

REDEVELOPMENT OPPORTUNITY

BANK OWNED SPECIALTY PROPERTY IN DOWNTOWN BALTIMORE

500 N CAROLINE STREET

BALTIMORE, MARYLAND 21205

FOR SALE



BROKERAGE • CONSULTING • INVESTMENT • DEVELOPMENT

HOGANCOMPANIES.COM

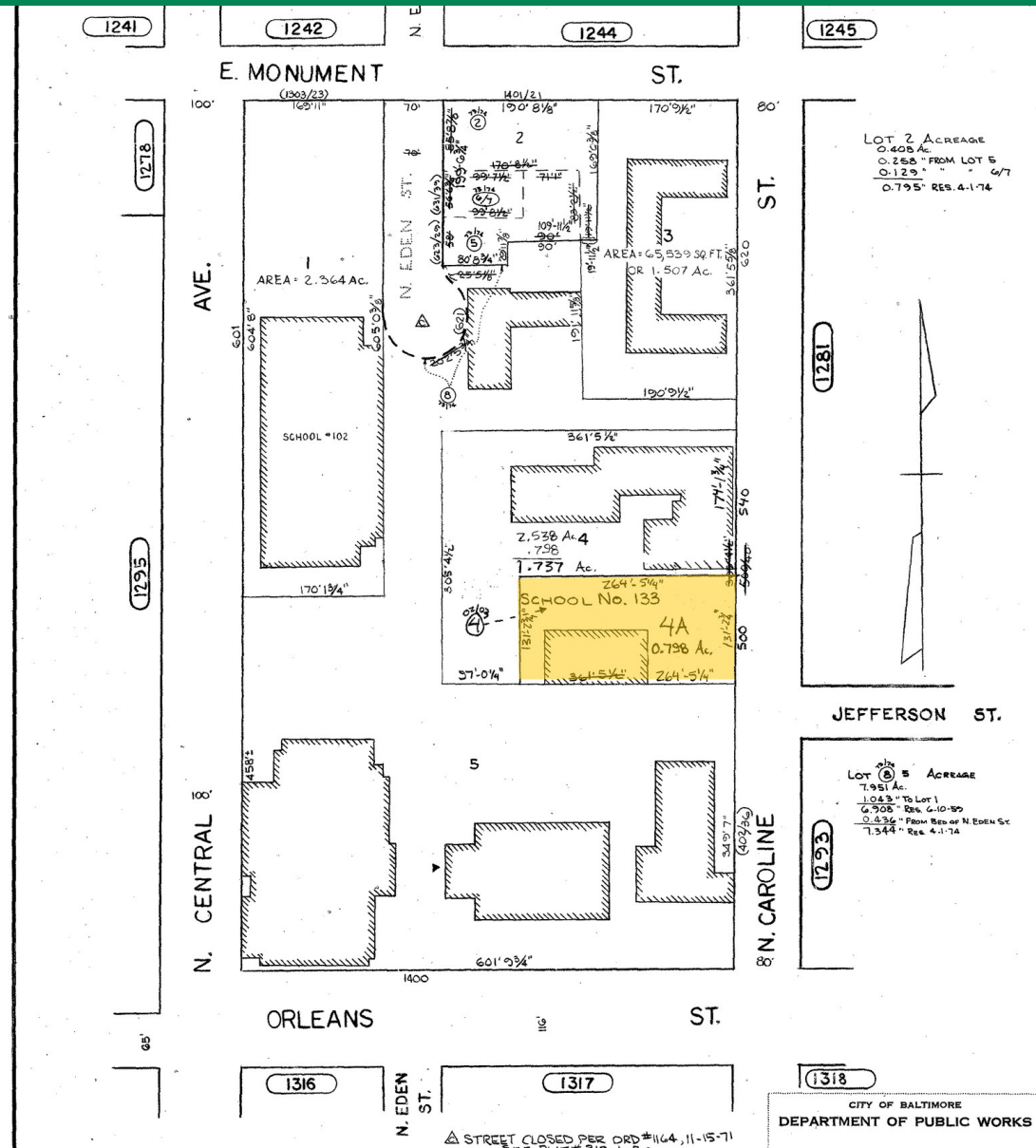
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THE OFFERING

500 North Caroline Street

HOGAN is pleased to offer for sale the previous for-profit trade school known as, Sojourner-Douglass College ("Property"). The +/- 32,256 sf building sits on +/- 0.79-acres of land, and is centrally located between downtown Baltimore and the Johns Hopkins Medical Institutions.

