

Prince George's NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 29, Number 1

January 19, 2016

In Brief...

NASA is staying on its campus to develop a new building that will house its **Instrument Development Facility**.

The coming 53,280 square foot, two-story building is the first phase of a long-range redevelopment of the 10-acre Water Tower property at the Greenbelt campus. NASA will house almost 700 employees in the building. As it is, NASA's instrument development work is spread across several buildings, a proposition that NASA calls 'expensive and risky' because of the highly sensitive nature of the components.

...**Catholic Charities** is putting one of its food bank divisions into a new location. After occupying a building on Lawrence Place in Hyattsville for 25 years, the group has signed a lease for 20,900 square feet at 3222 Hubbard Road in Landover.

Catholic will fill the space with its SHARE organization, which sells reduced-price groceries to people in need.

Andy Mayr of NAI Michael represented Catholic Charities, while Brian Watts of Transwestern represented the landlord.

Timberlake Buys in Lanham *Builder to Start 138 Townhouses*

Timberlake Homes will get to work quickly on its newest acquisition – townhouses in Lanham.

The Annapolis builder bought 138 lots on Good Luck Road near Greenbelt Road from a partnership headed by Palisades Development for \$6.5 million recently. Because Palisades had pushed the entitlements well ahead for 'Wood Glen,' Timberlake expects to be starting development soon and selling later this spring.

It'll give Timberlake a second active county job, for it is building now in Timber Ridge, a Clinton project where it has built and sold lots for several years but is now nearing the end of the job. Timber Ridge has proven fruitful this year for the company, with 29 contracts written.

Timberlake expects to start in the \$330's on the Wood Glen towns. Lanham is largely competition-light for new homes right now, and one has to travel a few miles to the Greenbelt Metro Station for a direct townhouse competitor, in Ryan Homes. But the partial conversion of the Greentec office park on Route 193 to residential, by Douglas Development, is in the works, and may spawn some competition to Timberlake before it is finished.

Two years ago, Palisades had seen an opportunity for a different use in the undeveloped ground in the southeast quadrant of Good Luck Road and Greenbelt Road. The land is zoned C-O, commonly an office zone but one that also allows towns in certain circumstances. By designing a plan for the attached units as well as 4,000 feet of commercial, Palisades met the standards and could move ahead.

*

Timberlake, meanwhile, will step into a county townhouse market that has moved upscale in a way. Third quarter settlements clocked in at an average of over \$400,000 per townhouse, a new milestone for that market. It isn't that existing communities are seeing an increase in price, but rather that builders have steadily focused on more upscale towns over the last two years.

It's to the point that towns closing below \$300,000, a staple of the market in 2013, are barely registering now.

Richard Samit, Bruce Winston and Aaron Lebovitz at Fraser Forbes Real Estate Services brokered the Wood Glen transaction .

MARYLAND NEWSLETTERS

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Liberty's Switch At Smithfield

Liberty Property wants to redevelop the former Smithfield Ham property, once it wins a zoning change.

The Malvern, Pa. developer outlined its plans in a zoning amendment submitted recently at the county. If successful, Liberty would knock down the present 132,000 square foot building and replace it with 205,000 feet of new distribution space.

5801 Columbia Park Road was ham heaven for years, a regular pork paradise, as Smithfield prepped and shipped thousands of pounds of ham products daily. But it shuttered the plant in 2013 as part of a larger corporate move to consolidate in Kentucky and North Carolina.

Liberty could probably develop even if it doesn't win the zoning change, for the ground is now zoned I-3, or 'industrial/employment park.' But it wants the 'heavy industrial' allowed in the I-2 zone that adorned the 17.9 acre property until the 2010 Subregion 4 master plan.

Liberty argues the County Council made a mistake in changing the zoning in 2010, particularly when it sought to create more compatibility with residential neighborhoods. Liberty says the Smithfield tract fell into an area the master plan called a 'healthy industrial area,' and that its zoning and development potential should have been left in place.

Liberty last surfaced in Prince George's when it bought 18.3 acres in Cheverly last year. The developer paid \$4.75 million for 5800 Sheriff Road, with plans to build a 225,000 square foot warehouse.

Lidl a Camp Springs Candidate

Slowly, the potential sites for grocer Lidl are seeping out.

The latest is a Camp Springs location, where a partnership controlling 13 acres wants to position the grocer with a Wawa convenience store and new townhouses.

The Camp Springs Allentown LLC, headed by Capitol Heights-based Velocity Capital, controls five parcels in the northeast quadrant of Allentown Road and Route 5. Zoned for mixed-use, the larger piece is improved with a few houses used as offices, including an insurance company and a Palm Reader (she probably foresaw the new development).

