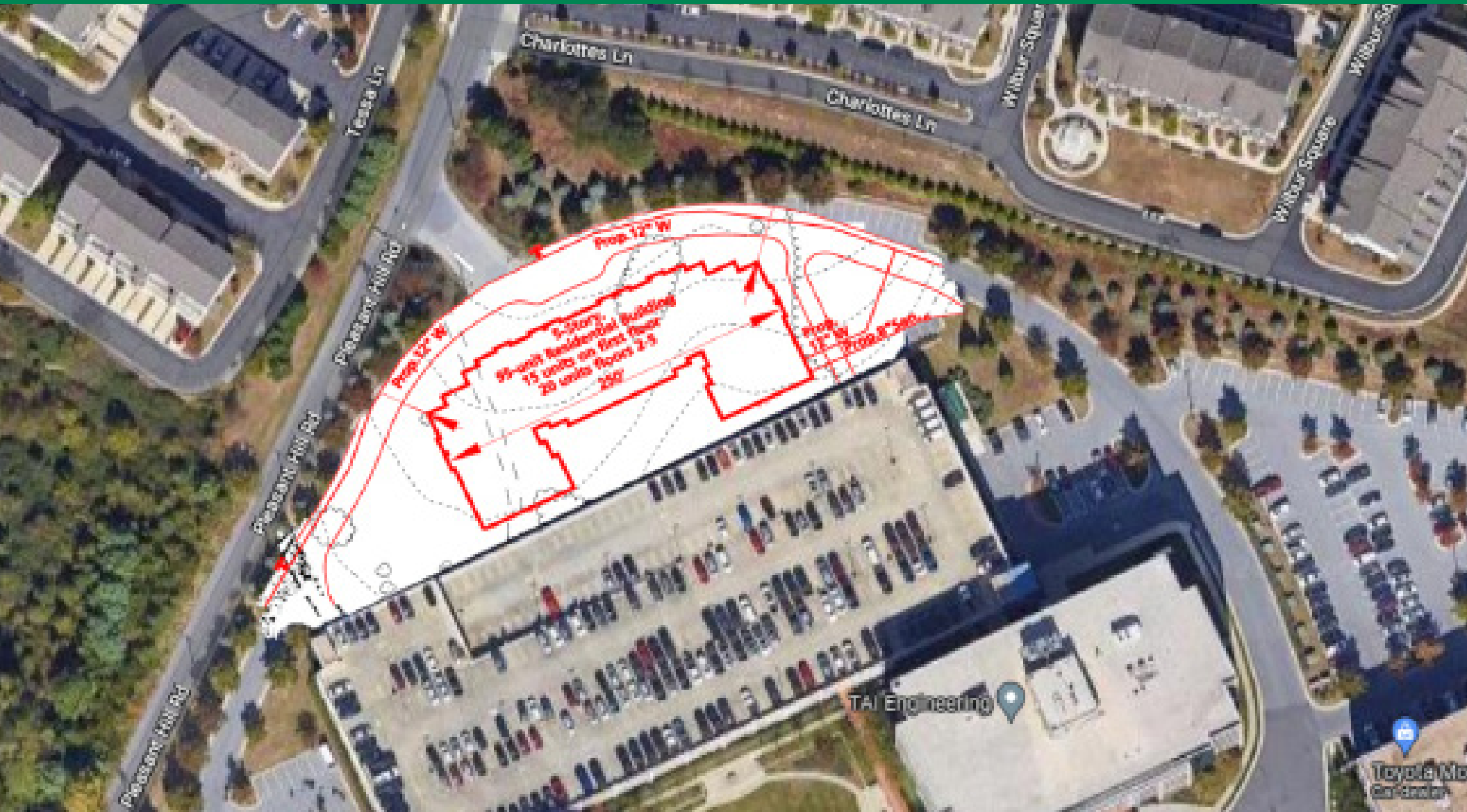


MULTIFAMILY DEVELOPMENT OPPORTUNITY

RED BROOK CORPORATE CENTER OWINGS MILLS, MARYLAND 21117



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Jake Ermer, Vice President
(410) 507-4061
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HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100

THE OFFERING

Red Brook Multifamily Owings Mills, MD 21117

Comprising approximately 4 acres, with existing parking structures and infrastructure, located in the heart of Owings Mills, MD, the Red Brook Multifamily site presents a unique opportunity to build much needed multifamily units utilizing existing structured parking in supply constrained Baltimore County. Owings Mills is an established and vibrant community and this site enjoys a convenient location off of Red Brook Boulevard with easy access to Dolfield Road, I-795, retail amenities and the Metro Centre. The initial phase of 95 units use has development plan approvals and a second phase of +/- 128 units is conceptually planned on adjacent land. Ample garage parking exists for all phases.