Having been long considered a natural extension of the Johns Hopkins Redevelopment area, the site proposes great optionality to the savvy investor seeking an adaptive re-use or redevelopment.

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AERIAL OVERVIEW



PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	B-C
Building Size:	32,256 SF
Land:	0.79 acres
Number of Stories:	4
Year Built:	1934

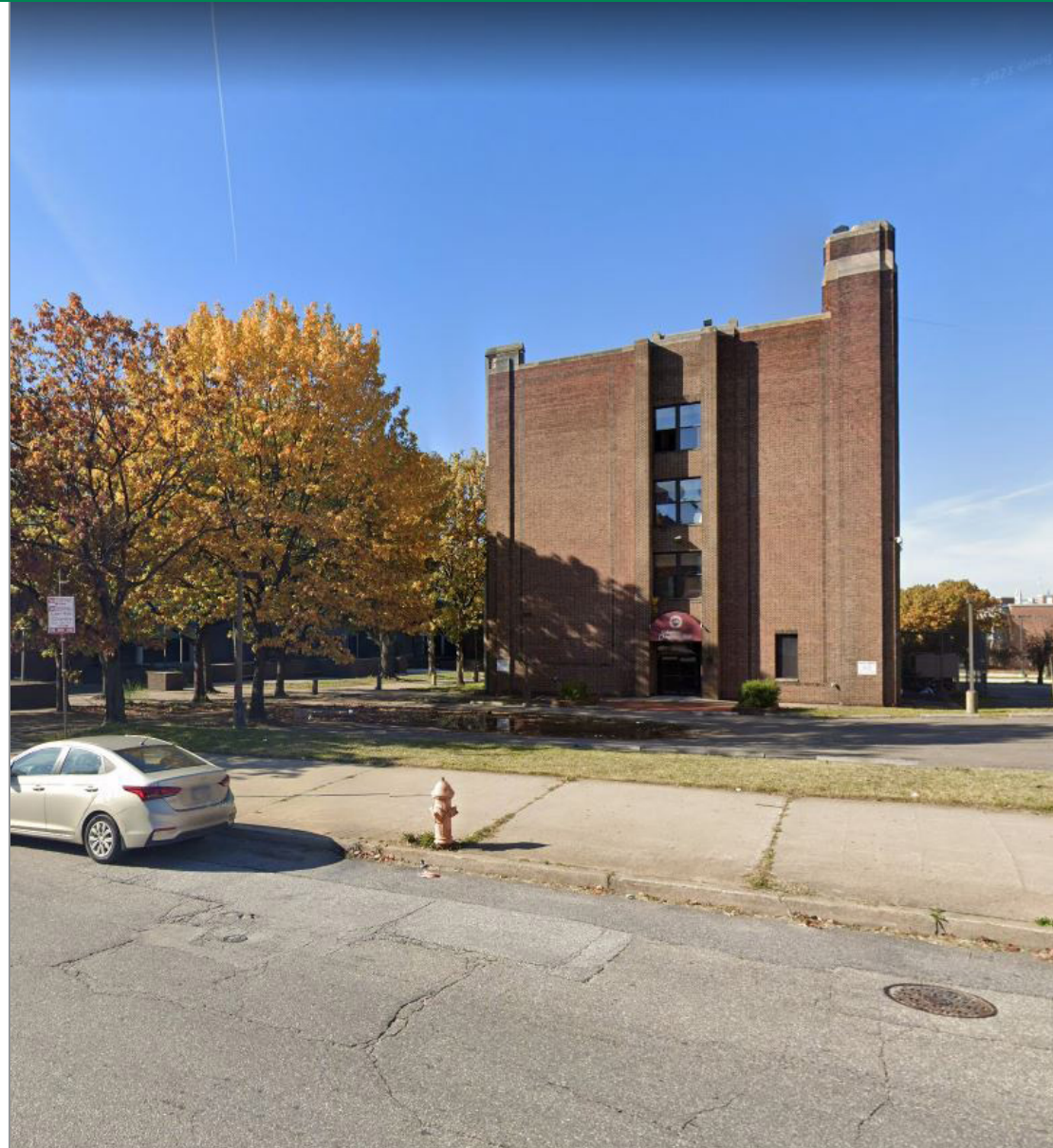
Location Highlights:

Accessible to Johns Hopkins Hospital

Proximate to Downtown Baltimore

Major Redevelopment HUB

Main Transportation Corridor



ZONING SUMMARY

Commercial District

C-2

Small to medium-scale commercial use. Designed to accommodate pedestrians and, in some instances, the automobile. Mixed-use development is appropriate within this district.

