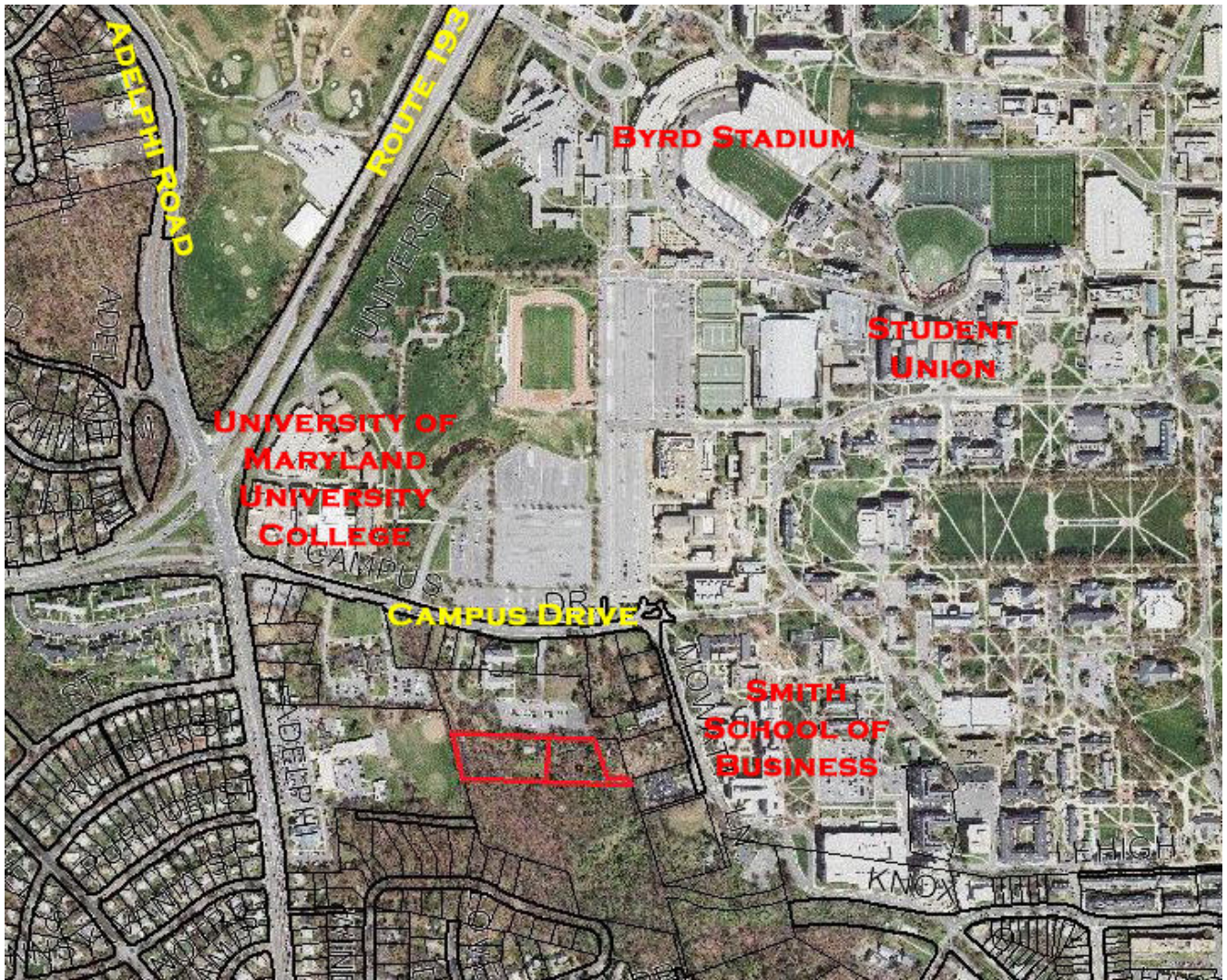


COLLEGE PARK DEVELOPMENT OPPORTUNITY



- Potential Rezoning Opportunity located adjacent to the University of Maryland, College Park - Maryland's largest university and flagship campus serving over 37,500 undergraduate and graduate students
- Site neighbors the Robert H. Smith School of Business, which is consistently ranked in the Top 25 Best Business Schools in the Country.
- Property located near proposed future Purple Line Metrorail expansion through the University's Campus



