upon information supplied or obtained by the broker and is deemed from sources to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall conduct their own independent due diligence concerning the property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the property.

The material contained in this offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property, described herein, and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and Maryland Land Advisors, LLC.



TABLE OF CONTENTS

- 1. Offering Terms and Conditions
- 2. Property Description & Location
- 3. Site Development Plan
- 4. SDAT
- 5. Photographs
- 6. Site Report



OFFERING TERMS & CONDITIONS

Price The property, comprising three lots, is offered at \$660,000.

Deposit Deposit in the amount of 10% of the contract purchase price.

Due Diligence Period The buyer will have a 45-day study period from a fully-executed

contract of sale or other agreed upon period.

Entitlement Period

Two lots are ready to be built on, with approved site development plan. The third lot is currently being

subdivided.

Settlement As agreed between parties.

Brokerage Commission A fee is being paid to Maryland Land Advisors; however no provision has been made to pay other brokerages. If you are

being represented by a real estate brokerage, please

compensate them directly

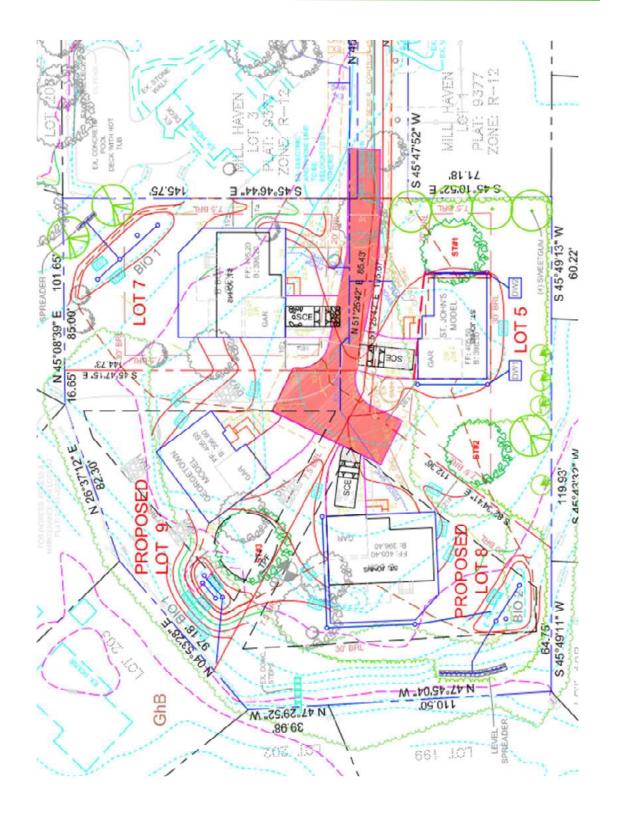
PROPERTY DESCRIPTION & LOCATION

The property is located at 5624 Oakland Mills Road, Columbia, MD, 21045. It consists of three (3) single-family building lots zoned R-12. Conveniently located off Route 175 (Rouse Parkway) and minutes to Route 29, the property is within walking distance to downtown Columbia, and overlooks the new Blandair Park, one of the county's premier destinations for sports events.

Mill Haven is an outparcel of the Oakland Mills community; therefore there are no HOA fees.

Two lots (7 and 8) are currently available for immediate construction with an approved site development plan. The third proposed lot (9) is still undergoing subdivision.







TAX RECORD

Tax ID: 1406598733 Page 1 of 1 Metropolitan Regional Information Systems, Inc. 20-Dec-2016 **Full Tax Record** County: HOWARD 1:00 pm

Property Address: 5626 OAKLAND MILLS RD, COLUMBIA MD 21045 3218

Legal Subdiv/Neighborhood: Condo/Coop Project:

Absent Owner: Yes Incorporated City:

Owner Name: Company Owner: SOPHOS GROUP LLC

Addtnl: Care of Name: MAILING ADDRESS: 11755 BRAGDON WOOD, CLARKSVILLE, MD 21029 1242

LEGAL DESCRIPTION: LOT 6 31 747 SF 5626 OAKLAND MILLS RD MILL HAVEN Mag/Dist #: 6 Block/Square:

Election District: 6 Legal Unit #: Grid: 4 Tax Map: Section: Subdiv Ph: Addl Parcel Flag/#: Map: 38 Sub-Parcel: Map Suffix: Suffix: Parcel: 2 Historic ID: Agri Dist: Plat Folio: Plat Liber. Tax Year 2016