The Red Brook multifamily property has remarkable value built into the land given the existing structured parking, road access, stormwater & utility infrastructure. Owings Mills has been a consistent performer in the Baltimore market due to its numerous retail and community amenities, Metro access, highly rated schools and home to numerous area employers.

For additional information, contact:
Jake Ermer, Executive Vice President
HOGAN
(410) 507-4061
jermer@hogancompanies.com



PROPERTY LOCATION



PROPERTY DETAILS

Acreage: +/- 3.75 ac Zoned OT

Existing Conditions: site currently improved as surface parking

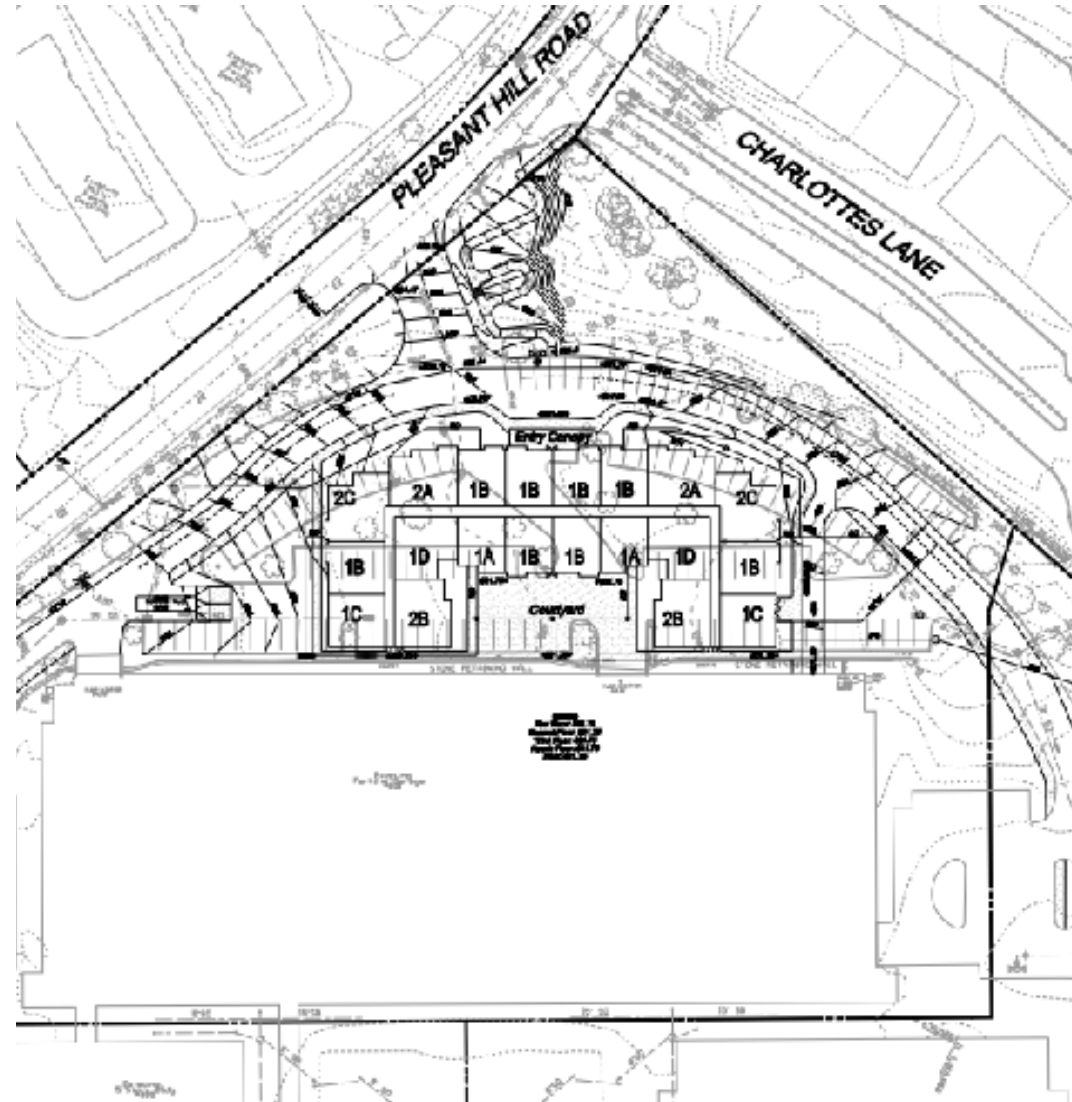
Phase I: Development Plan approved for 95 multifamily units in a five story configuration using existing parking structure.