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3623 and 3625 Campus Drive

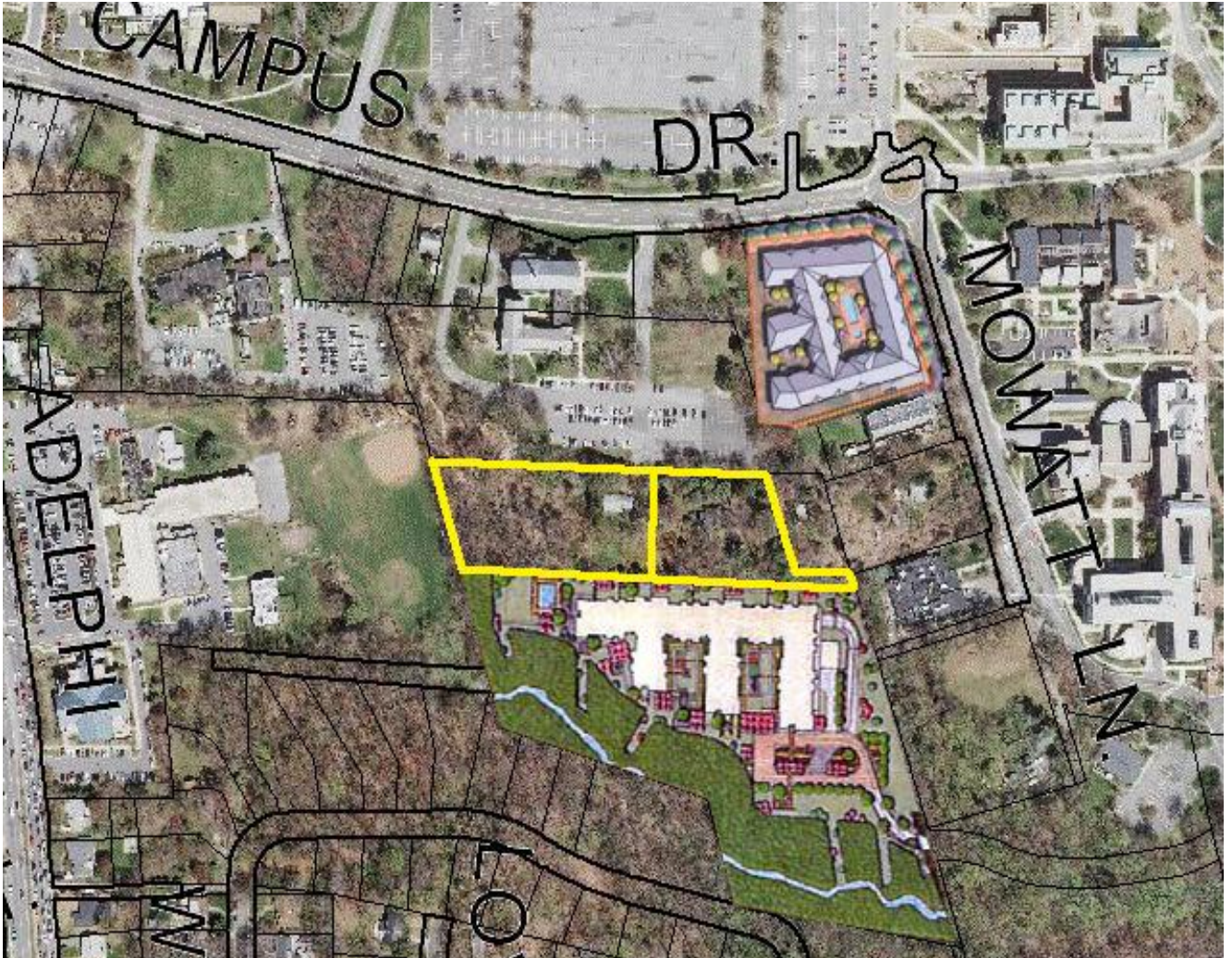
- Location:** Route 193 (University Boulevard) to Campus Drive. Property located on the right just before traffic circle. Current access is through University Methodist Church Parking Lot.
- Condition:** The property is currently improved with two dwelling units. One dwelling is currently being occupied. Public utilities are located near the site. Phase 1 environmental, geotech, and site assessment reports have been completed.
- Tax Map:** Prince George's County Tax Map 33, Parcels 34 and 35
- Acreage:** 3.06889 acres
- Zoning:** Current zoning is R-55 – allowing a maximum density of 6.70 units per acre. Strong rezoning potential due to recent rezoning of adjacent properties.
- Access:** Property is currently accessed from the north through the adjacent University Methodist Church property. There is also a 15' access easement to Mowatt Lane. The owners and their representatives have had numerous meetings with the University Methodist Church to discuss access potential and they are willing to continue this dialogue.
- Utilities:** Public water and sewer through the Washington Suburban Sanitary Commission (WSSC) currently exist in the vicinity of the property. There is a 16" water main in Campus Drive and a 10" water main in Mowatt Drive. Sewer is available adjacent to the property to the west or to the south through the Mosaic at Turtle Creek property.
- Studies:** Phase 1 Environmental, Site Assessment Report, ALTA Survey, Area Design Charrette, and Geotech Studies are available upon request.
- Comparables:** Domain College Park—Adjacent 2.67 acres sold for \$2.75 million in June 2008. The project has been rezoned to MXT (Mixed Use Transit) and entitled for 256 residential apartment units and 10k SF of retail space. Project recently sold to a partnership headed by UDR, Inc in June 2011 for \$7,300,000.
Mosaic at Turtle Creek—Located directly to the south of the White parcel, this project is approved for a 300 unit multifamily building. Turtle Creek was rezoned to R10 (48 units/acre) in 2006.
- Contact:** Kevin Setzer
(410) 266-5100 ext. 36
Ksetzer@hogancompanies.com