Permitted Uses:

Residential:

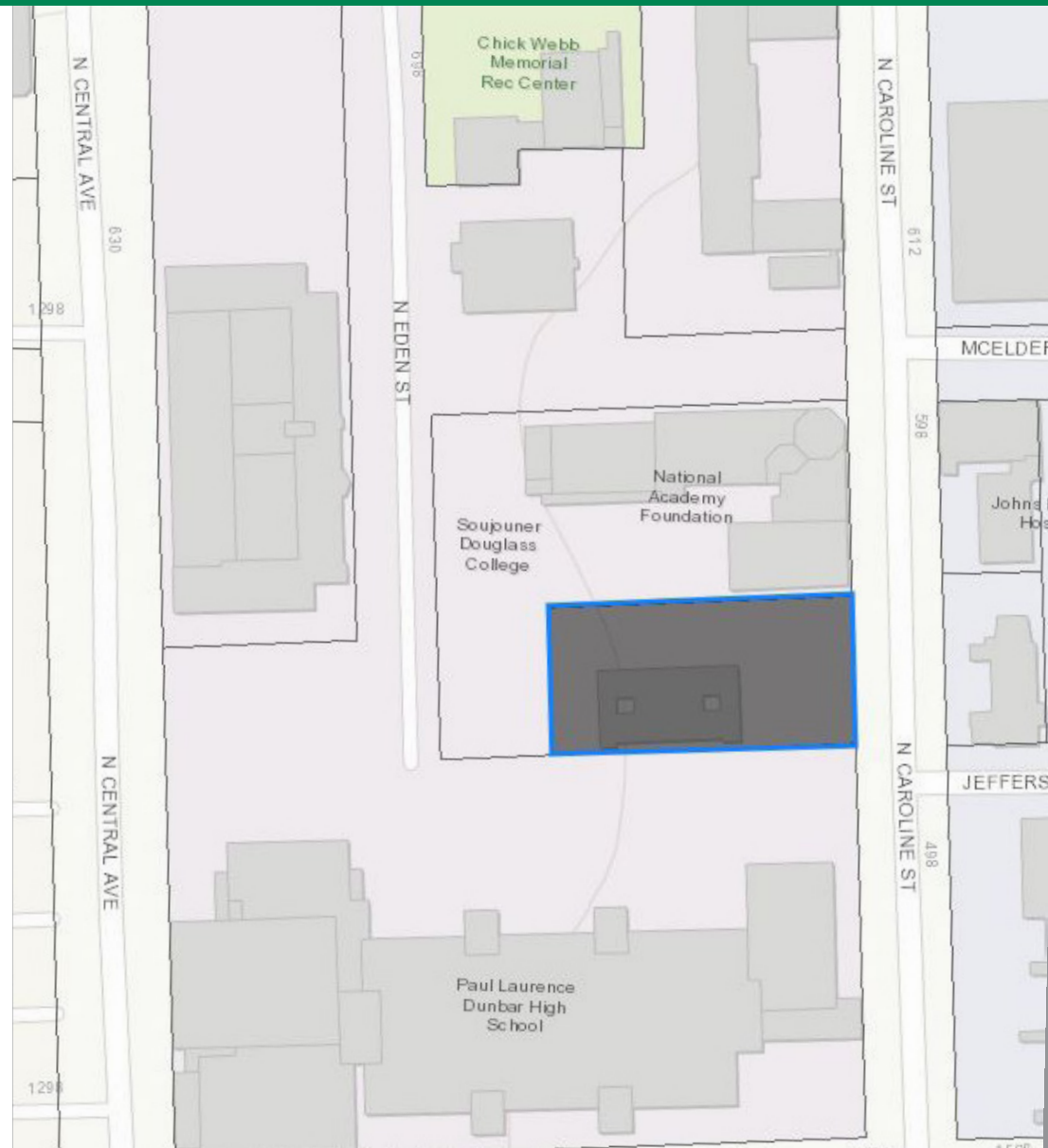
- Dwelling (Live-work, Multifamily, Care Facility)
- Day-Care Home: Adult or Child

Institutional:

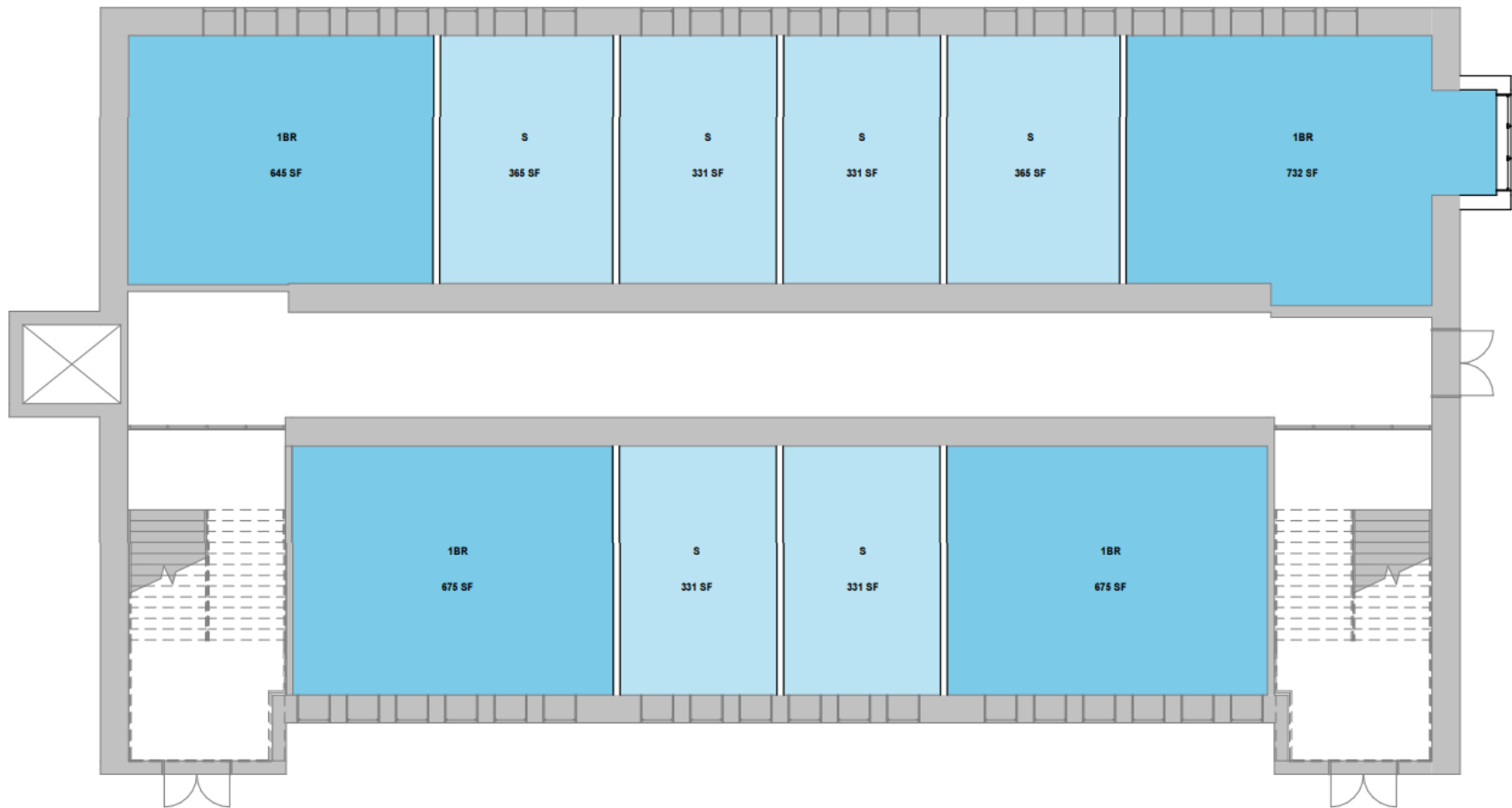
- Educational Facility: Post-Secondary
- Place of Worship

Commercial:

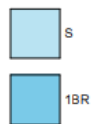
- Financial Institution
- Health-Care Clinic
- Hotel or Motel
- Office
- Retail Goods Establishment (No Alcoholic Beverage Sales)