Velocity would build 58,800 square feet of retail in four buildings, roughly along Perrie Lane, and 64 townhouses to the rear.

Lidl has spawned lots of rumors about where its headed, but the firmest option yet is its planned Bowie store on the Melvin Motors property along Route 450. In Camp Springs, it would apparently occupy the largest of the four planned buildings at 37,000 square feet.

Both Builders Now Open at Westphalia TC

With utilities finally in place, the first two builders at Westphalia Town Center are now officially open.

Both Ryan Homes and Haverford Homes have had their models largely delivered at the Upper Marlboro community for months, but delays in getting utilities into the houses kept sales at bay. That appears to be a thing of the past, as both builders have updated their websites with their Westphalia blasts.

Right now, Westphalia Town Center is just the two townhouse builders, but it ultimately will be 310 acres including thousands of homes and a sizable commercial component. It is Walton Development's largest project locally.

Of the two builders, Ryan is the lower-priced, looking for buyers with its 'Hepburn' model priced from the \$290's. That's a two-bedroom, one-car garage unit. Ryan's three-bedroom models run from the \$330's.

Haverford opens from \$317,990, that for the three-bedroom 'Davidson I.'

Utility issues have hit both Westphalia and Parkside next door, but both seem to have surmounted that development problem now.

Didn't hit the Powerball? Gotta keep working?
Then you ought to be reading all of the Maryland Newsletters.
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NOS is Newest Tenant for PS

A newly signed lease in Beltsville means the flex space at Ammendale Business Campus is fully leased.

National Office Systems (NOS) signed a lease for 17,000 square feet, closing out the last available flex space that landlord PS Business Parks had in its 'Campus' off Route 1. It continues to lease the office building.

The NOS deal puts the storage and filing company into 6804 Virginia Manor Road, and in the company of fellow tenants like Leaf Guard and Edifice.

Mike Royce and Mike Mates of Avison Young represented PS, while Danny Sheridan of JLL brought the tenant.

Towns are Coming

The key vote for new townhouses in Landover clicked into place at a District Council meeting last week.

Instead of 55,756 square feet of retail space, the Klein Bellehaven LLC, an affiliate of Pikesville-based Klein Enterprises, can now officially develop about five acres off St. Joseph's Drive near Route 202 with 65 townhouses.

As the Planning Board had before it, the District Council agreed that Klein's proposed towns are a better use of the ground than the retail first contemplated. Klein argued that Woodmore Towne Centre and other retail outlets had stolen the retail thunder of the planned neighborhood center, rendering it infeasible.

While Klein still needed approval of its conceptual plan, the developer had gone ahead and submitted its site plan, and has been negotiating with an unnamed national builder to take the lots.

Class B Apartments the Beneficiary

It's a good time to own Class B multi-family, and investor interest locally reflects it. If it was the 5th Dimension writing this newsletter, they'd say that Jupiter has aligned with Mars for the sector right now (and that love will steer the stars). Here are the key findings on the Class B market, courtesy of Delta Associates' latest market report:

- The Washington Metropolitan area is adding jobs at a faster rate than in recent years; however, it is lower-wage jobs growing fastest, thus underscoring demand for Class B units;
- Delta expects the trend of a preference for renting to continue; housing prices are up only about 1.2 percent for the 12-months ended in September, and Delta expects 2016 to be similarly modest;
- Record absorptions mean that Class B vacancy rates are down to 2.8 percent, from 3.2 percent one year ago. Class B low-rise apartments in Suburban Maryland are at 2.4 percent vacancy;
- But the good times won't last forever: Class A deliveries in coming quarters will test vacancy and absorption levels, and 'may dampen Class B rent growth opportunities,' says Delta.

No Opposition to Westphalia Row Change

Amending the final phase at Westphalia Row to 66 townhouses and a smaller retail building met little resistance at the Planning Board.

A Haverford Homes partnership called Westphalia Row Partners LLC has approvals for a big block of density, including 250 multi-family units and a 57,600 square foot retail/office building at the Upper Marlboro project on Sansbury Road and Ritchie Marlboro Road. But the Rockville builder says a far lower density, based on an urban-style townhouse product, is more compatible with the first two phases of traditional towns at the 'Row.' Haverford wants to build 16-foot, four-story, rear-loaded towns in the final section.

As for the nearly 60,000 feet of commercial – with structured parking – Haverford says that isn't economically feasible. Instead, Haverford proposes 10,000 feet of retail in a single-story building. The Planning Board agreed.