Total Tax Bill: \$1,737 City Tax: Tax Levy Year: 2016

State/County Tax: \$1,415 Refuse: Tax Rate: 1.13

Spec Tax Assmt: \$322 Homestd/Exempt Status: Exempt Class: Mult. Class:

Front Foot Fee: Tax Class: ASSESSMENT

Total Tax Value

Year Assessed 2016 Land \$125,700 Improvement Land Use \$125,700

2015 50 \$125,700 SO

DEED Deed Liber: 16564 Deed Folio: 438

Transfer Date Price Grantor Grantee SOPHOS GROUP LLC BALAKIRSKY, MICHAEL 23-Nov-2015

PROPERTY DESCRIPTION

Year Built 0 Zoning Code: R12 Census Trct/Blck: / Irregular Lot: Square Feet: 31,747 Acreage: 0.73 Land Use Code: Residential Plat Liber/Folio: / Property Card: Quality Grade: Road Description: Property Class:R Road Frontage: Zoning Desc: RESIDENTIAL SINGLE Xfer Devel.Right. Prop Use: RESIDENTIAL Topography: Site Influence:

Building Use: Sidewalk: Lot Description: Pavement:

STRUCTURE DESCRIPTION

Section 1 Section 2 Section 3 Section 5 Section 4

Construction: Story Type: Description: Dimensions: Area:

Foundation: Roofing: # of Dormers: Ext Wall: Year Remodeled: Style: Model/Unit Type: Stories: Units:

Total Building Area: Living Area: 0 Base Sq Ft: Patio/Deck Type: Porch Type: Sq Ft. Sq Ft: Pool Type: Balcony Type: Sq Ft. Sq Ft Sq Ft: Roof Type:

Attic Type: Rooms: Fireplace Type: Fireplaces: Bedrooms: Bsmt Type: Garage Type: Full Baths Bsmt Tot Sq Ft: Garage Const.: Half Baths: Bsmt Fin Sq Ft: Garage Sq Ft: Baths: Bsmt Unfin Sq Ft: Garage Spaces:

Other Rooms: Air Conditioning: Other Amenities: Interior Floor: Outbuildings:

Appliances: Gas: Heat Sewer: Fuel: Electric: Walls:

Underground: Water: Tax Record Updated: 08-Oct-2016

Courtesy of: Sara Nicolas Home: (301) 399-1075

Office: Email: sara@marylandland.com

Cell: (301) 399-1075 Email: sara@ma Company: Maryland Land Real Estate Advisors Office: (866) 910-5263 Fax:

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Tax ID: 1406598734 Metropolitan Regional Information Systems, Inc. Full Tax Record

County: HOWARD Property Address: 5624 OAKLAND MILLS RD, COLUMBIA MD 21045

Condo/Coop Project:

Page 1 of 1

20-Dec-2016

12:54 pm

Incorporated City: Absent Owner: Yes Company Owner: SOPHOS GROUP LLC Owner Name:

Addtnf: Care of Name: MAILING ADDRESS: 11755 BRAGDON WOOD, CLARKSVILLE, MD 21029 1242

LEGAL DESCRIPTION: LOT 7 14 211 SF 5824 OAKLAND MILLS RD MILL HAVEN Mag/Dist #: 6 Lot 7 Block/Square:

Election District 6 Legal Unit #: Grid: 4 Tax Map: Section: Subdiv Ph: Addi Parcel Flag/#. Map: 38 Map Suffix: Suffix: Parcel: 2 Sub-Parcel: Historic ID: Agri Dist: Plat Folio: Plat Liber: 2016 Tax Year

Total Tax Bill: \$1,617 City Tax: Tax Levy Year: 2016 State/County Tax: \$1,317 Tax Rate: 1.13 Refuse:

Exempt Class: Spec Tax Assmt: \$300 Homestd/Exempt Status:

Front Foot Fee: Tax Class: Mult. Class:

ASSESSMENT

Section 1

Total Tax Value <u>Land</u> \$117,000 Year Assessed 2018 Improvement \$0 Land Use \$117,000

2015 50 \$117,000 SO

DEED Deed Folio: 438 Deed Liber: 16564

Transfer Date 23-Nov-2015 Grantor BALAKIRSKY, MICHAEL Grantee SOPHOS GROUP LLC Price \$0

PROPERTY DESCRIPTION

Legal Subdiv/Neighborhood:

Year Built: 0 Zoning Code: R12 Census Trct/Blck: / Irregular Lot: Square Feet: 14,211 Acreage: 0.33 Land Use Code: Residential Plat Liber/Folio: / Property Card: Property Class:R Quality Grade: Road Description: Zoning Desc: RESIDENTIAL SINGLE Xfer Devel Right: Road Frontage: Site Influence: Prop Use: RESIDENTIAL Topography: Building Use: Sidewalk:

Pavement: Lot Description: STRUCTURE DESCRIPTION

Section 2

Construction: Story Type: Description: Dimensions:

Area: Foundation: Roofing: # of Dormers: Ext Wall: Style: Year Remodeled: Stories: Units: Model/Unit Type:

Total Building Area: Base Sq Ft: Living Area: 0 Sq Ft Sq Ft Porch Type: Patio/Deck Type: SqFt Balcony Type: Pool Type: Sq Ft Attic Type: SqFt Roof Type:

Rooms: Fireplace Type: Fireplaces: Bedrooms: Bsmt Type: Garage Type: Full Baths: Bsmt Tot Sq Ft: Garage Const.: Half Baths: Bsmt Fin Sa Ft: Garage Sq Ft:

Baths Bsmt Unfin Sq Ft: Garage Spaces: Air Conditioning: Other Rooms: Interior Floor: Other Amenities:

Outbuildings: Appliances: Gas: Heat: Sewer: Fuel: Flectric: Walls: Water. Underground:

Tax Record Updated: 08-Oct-2016

Section 3

Courtesy of: Sara Nicolas Home: (301) 399-1075

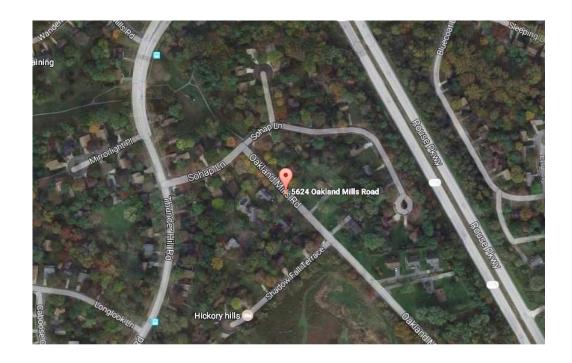
Office: Cell: (301) 399-1075 Email: sara@m: Company: Maryland Land Real Estate Advisors Office: (866) 910-5263 Fax: Email: sara@marylandland.com

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Section 4

Section 5





LOT 7



LOT 8



LOT 9





5626 Oakland Mills Rd, Columbia MD 21045



Meyers Index Rating

Prepared by Mary Dalnekoff at EA Realty, LLC

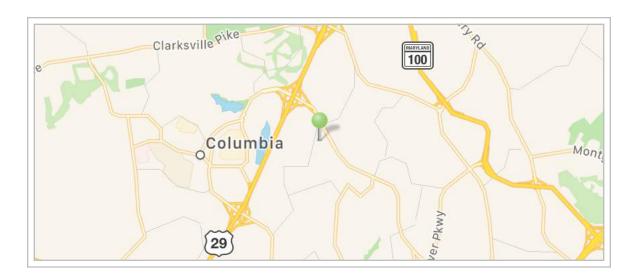
MARYLAND

430



5626 Oakland Mills Rd, Columbia MD 21045

39.2162N -76.8392W









PARCEL CHARACTERISTICS

APN

Lot Size

1406421709

31,747 sq ft

Zoning

Lot Size

R12

0.73 acres

Land Use

RESIDENTIAL (NEC)

LAST RECORDED CLOSING

Date

Sale Price

Lot Price per sq ft

Mar. 19, 2014

\$320,977

\$10.11

OWNER INFORMATION

Name SOPHOS GROUP LLC Address 11755 BRANDON WOOD, CLARKSVILLE MD, 21029

In Care Of

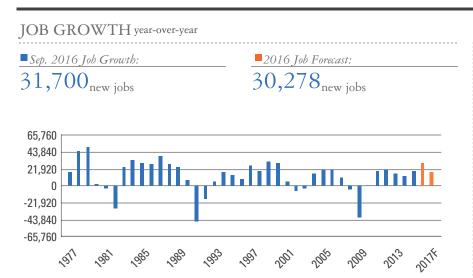
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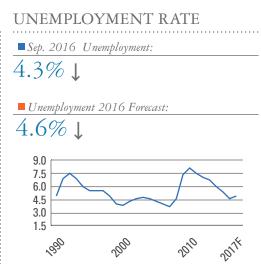




