<table>
<thead>
<tr>
<th>CONTENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Offering</td>
<td>3</td>
</tr>
<tr>
<td>Phase I</td>
<td>4</td>
</tr>
<tr>
<td>Phase II</td>
<td>5</td>
</tr>
<tr>
<td>Aerial Overview</td>
<td>6</td>
</tr>
<tr>
<td>Demographics</td>
<td>7</td>
</tr>
<tr>
<td>Zoning Summary</td>
<td>8</td>
</tr>
<tr>
<td>Transaction Details</td>
<td>9</td>
</tr>
</tbody>
</table>

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HOGAN is pleased to offer on behalf of the owner, a fully entitled, 71 units townhouse community located in historic Denton Maryland. The property is located along Greensboro Road, just off route 404. This unique opportunity is divided into two phases, of which phase I consists of 59 units and phase II consists of 12 units. The property has access to both public water and sewer.

The property is located in a Priority Funding Area (PFA).

For additional information, please contact:
Randall Pearre, Senior Associate
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MR - Mixed Residential

The purpose of the Mixed Residential District is to provide for higher density single-family and multiple-family residences within the Town core, together with such public buildings, schools, churches, open space, public recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. A planned residential development (PRD), as denoted in § 128-84 of this chapter, is permitted with conditions.

- Town of Denton

For Additional Zoning Details, refer to Denton Zoning Ordinances Link Below:

https://ecode360.com/10850928?highlight=mr&searchId=483917225754404#10850928
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.