Haverford and two lot-buying builders, Dan Ryan and Richmond American, have largely worked their way through the first two phases, getting in the low to mid-\$300's for the towns.

Elsewhere, Conifer Realty settled on the ground for its next county job. Columbia-based Conifer paid \$1.35 million for 65 units in what will become 'Brinkley Hill,' in Temple Hills. Conifer will set aside the majority of the units for families making between 30 and 60 percent of area median.

The newly-active developer trimmed the density back to 65 lots from the originally approved 74, and redesigned them as mostly quad-style units with some townhouses. The deal is the second in Prince George's for Conifer, as it plans 120 units of senior housing on 4.3 acres at 2011 Brooks Drive in Capitol Heights. The Archdiocese of Washington sold the property, and was represented by Jeff Ludwig and Kahu Ludwig of NAI Michael, while Barbara Richman Kahn of the same firm represented buyer Conifer.

Levittown Lots Concern Bowie

Concerns that the 'Levittown' lots in Bowie grow ripe for redevelopment are pushing City officials toward some kind of protective plan.

At the heart of these concerns are the fact that many of the homes are built on lots sized well above the minimum density for the zone, particularly those in the R-55 zone. Where the lot minimums run down to 6500 square feet, plenty of original Levitt homes occupy lots of 14,000 or 15,000 feet.

Re-subdivisions have been few to date, but as more of the homes approach 50 years old, the prospect grows, and City planners fear incompatible smaller lots amongst the long-standing Levitt homes.

Thus, the City has offered several alternatives, hoping the County Council or county planners seize on one. Those include creating a new zone with a 10,000 foot minimum size, passing a text amendment to apply to Levitt lots, or creating a Neighborhood Conservation zone.

Fastenal Grows

Fastenal Inc. expanded its Beltsville footprint with a newly-written deal.

The company that supplies everything from office chair to trashcan liners took 17,357 square feet at 10225 – 10227 Southard Drive. It's a second location for Fastenal, which is already over on Sunnyside. In both cases, Minkoff Development is the landlord.

Ken Fellows and Erik Pedersen of Edge Commercial Real Estate repped the landlord, while Chris DeLuca of McHenry Real Estate brought the tenant.

Building Permits Issued

Dec. 15, 2015 – January 9, 2016

Accokeek

Caruso Homes, (301) 261-0277, to build a single-family unit at 16606 Rolling Tree Road, Accokeek;

NVR Inc., (301) 937-9761, to build two units in 'The Preserve,' Accokeek, at:

- 14011 Wheel Wright Place;
- 14013 Wheel Wright Place;

Bowie / Mitchellville

Triangle Homes, (301) 952-9710, to build a single-family unit at 13604 Kings Isle Court, Mitchellville;

D.R. Horton Inc., (301) 670-6144, to build a single-family unit at 2508 Stone Manor Drive, Mitchellville, in 'Woodmore Towne Center;'

Stanley Martin Companies, Upper Marlboro, Md., (301) 636-6111, to build a single-family unit at 12902 Walker Lane, Mitchellville;

NVR Inc., (301) 937-9761, to build a single-family unit at 4514 Primrose Folly Court, Bowie, in 'Fairwood;'

Upper Marlboro

Toll Brothers, Columbia, Md. (410) 872-9105, to build three units in 'Marlboro Riding,' Upper Marlboro, at:

- 11107 Rodeo Court;
- 4518 Bridle Ridge Road;
- 11011 Flying Change Court;

NVR Inc., (301) 937-9761, to build three units in 'Canter Creek,' Upper Marlboro, at:

- 9407 Piaffe Circle;
- 10203 Dressage Drive;
- 10207 Dressage Drive;

Caruso Homes, Crofton, Md. (301) 261-0277, to build two units in 'Windsong,' Upper Marlboro, at:

- 6804 Osborne Hill Drive;
- 10908 Alphin Court;

Mid-Atlantic Builders, Rockville, Md. (301) 231-0009, to build a single-family unit at 9407 Tack Court, Upper Marlboro, in 'Canter Creek;'

Mid-Atlantic Builders, (301) 231-0009, to build a single-family unit at 9308 Central Park Drive, Upper Marlboro, in 'Parkside;'

M/I Homes, (703) 404-2200, to build a single-family unit at 15702 Grand Street, Upper Marlboro, in 'Balmoral;'

NVR Inc., (301) 937-9761, to build three units in 'BeechTree,' Upper Marlboro, at:

- 3508 Winterbourne Drive;
- 3607 Ferndown Way;
- 3610 Ferndown Way;

NVR Inc., (301) 937-9761, to build five units in 'Oak Creek,' Upper Marlboro, at:

- 13414 Mary Bowie Parkway;
- 14903 Mary Bowie Parkway;
- 113 Bottsford Avenue;
- 107 Bottsford Avenue;
- 208 Bottsford Avenue;

(Continued on Page 5)

Building Permits Issued (from p. 4)

The Ryland Group, (703) 449-6500, to build a single-family unit at 12623 Rustic Rock Lane, Beltsville, in 'The Brick Yard;'

Timberlake Homes, Annapolis, Md. (301) 350-0400, to build two units in 'Timber Ridge,' Clinton, at:

- 10615 Quaking Aspen Way;
- 7211 Cimmaron Ash Court;

NVR Inc. (301) 937-9761, to build two units in 'Addison Road South,' Capitol Heights, at:

- 6105 Palatine Avenue;
- 6201 Palatine Avenue;
- 6203 Harrington Street;

Mid-Atlantic Builders, (301) 231-0009, to build a single-family unit at 6412 Oglethorpe Mill Drive, Brandywine, in 'Villages of Savannah;'

K&P Builders, Bowie, Md. (301) 464-5552, to build a single-family unit at 11304 Springpark Court, Glenn Dale;

Townhouse Permits Issued

Conifer-LeChase Construction, Rochester, NY, (585) 760-5336, to build 36 townhouse units on Derby Hill Drive, and other streets in Fort Washington;

Commercial Permits Issued

Dec. 15, 2015 – January 9, 2016

Man H. Kim, to build a \$100,000 gas station expansion at Red Top Service Center, at 949 East West Highway, Takoma Park;

Conifer-Lechase Inc., (585) 760-5336, to build a \$500,000 community building at 6021 Thunder Hill Terrace, Fort Washington;

DPR Construction, (703) 698-0100, to build a \$5.63 million fit-out for MedStar, at 13950 Brandywine Road, Brandywine;

SAA Architecture, (301) 513-0600, to build a \$1 million fit-out for Thompson Creek Windows, at 8100 Penn Randall Place, Upper Marlboro;

Glen Arm Building Co. (410) 296-7930, to build a \$150,000 fit-out for Savers, Inc., at 3636 Pennsy Drive, Landover;

CAR Contracting, to build a \$180,000 fit-out for Express Care, at 6000 Laurel Bowie Road, Bowie;

Hencken & Gaines, to build a \$220,000 fit-out for Goodwill Industries, at 3851 Evergreen Parkway, Bowie;

Commercial Permit Applications

Dec. 15, 2015 – January 9, 2016

Fort Washington Baptist Church, c/o Arel Architects, (301) 868-2735, to build a \$1.5 million addition at 11516 Fort Washington Road, Fort Washington;

Forrester Construction, (301) 816-1700, to build a \$6.5 million building for Minimally Invasive Vascular Center, at 9201 Cherry Lane, Laurel;

CT Building 5, LLC, c/o MV&A Architects, to build a \$1 million multi-family building at 4636 Van Buren Street, Riverdale;

Strutura Architects, to build a \$3.9 million addition for Marva Maids, at 1805 South Club Dive, Landover;

Woodstream Church, (301) 955-1142, to build a \$7.3 million building addition for a family life center, at 9800 Lottsford Road, Mitchellville;

Landover Land, c/o Richard Arnold, no phone given, to build \$12 million in four multi-family buildings at 360 Sky Bridge Drive, Largo;

Prince George's Community College, to build a 135,672 square foot building and a 37,948 square foot addition, at 301 Largo Road, Largo;

Schaefer Construction Management, Gaithersburg, Md. (301) 258-8878, to build a \$348,335 expansion of an existing church at 1100 Mercantile Lane, Largo;

NTC Mazzuca, Annapolis Junction, Md. (240) 295-4231, to build a \$268,500 renovation at 17100 Science Drive, Bowie, for the Institute of Defense Analyses;

McGrath Builders, to build a \$247,000 interior fit-out at 9200 Taj Lane, Lanham;

Doctors Hospital Inc., c/o Kezlo Group, to build a \$150,000 fit-out for Capital Orthopedics Inc., at 8116 Good Luck Road, Lanham;

Steel Building Specialists, Halethorpe, Md, (410) 203-9200, or c/o Paul Gorman Architects, to build a \$754,000 fit-out for United Rentals, at 5101 Creston Street, Hyattsville;

Heath Design, (410) 752-2700, to build a \$350,000 fit-out for Emcor, at 4420 Lottsford Vista Road, Lanham;

Form Architects, (202) 222-0430, to build a \$300,000 office fit-out for Sunrise Community, at 4801 Forbes Boulevard, Lanham;

