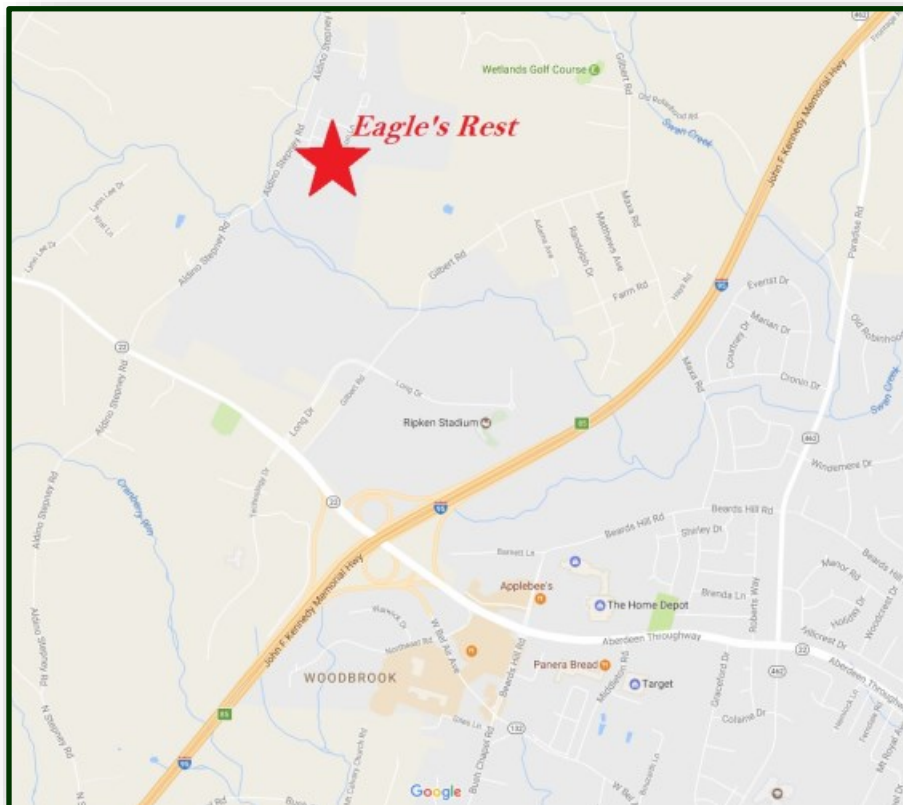


**EAGLE'S REST PHASE II**  
36 SINGLE FAMILY LOTS  
ALDINO STEPNEY ROAD  
ABERDEEN, MD 21001



**For More Information Contact:**  
**Jake Ermer**  
**(410) 266-5100 ext. 132**

## Eagle's Rest



**36 recorded, unimproved residential, single family detached lots for sale in Aberdeen community located just one mile from I-95, 15 minutes to Bel Air and 30 minutes from Baltimore. Eagle's Rest Phase II is tucked away in an upscale development with family-friendly green space as the community focal point. Eagle's Rest creates a unique mix of convenience, luxury and privacy.**