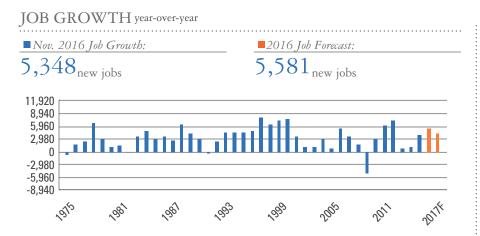


Baltimore-Columbia-Towson CBSA Metro Area



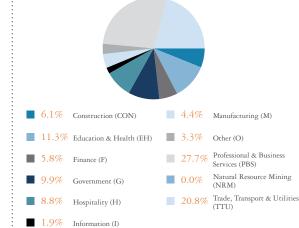


Howard County

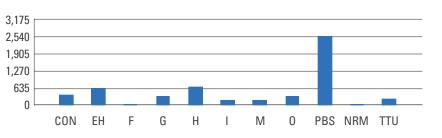




EMPLOYMENT BY SECTOR



ANNUAL JOB GROWTH BY SECTOR







Zip Code 21045

68,040

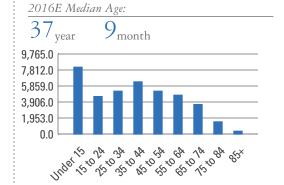
60,480

HOUSEHOLD INCOME

2016E Median Household Incomes: \$96,683 105,840 98,280 90,720 83,160 75,600

2016E

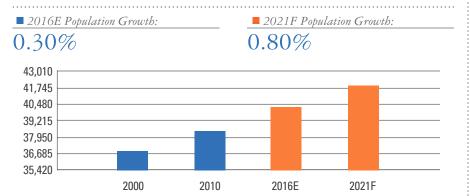
2021F



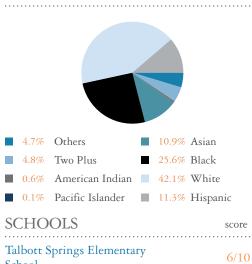
POPULATION BY AGE

POPULATION GROWTH

2000



ETHNICITY



HOUSEHOLD GROWTH



School Springs Elementary	6/10	
Oakland Mills Middle School	6/10	
Oakland Mills High School	6/10	

CRIME RATE per 1,000 people

people 21045 Maryland

 $\frac{\textit{Total Crime Rate:}}{20.09\ 29.54}$

Violent Crime Rate:

2.64 4.46

16.63 25.08

WALKABILITY

Walk Score: 23/100

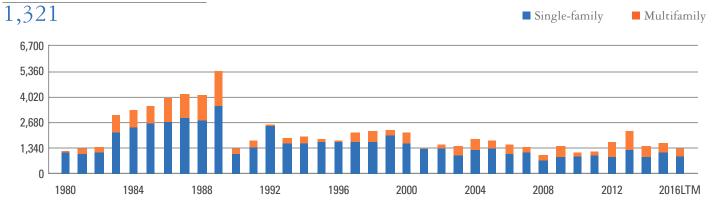




Howard County

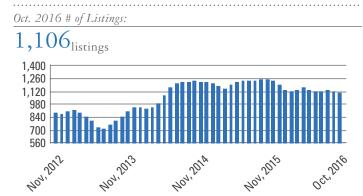
PERMITS last twelve months

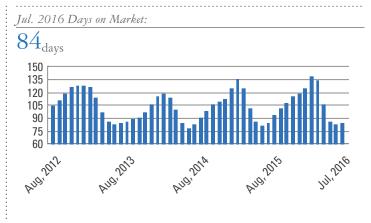
Oct. 2016 Total Residential Permits:



NUMBER OF LISTINGS

DAYS ON MARKET





City of Columbia

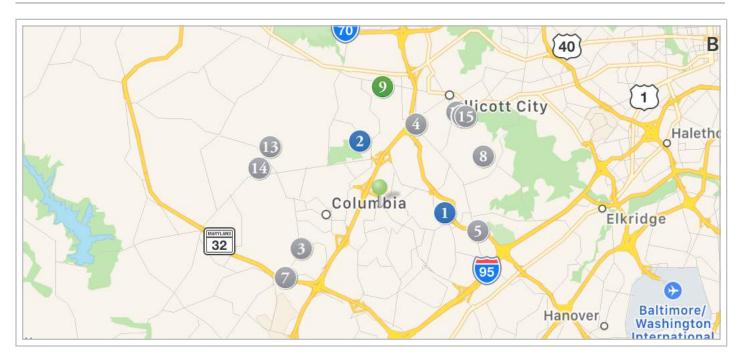
PERMITS last twelve months

Oct. 2016 Total Residential Permits:

N/A



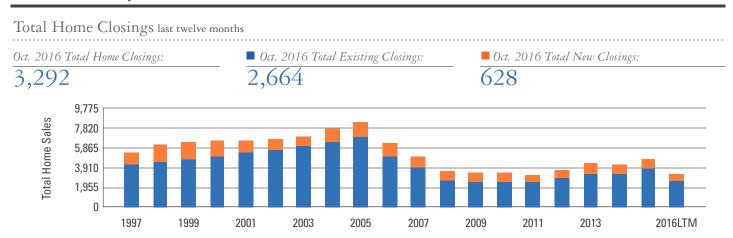
NEA	RBY PROJECTS	# /	Active Project #	Upcoming Project #	Sold Out Project
NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	ТҮРЕ
1	Shipley's Grant	The Bozzuto Group	1664-2667	\$399,990 - \$539,990	Attached
2	Centennial Overlook	Beazer Homes	2498-3628	\$731,990 - \$845,990	Detached
3	Scot's Glen	Goodier Baker	2720-3020	N/A	Detached
4	Gatherings At Jefferson Place	Beazer Homes	1053-1963	\$252,990 - \$312,990	Attached
5	Fox Hunt	KB Home	1848-1848	\$409,990 - \$409,990	Attached
6	Simpson Mill	Williamsburg Homes L	LC 2255-2255	\$450,900 - \$450,900	Attached
7	Simpson Mill Townhomes	Ryland Homes	2344-2344	\$462,990 - \$493,990	Attached
8	Bonnie Branch Woods	NVHomes	2708-3300	\$574,990 - \$574,990	Detached
9	Ellicott Overlook	NVHomes	N/A	N/A	Detached
10	Maple Cliffe	Dorsey Family Homes	2260-3225	\$559,990 - \$575,000	Detached
	Taylor Way at Village Crest	NVHomes	3100-3100	\$499,990 - \$499,990	Attached
12	Autumn River	NVHomes	2659-2906	\$689,990 - \$696,990	Detached
13	Riverwood	Winchester Homes	2957-6136	\$800,000 - \$3,100,000	Detached
14	Patuxent Chase	Toll Brothers	4035-4975	\$1,046,995 - \$1,227,995	Detached
15	Autumn River Grand Townho	NVHomes	N/A	N/A	Attached