Intec Group, Fairfax, Va., (703) 359-9737, or Chesapeake Realty Group, to build a \$300,000 fit-out for Brook Furniture, at 8210 Penn Randall Pl, Upper Marlboro;

Interplan Inc., (202) 362-5300, to build a \$139,121 fit-out for Maryland Oral Surgery Associates, at 6201 Greenbelt Road, College Park;

Collective Architecture, (202) 558-9682, to build a \$250,000 fit-out at 5940 MLK Jr Highway, Capital Heights, for Family Medicine Counseling;

Reginald Lourie Center, Rockville, Md., (301) 984-4444, to build a \$600,000 fit-out at 6303 Riggs Road, West Hyattsville;

Site Plans Submitted

DSP-15020-01 – Capitol Plaza Walmart. *Propose 35,287 square foot expansion to existing retail store.* 43.8 acres. Located in the northwest corner of Annapolis Road and 66th Avenue. Appl: Wal-Mart Real Estate Business Trust, 2001 Southeast 10th Street, Bentonville, Ark, 72716. (479) 204-2186.

SDP-8627-01 – Ammendale Tech Center. *Propose demolition of approx. 1,100 square feet, to allow additional loading docks and ramps.* 4.93 acres. Zoned E-I-A. Located on the east side of Indian Creek Court, south of Virginia Manor Road, Beltsville. Appl: Ammenale Tech, 55 Fifth Avenue, 15th Floor, New York, NY. (212) 206-6022.

CSP-15001 – Allentown Andrews Gateway. Zoned M-X-T. 13.03 acres. *Propose 55,500 square feet retail space and 64 townhouse lots.* Located in the northeast quadrant of Allentown Road and Branch Avenue, Camp Springs. Appl: Camp Springs Allentown LLC, c/o Velocity Development, Brandon Bellamy, 9171 Central Avenue, #345, Capitol Heights, Md. (410) 630-6935.

SDP-9612-05 – Springdale Estates. 4.98 acres. *Propose 65 townhouse units.* Located at the intersection of St. Joseph's Drive and Ardwick Ardmore Road, Largo. Appl: Klein Bellehaven LLC, 1777 Reisterstown Road, #245, (410) 902-0290.

DSP-09014-03 – Fairland Park. (Now called Bentley Park). *Propose additional house types.* 79.2 acres. Located on the west side of Old Gunpowder Road, south of Route 198, Calverton. Appl: NVR Inc., (301) 937-9761.

Preliminary Plans Approved

January 7 and 14, 2016

4-15021 – Westphalia Row, Phase III. Zoned M-X-T. 20.6 acres. *66 townhouses and 10,000 sf retail building.* Located in the southwest corner of Ritchie Marlboro Road and Sansbury Road, Upper Marlboro. Appl: Westphalia Row Partners, c/o Haverford Homes, (301) 864-6500.

Site Plans Approved

January 7 and 14, 2016

DSP-15026 – Patient First, Landover Hills. Zoned C-S-C / DDO. 1.33 acres. *Propose 8,190 square foot clinic.* Located on the south side of Route 450, at 62nd Avenue, Landover Hills. Appl: Rebkee Partners Landover, 15871 City View Drive, #300, MidLothian, Va. (804) 419-0740.

CSP-07001-02 – Westphalia Row. Zoned M-X-T. 20.6 acres. *Propose amendment to replace multi-family and commercial with 66 townhouses and 10,000 sf retail building.* Located in the southwest corner of Ritchie Marlboro Road and Sansbury Road, Upper Marlboro. Appl: Westphalia Row Partners, c/o Haverford Homes, (301) 864-

6500.

DSP-15012 – Royal Farms Brandywine. Zoned C-M. 5.02 acres. *Propose gas station and 4,946 square foot convenience store.* Located on the west side of Route 5, at Moores Road, Brandywine. Appl: Two Farms Inc., 3611 Roland Avenue, Baltimore, Md. 21211. (410) 889-0200.

Final Plats Approved

January 7 and 14, 2016

5-15110 Central Wholesalers. 16.08 acres. 2 lots. *Propose new warehouse.* Located on the east side of Konterra Drive, south of Virginia Manor Road, Beltsville. Appl: CWI Limited Partnership, 13401 Virginia Manor Road, Beltsville;

5-15113 (-115) – Smith Home Farm. Zoned R-M. Parcels U1 and T32 (Block T). 4.86 acres. Located east of the intersection of Pennsylvania Avenue and Presidential Parkway, Upper Marlboro. Appl: SHF Project Owner LLC, 1999 Avenue of the Stars, #2850, Los Angeles, Ca. (310) 824-2200

5-15117 (-119) – Marlboro Ridge. 6.17 acres. 13 lots. Located west of Ritchie Marlboro Road, south of Westphalia Road, Upper Marlboro. Appl: Toll Brothers Inc., Columbia, Md. (410) 872-9105.