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Neighboring Approved Multifamily Projects

- Domain College Park (North) - 256 Units with 10,000 SF of Retail
- Mosaic at Turtle Creek (South) - 300 Units



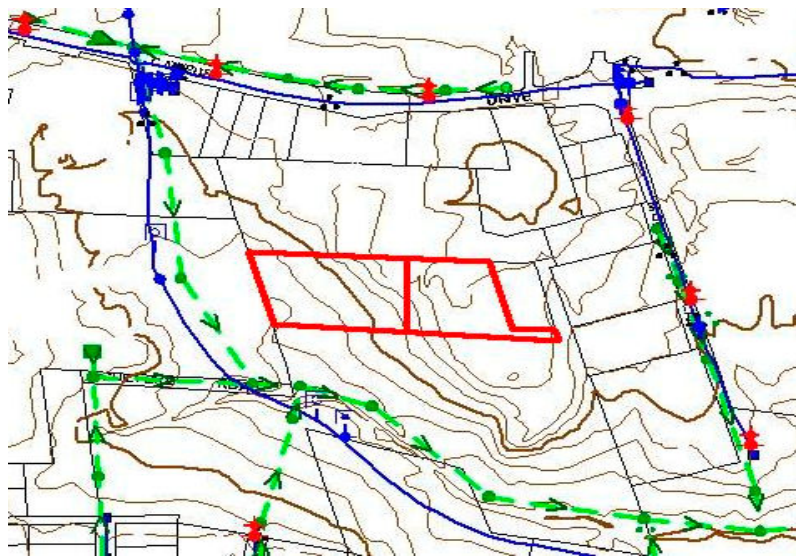
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College Park Map



Utilities Map



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