REDEVELOPMENT SCENARIO

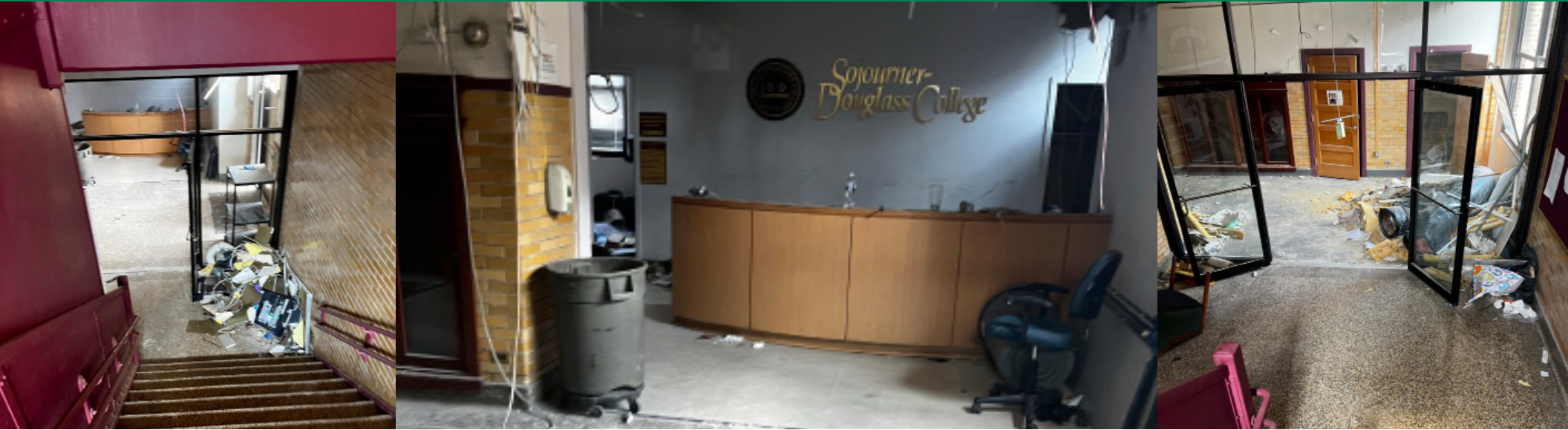


PROGRAM LEGEND

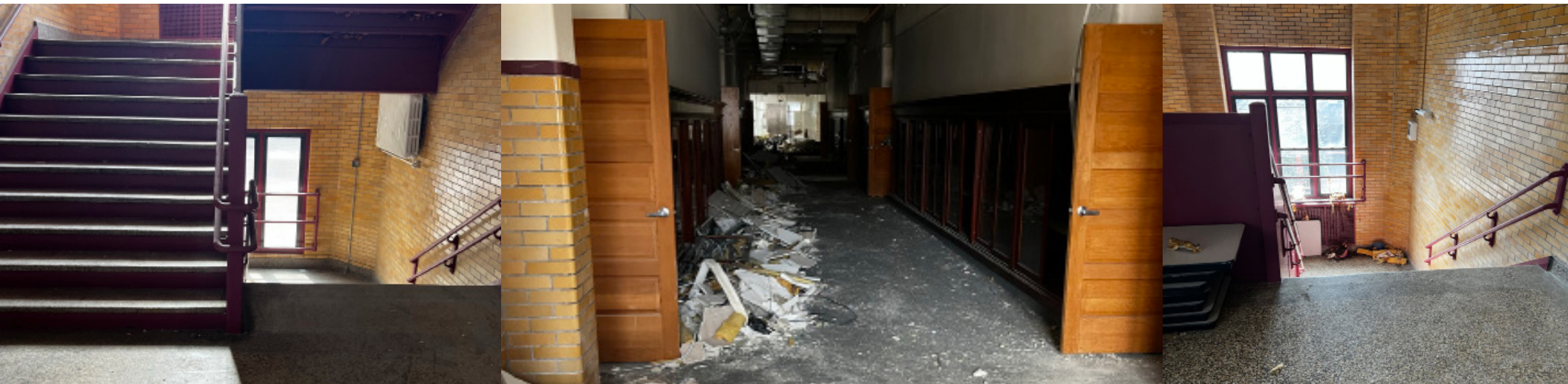


UNIT TYPE	PERCENTAGE	TOTAL
STUDIO	60%	24
1 BEDROOM	40%	16
		40 UNITS

PROPERTY GALLERY



500 N Caroline St is improved by a four-story building containing +/- 32,256 sf of space, previously used for higher education.



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Survey
- Master Plan, Zoning, and Demographic Information
- Redevelopment concept plan

Letters of Intent

- Terms: Closing subject to approvals of various levels of entitlement
- Deposit: Non-refundable and released to Seller at expiration of feasibility period
- Feasibility Period: No longer than 60 days
- Condition: As-is, Where-is, Bank-owned Property



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.