New Zoning Applications

ZMA-10035 – Smithfield Properties. *Request change from I-3 (office / industrial park) to I-2 (heavy industrial).* 10.06 acres. Located on Columbia Park Road at Cabin Branch Road (5801 Columbia Park Road), Landover. Appl: Liberty 5801 Columbia Park LLC, 500 Chesterfield Parkway, Malvern, Pa 19355. (610) 722-4114.

SE-4775 – Hotel at Cafritz Property. *Propose 120-room hotel.* Zoned MU-TC. Located on the east side of Route 1, 1400 feet from East West Highway, Riverdale Park. Appl: Calvert Tract LLC, 1828 L Street, NW, #703, Washington, DC. (202) 248-5800.

District Council Zoning Actions

CDP-9601-01 – Springdale Estates. Zoned L-A-C. 4.98 acres. *Propose conversion from retail to 70 townhouses.* Located at the intersection of St. Joseph's Drive and Ardwick Ardmore Road, Largo. Appl: Klein Bellehaven LLC, 1777 Reisterstown Road, #2, Pikesville, Md. 21208. (410) 902-5994. **Approved.**

Real Estate Transactions of Note

Route 210 Associates LLC, c/o James J. Vecchiarelli, to **State of Maryland**. Total of 5.137 acres. Located at 8405 Indian Head Highway, Fort Washington, Md. 20744. Zoned R-T. Tax map 114A-1. Tax ID: 12-1269059. Liber 37633, page 67. Deed date: July 27, 2015. **Purchase price: \$476,000.**

Greater Laurel Professional Park LP, c/o Kevin McNulty, to **Linly K. Ramlal et al.**, 8004 Lions Crest Way, Gaithersburg, Md. 20879. Units 304 and 305 (Building 3) in 'Park Center Place Condominium.' Located at 14203 Park Center Drive, Laurel, Md. 20707. Units are 1,488 square feet each. Zoned Commercial. Tax map 9F-1. Tax ID: 10-3747003 and 7011. Liber 37635, page 415. Deed date: November 10, 2015. **Purchase price: \$461,590.** Deed of Trust: \$450,000, M&T Bank.

Prathiba Ramadoss et al to **Greenbelt Smiles LLC**, 13301 Big Cedar Lane, Bowie, Md. Unit 611 in 'Hanover Office Park Condominium.' Located at 7221 Hanover Parkway, #B, Greenbelt, Md. 20770. Unit is 832 square feet. Tax map 34F-2. Zoned Commercial. Tax ID: 21-2408136. Liber 37637, page 593. Deed date: October 15, 2015. **Purchase price: \$176,000.** Deed of Trust: \$146,000, SunTrust Bank.

The Master's Child Church Inc. to **St. Matthews Baptist Church**, 4518 Beech Road, Temple Hills, Md. 20748. Parcel A in 'Marlbrooks.' Located at 2001 Brooks Drive, District Heights, Md. 20747. 1.78 acres. Improved with 19,270 square foot building. Zoned C-S-C. Tax map 80F-1. Tax ID: 06-0638239. Liber 37645, page 417. Deed date: November 30, 2015. **Purchase price: \$3,900,000.**

Ritchie Interchange LLC, c/o Atapco Properties Inc., to **Advance Stores Company Inc.**, 5008 Airport Road, Roanoke, Va. 24012. Parcel 59 in 'Steeplechase Business Park.' Located on Walker Mill Road just west of the Beltway, Capitol Heights, Md. Lot is 37,538 square feet. Unimproved. Zoned I-1. Tax map 74D-4. Tax ID: 13-5511192. Liber 37646, page 407. Deed date: October 2, 2015. **Purchase price: 972,500.**

Ronald T. Faulkner to **Building Bright Futures LLC**, Mark Backers, 2049 Tappahannock Place, Potomac Falls, Va. 20165. Lots 9, 10 and 11 (B) in 'Summer Acres.' Located at 416 and 420 Brightseat Road, Landover, Md. 20785. Lots total 1.62 acres. Improved with daycare building. Zoned R-55. Tax map 67C-3. Tax ID: 18-1994359 and 42. Liber 37646, page 555. Deed date: November 10, 2015. **Purchase price: \$1,150,000.** Deed of Trust: \$575,000, Old Line Bank.