Phase II: Conceptually planned for additional +/-128 units in a 5 story configuration utilizing adjacent existing parking structure.

Utilities: Public Water, Sewer and dry utilities on site

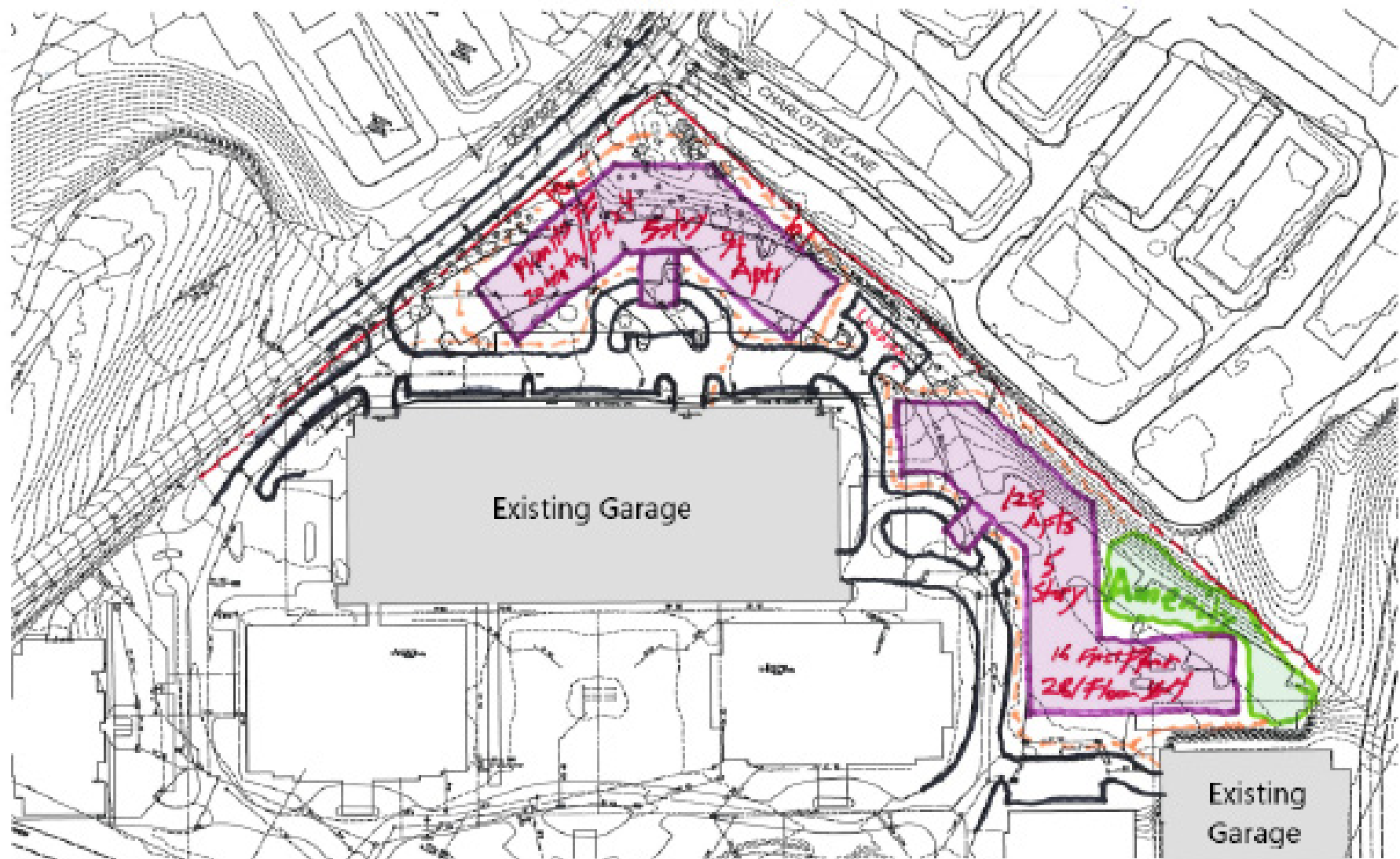
Ownership Info for Offers:

Lakeside Financial Center, LLC
c/o Jake Ermer, EVP
HOGAN
2077 Somerville Rd. Ste. 206
Annapolis, MD 21401



FULL BUILDOUT CONCEPT PLAN

**222 Apartments Total
Two 5-Story Buildings**



TRANSACTION DETAILS

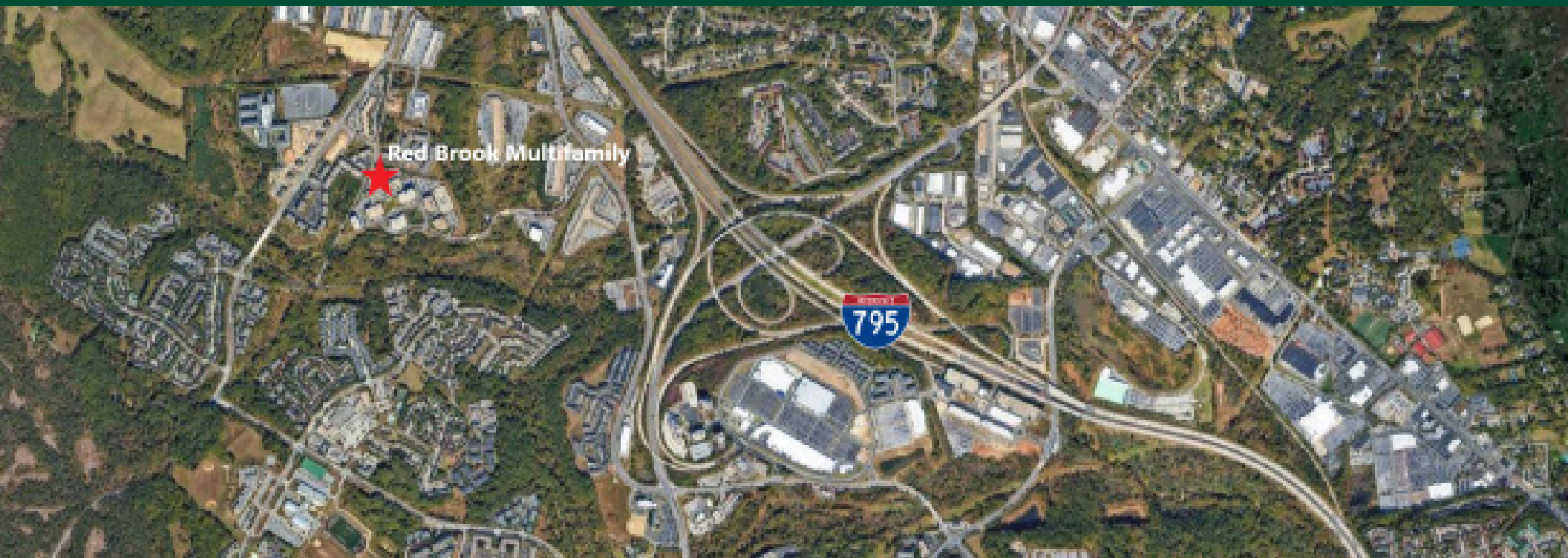
Offering Terms

Price: Seventy Five Thousand Dollars per unit, inclusive of all necessary parking & offsite infrastructure

Deposit: 10% suggested posted at effective date, non-refundable at expiration of feasibility period

Feasibility Period: 45 days suggested

Terms: Closing at final plan approval



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.