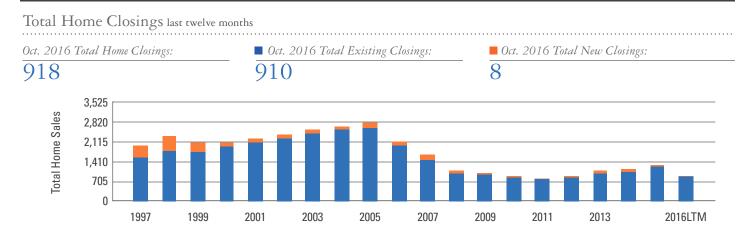




Howard County



City of Columbia



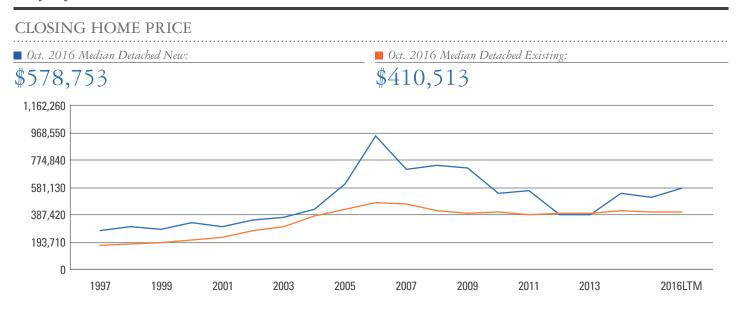
21045 Zip Code



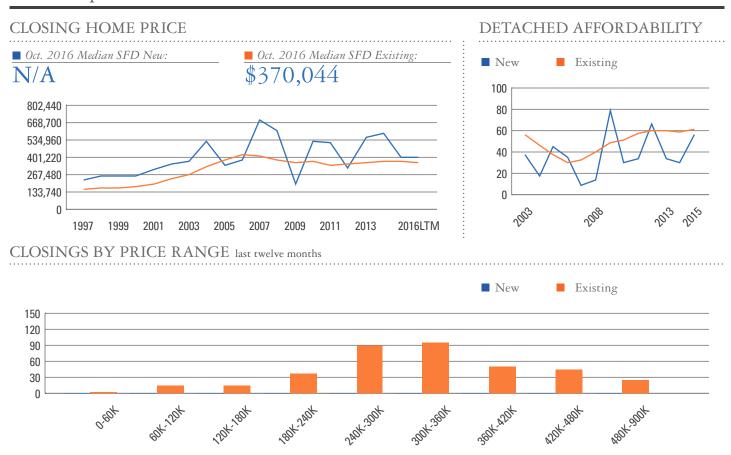




City Of Columbia



21045 Zip Code

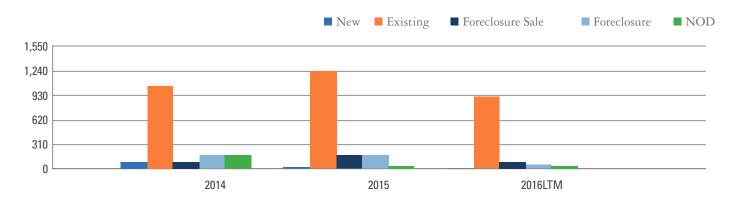




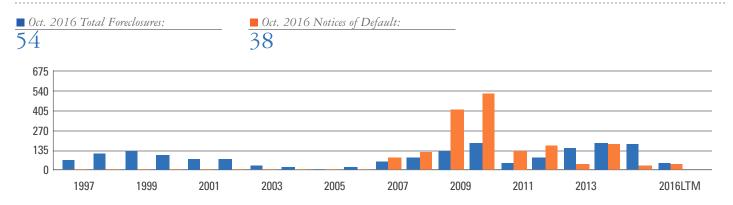


City of Columbia

HOUSING TRANSACTION VOLUME BY TYPE last twelve months

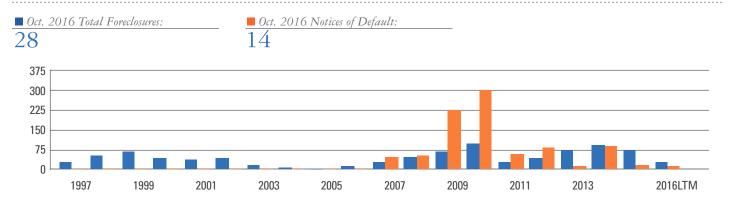


NOTICES OF DEFAULT & FORECLOSURES last twelve months



21045 Zip Code

NOTICES OF DEFAULT & FORECLOSURES last twelve months





ABOUT

Meyers Research combines experienced real estate and technology advisors with leading data to provide our clients with a clear perspective and a strategic path forward. Based in Beverly Hills, we are home to 80 experts in 9 offices across the country.

DEFINITIONS AND METHODOLOGY

All information presented involved the assembly of data sources that we consider to be reliable, including the Bureau of Labor Statistics, Nielsen Claritas, Public Record Data, Moody's Analytics, Great Schools, U.S. Bureau of the Census, Zillow, various regional Multiple Listing Service providers, Meyers Research and Zonda. We do not guarantee any data accuracy as all information is subject to human errors, omissions, and/or changes.

Meyers Index

The Meyers Index is a proprietary index that produces a score ranging from 0 to 1,000 for a geographic area, ranging from the nation to a specific zip code. A higher index score captures the desirability of housing development for the selected area and is calculated using specific data sets

weighted to interpret the strength of the market. Such metrics include price appreciation, sales activity, permit activity, demographic growth, household income levels, school scores, and affordability.

Walk Score

Walk Score measures the walkability of a zip code from 0 - 100 using a patented system based on access to amenities, population density and road metrics. Methodology and full walk score scale can be viewed at https://www.walkscore.com/methodology.shtml.

Score ranges:

0-49 - car dependent area 50-69 - somewhat walkable 90-100 - daily errands do not require a car.

Definitions

CM - Current Month E - Estimated F - Forecast LTM - Last 12 Months

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