Washington Brick & Terra Cotta Company LP to **John P. Denison**, 8911 Oxon Hill Road, Fort Washington, Md. Lot 1 and Parcel A in 'South View Golf Course.' Located at 15800 Sharperville Road, Waldorf, Md. 20601. 301.9 acres. Improved with Potomac View Golf Course. Zoned R-A. Tax map 152E-4. Tax ID: 05-2798361. Liber

37650, page 499. Deed date: July 1, 2015. **Purchase price: \$1,565,000.**

Hyattsville Property Holdings LLC, c/o Wells Fargo Bank, to **BE UTC Dewey Parcel LLC**, c/o Berman Enterprises, 5410 Edson Lane, #220, Rockville, Md. Part of Parcel A in 'Prince George Center.' 3.86 acres. Located at 3308 Toledo Road, Hyattsville, Md. 20782. Unimproved. Tax map 42A-1. Zoned M-X-T. Tax ID: 17-5554737, 48, 61. Liber 37673, page 544. Deed date: November 24, 2015. **Purchase price: \$275,000.**

Wayne H. Davis Sr. to **Carney Properties RIS, LLC**, c/o Helen Schraf, 8812 Platt Ridge Road, Chevy Chase, Md. 20815. Lots 28 and 29 in 'Dower Employment Center.' Located at 6248 and 6250 Fallard Drive, Upper Marlboro, Md. 20772. Lots total 47,254 square feet. Improved with 18,400 square foot building. Zoned I-1. Tax map 99E-4. Tax ID: 15-1728591 and 83. Liber 37677, page 536. Deed date: November 24, 2015. **Purchase price: \$1,750,000.** Deed of Trust: \$850,000, Revere Bank.

Denver K. Beckner to **D.C. Materials Inc.** Property located at 11721 Daisy Lane. Total 40,343 square feet. Improved with house. Tax map 36E-4, parcel 159. Zoned R-R. Tax ID: 14-1606284. Liber 37693, page 356. Deed date: December 1, 2015. **Purchase price: \$325,000.**

Derekwood Lane Limited Partnership, c/o Danac Corporation, to **Folorunso P. Ijiti**. Unit 1B in 'Forbes Boulevard Office Condominium.' Unit is 4,340 sf. Located at 4300 Forbes Boulevard, Lanham, Md. Zoned I-1. Tax ID: 13-5511168. Liber 37700, page 53. Deed date: December 8, 2015. **Purchase price: \$429,840.**

JPMCC 2003-C1 Toledo Office, LLC c/o LNR Partners, to **Hyattsville Office 2015 LLC**, c/o Meir Cohen, 675 Third Avenue, #2400, New York, NY. Parcel G in 'Prince George Center.' 1.01 acre. Improved with 188,019 square foot office building. Zoned M-X-T. Tax map 42A-2. Tax ID: 17-3378080. Liber 37697, page 290. Deed date: August 24, 2015. **Purchase price: \$7,376,250.**

CMLT 2008-LS1 office 4221, LLC, c/o LNR Partners, to **J&H Management, LLC**, 14633 Silverstone Drive, College Park, Md. 20740. Parcel T in 'Hanson-Palmer Business Park.' Located at 4221 Forbes Boulevard, Lanham. 2.87 acres. Improved with 50,800 square foot office building. Zoned I-1. Tax map 53A-1. Tax ID: 13-1442300. Liber 37697, page 99. Deed date: October 21, 2015. **Purchase price: \$1,811,250.**

Bristol Marlow Limited Partnership, c/o David Sislen, Bristol Iron Inc., 7500 Old Georgetown Road, #760, Bethesda, Md., to **SSCP Temple Hills LLC**, c/o Jacob Ramage, 1735 Market Street, #A-462, Philadelphia, Pa. Lot 14 (B) in 'Marlow Heights Industrial Center.' Located at 5061 Beech Place, Temple Hills, Md. 20748. Lot is 171,170 square feet. Improved with 71,608 square feet self-storage building. Zoned I-1. Tax map 97C-1. Tax ID: 06-0440636. Liber 37661, page 512. Deed date: November 18, 2015. **Purchase price: \$4,250,000.**

(Continued on Page 8)

Real Estate Transactions (from p. 7)**RESIDENTIAL**

NVR MS Cavalier Fairwood LLC to **NVR Inc.** Lot 35 (II) in 'Fairwood.' Located at 4410 Warners Discovery Way, Bowie, Md. Lot is 11,806 square feet. Unimproved. Tax map 54C-1. Zoned M-X-C. Tax ID: 07-3856986. Liber 37647, page 236. Deed date: November 5, 2015. ***Purchase price: \$152,582.***