**Location:** Aldino Stepney Road just west of I-95 exit with Route 22 (Churchville Road) in the City of Aberdeen, MD.

**Lot Sizes:** Typical lot size: 64' x 126' All lots 8,000 SF +/-

**Utilities:** Public water and sewer

**Information:** Additional due diligence information available upon request including sitework bids, HOA Dec, plans.

**Contact:** Jake Ermer  
(410) 266-5100 ext. 132  
Jermer@hogancompanies.com

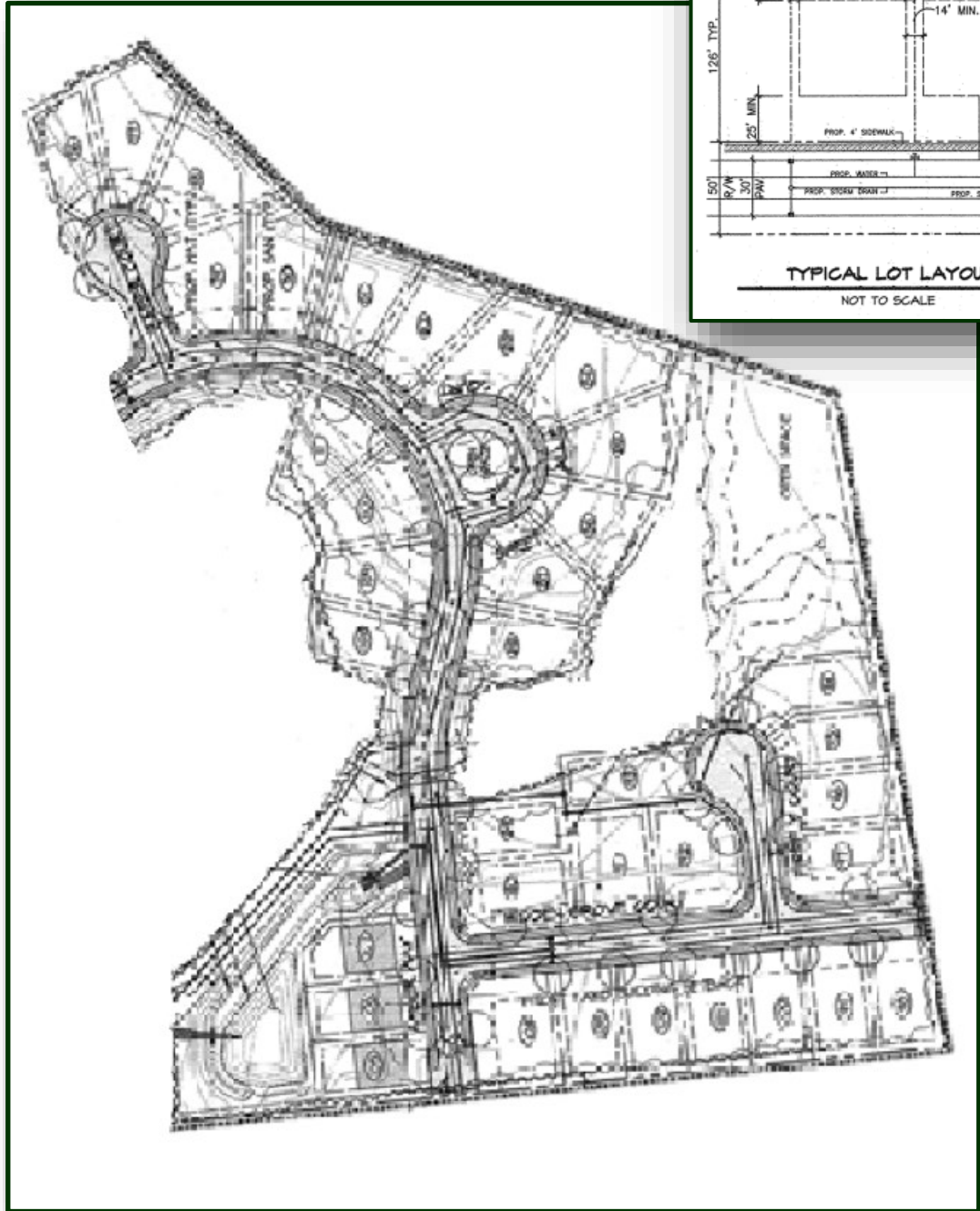
## Eagle's Rest



- Property Offered:** Lots 76-111 in the “Eagle’s Rest” community shown on Harford County plat book 127, pages 100-107 and associated common areas, roadways, and SWM areas.
- Study Period:** Sixty (60) day study period suggested
- Deposit :** 10% + deposit suggested, non refundable subject to study period
- Price:** Three Hundred Sixty Thousand Dollars (\$360,000.00)
- Closing Terms:** Bulk unimproved closing, 30 days following study period expiration.
- Brokerage:** Hogan Companies, LLC is the exclusive listing agent in this transaction and shall be paid by the seller per the terms of a separate agreement
- Offer Format:** Letter of intent and addressed as follows:

Stepney, LLC  
 c/o Hogan Companies, LLC  
 2661 Riva Road, Suite 300  
 Annapolis, MD 21401

*Project Plan*



All information is from sources deemed reliable, but not guaranteed by Hogan Companies, LLC or its agents. Package is subject to price changes, errors, omissions, corrections, prior sales or withdrawal.

## Phase I Builder Statistics

Project Statistics																			
Current Selections																			
Survey Data: Lifetime to Date (As of 12/31/16)											1Q15 - 4Q16				*Public Data: 1/1/2015 to 12/31/2016				
Subdivision Name	Postal City	Housing Type	Act Qtr	Status	Lot Size	Total Units	Fut	VDL	Observed Closings	Clos Rate	Base Plan Price Range	Recorded Closings	Clos Rate	Closing Price Range	Closing Avg Price	Avg SqFt	Avg \$/SF	Avg Lot Size	
Eagles Rest	Aberdeen	SF	1Q11	Active	64'	132	36	0	91	1.26									
Ryan Homes											\$340-\$450	39	1.63	\$359-\$537	\$445,579	3,721	\$121.13	8,851	
<b>Selections Total</b>						132	36	0	91		\$340-\$450	39	1.63	\$359-\$537	\$445,579	3,721	\$121.13	8,851	

Quarterly Activity & Inventory by Builder																				
Current Selections																				
Sorted by Builder Name																				
Builder Name	Price Range*	Lot Range*	Status*	Current Profile Status							3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	Ann.Rates/**Inv Supply			
Ryan Homes	\$450-\$450	64'-64'	Active									Starts	4	6	4	10	11	0	25	
												Closings	8	6	3	4	7	11	25	
												Housing Inv	5	5	6	12	16	5	2.4 mos	
												VDL Inv	12	6	21	11	0	0	0.0 mos	
<b>Totals</b>																				
												Starts	4	6	4	10	11	0	25	
												Closings	8	6	3	4	7	11	25	
												Housing Inv	5	5	6	12	16	5	2.4 mos	
												VDL Inv	12	6	21	11	0	0	0.0 mos	

\*Derived from currently selected subdivisions/sections

Suburban Maryland Residential Survey (4Q16)

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\*\*Inventory Supply = Housing Inv/(Annual Closings/12)

Vacant Developed Lot Supply = VDL Inv/(Annual Starts/12)

N/A indicates Inventory is present but cannot calculate months of supply without starts or closings

**metrostudy**  
Sales: 1-800-227-8839 A BankGrouped Company



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