Addison Investments LC, c/o Elm Street Development, to **NVR Inc.** Lots 185 – 190 in 'Addison Road South.' (TH lots). Located on Halsted Avenue, Capitol Heights, Md. Liber 37647, page 329. Deed date: November 2, 2015. ***Purchase price: \$549,000.***

D.R. Horton Inc. to **K. Hovnanian Homes of Maryland LLC**, 1802 Brightseat Road, Landover, Md. Lots 1 – 27 (D) in 'Balk Hill Village.' Located off St. Joseph's Drive, Largo. TH Lots. Unimproved. Liber 37653, page 595. Deed date: November 6, 2015. ***Purchase price: \$2,945,454.***

NVR MS Cavalier Preserve LLC, c/o Woodlawn Development, to **NVR Inc.** Lot 31 (D) in 'The Preserve.' Located at 13906 Wheel Wright Place, Accokeek, Md. Lot is 9,100 square feet. Unimproved. Zoned R-L. Tax map 143A-3. Tax ID: 05-5524104. Liber 37668, page 163. Deed date: November 12, 2015. ***Purchase price: \$98,060.***

NVR MS Cavalier Oak Creek Owner to **NVR Inc.** Lot 32 (Block A) in 'Oak Creek Club, Cedar Creek.' Located at 133401 Winamac Court, Upper Marlboro, Md. Lot is 18,478 square feet. Unimproved. Zoned R-L. Tax map 69D-4. Tax ID: 07-3878592. Liber 37668, page 169. Deed date: November 12, 2015. ***Purchase price: \$139,062.***

SHF Project Owner LLC, to **MAB of Parkside Singles LLC**. Lots 4, 6 and 9 (G) in 'Smith Home Farm.' SFD lots. (Parkside). Located at 9301, 9304 and 9305 Bay Leaf Court, Upper Marlboro. Single-family lots. Zoned R-M. Tax ID: 17-5536088 et al. Liber 37682, page 121. Deed date: November 18, 2015. ***Purchase price: \$171,343.***

Walton Canter Creek Development LLC, c/o Walton Development, to **NVR Inc.** Lot 38 (B) in 'Canter Creek.' Located at 10209 Dressage Drive, Upper Marlboro, Md. Lot is 8,439 square feet. Unimproved. Zoned R-S. Tax map 117F-2. Tax ID: 11-5565800. Liber 37696, page 275. Deed date: November 16, 2015. ***Purchase price: \$112,000.***

NVR MS Cavalier Greenbelt LLC to **NVR Inc.** Lot 4 (Block B) in 'Greenbelt Station.' Located at 5301 – 5323 South Center Drive, Greenbelt, Md. Lot is 14,701 square feet. Zoned M-X-T. Tax map 25F-4. Tax ID: 21-3820735. Liber 37696, page 281. Deed date: November 20, 2015. ***Purchase price: \$1,008,000.***

MULTI-FAMILY

FCP Montpelier Crossing LLC, c/o Federal Capital Partners, to **PP Laurel Investors LLC**, c/o Pantzer Properties, 540 Madison Avenue, 35th Floor, NY, NY. Parcel A in 'Oxford Green.' Located at 9689 Muirkirk Road, Laurel, Md. 20707. Improved with Montpelier Crossing Apartments. 386 units. Zoned R-18. Tax map 14E-1. Tax ID: 10-1102094 and 1097674. Liber 37634, page 240. Deed date: November 30, 2015. ***Purchase price: \$52,875,000.*** Deed of Trust: \$43.5 million, CBRE Capital Markets.

Blue Ocean Markham LLC to **2510 Markham 26 LLC**. 26 residential condo units in 'Markham View Condominiums.' Located on Markham Lane and Hawthorne Street, Landover, Md. 20785. Zoned R-18. Tax map 59F-2. Tax ID: 13-3863818. Liber 37690, page 142. Deed date: October 30, 2015. ***Purchase price: \$1,850,000.***

Parkland Associates LP, c/o RST Development, 168 Business Park Drive, #200, Virginia Beach, Va., to **PC Parkland LLC**, 4956 North 300 West, #300, Provo, Utah. Property at 6004 Parkland Court, Forestville, Md. 20747. Parcel A and part of Parcel C in 'Parkland Village.' Improved with 159 unit Parkland Village Apartments. 6.09 acres. Zoned R-18. Tax map 81B-2. Tax ID: 06-0584243. Liber 37661, page 576. Deed date: November 24, 2015. ***Purchase price: \$13,100,000.*** Deed of Trust: Assume \$12.08 million note, Wells Fargo Bank.