

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 32, Number 24

December 9, 2019

In Brief...

...With no fanfare, a Percontee partnership turned a Glenmont apartment complex over to buyer Aion Partners. New York-based Aion paid \$121.5 million in an October sale for the Winexburg Manor Apartments, getting 625 units on Glenallen Avenue, in a mix of one nine-story building and many three-story garden-style buildings. Rents at the complex run about \$1,650 on average.

...There are redevelopment plans – and then there is the Battery Lane redevelopment plan. Aldon Properties brings its Sketch Plan for a total of 1,530 units across five sites on Battery Lane to the Planning Board this week. Aldon would redevelop the five aging apartments, totaling 477 units today, with new high-rises, including a goal of 20 percent MPDUs.

....SoldierFit is calling its coming outlet in Clarksburg, appropriately enough, 'The Fort.' The fitness group is slated to open at 22600 Gateway Center Drive, and has tasked construction firm K.H. Best with the fit-out work, valued, according to a newly issued permit, at \$280,000.

...The Children's National Medical Center will build out its space at the new Inventa Towers, or the former Discovery headquarters, to its liking. The group pulled a first permit, valued at \$1 million, towards fit-up in the more than 140,000 square feet it is taking in the Silver Spring building.

A Big-Dollar Buy *HHS Lease Drives Parklawn Building Sale*

The headquarters building in Rockville that houses the Department of Health and Human Services (HHS) was sold for \$436 million in a late October deal.

Boyd Watterson Asset Management, with \$261 million in financing from KeyBank and Bank of America, added the 1.3 million square foot building at 5600 Fishers Lane to its growing portfolio of county buildings. Two deeds were recorded, with Boyd Watterson paying a JBG Companies partnership \$434.9 million for the building, commonly known as the Parklawn Building, and another \$1 million for a 3.9 acre lot adjacent to the headquarters.

Published reports say two of the building's three wings, or about 935,000 square feet, are occupied and the third is vacant. The HHS' lease reportedly runs to 2030.



5600 Fishers

The Parklawn Building has long served as HHS headquarters, but JBG endured a bruising political battle in 2011 to retain the agency for a new term. GSA selected a renewal at the Parklawn Building over a Landover proposal, and JBG undertook a full renovation before 'delivering' the building anew for HHS.

Boyd Watterson bought 6701 Rockledge Drive in Bethesda in 2017 for \$43.8 million, getting 258,900 square feet and a long-term NIH deal. A year earlier, Boyd Watterson had paid \$42.3 million for the building next door, at 6705 Rockledge. Boyd also owns the 60,000 square foot 11919 Rockville Pike, courtesy of a \$19.1 million purchase in 2016.

Germantown Rezoning Passes Board Review

Ten acres in Germantown ought to be rezoned for a mix of townhouses and retail, said the Planning Board last week. The Board backed an application from a Pleasants Companies partnership for a floating zone, the CRNF, that would yield 61 towns and 12,000 feet of retail at Clopper Road and Route 118, at 'Kingsview Station.' The commercial would front Clopper Road, roughly opposite the 7-Eleven at Liberty Mill Road. The towns would be mostly rear-load, with many of them backing to open spaces on the property.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: support@marylandnewsletters.com
www.marylandnewsletters.com

ARE's Biotech Land Buy

The 18-acre parcel that Alexandria Real Estate (ARE) bought in Shady Grove for new biotech development cost it \$25 million.

A deed recorded in the Land Records confirms ARE's acquisition of undeveloped land in the heart of the Life Sciences Corridor, where it will pitch biotech firms on build-to-suit quarters. The 18-acre tract is located between Shady Grove Road and Darnestown Road, next to the headquarters of Human Genome Sciences (HGS) and the 'Universities at Shady Grove.' ARE has started to market the land, say observers in the biotech industry. Several opportunities are percolating in the lab market, say those observers, that ARE could look to land.

ARE bought the land from an affiliate of Blackstone / BioMed. Previous attempts to sell the parcel, either for biotech or even other uses like townhouses, hadn't advanced. But the fact that ARE stepped up to buy the ground now reflects both an improvement in the biotech lab market, now down to lower single-digit vacancies, and to ARE's own commitment to the local market. On the heels of ARE's build-to-suit for ReGenXBio, the deal says the prospects for ground-up biotech development have greatly improved.

The land buy, where HGS once expected to expand its headquarters, gives ARE between 400,000 and 500,000 square feet of density.

The Maryland Newsletters

Planners: Unlock Shady Grove

New development on the WMATA parcels at the Shady Grove Metro Station could be put in play if a staff recommendation goes through.

Presented last week to the Planning Board, the staff's proposal that a current staging trigger in the Shady Grove Master Plan – funding a new interchange - be removed could be given the title of a Smiths' song, 'How Soon is Now.' Without that trigger to hold it back, WMATA could explore joint development prospects on its parking lots around the station.

A first phase of the Shady Grove Plan yielded EYA's Westside project along Crabbs Branch Way. But Stage 2, including the WMATA properties, is dependent on funding a new interchange unlikely to be built any time soon, at Route 355 and Gude Drive. Other triggers for Stage 2 have been or will shortly be met, says staff, leaving the obstinate interchange as the primary obstacle.

Staff's proposal for the Master Plan Amendment would simply remove all staging, but make technical changes to the intersection at Route 355 and Gude to improve traffic flow there.

What was presented last week was just a preliminary finding. Staff must still draft a full report and present it to the Board.

Bidders Expected for Halpine Property

Bids are expected late this week for a Rockville property that would take advantage of a City willingness to add density through its Comp Plan Update.

Now developed as a church, 5906 Halpine Road is 1.5 acres that is zoned R-60. But the draft Comp Plan recommends an upzoning to higher density uses, including residential-medium and mixed use.

Conceptual plans floated by the Twinbrook Community Church that owns the tract show designs including standard townhouses or stacked towns, about 42 to 50 lots, or an assisted living facility. Low-rise multi-family or a school are also believed to be options. An offering memorandum suggests that given the City's schedule on its Comp Plan, the property could be rezoned by the end of 2020.

Located near Ardennes Avenue, the Halpine Road property is walkable to the Twinbrook Metro, providing the rationale for higher density. But in a nod to the need for close-in housing, City staff's overall approach as it has written the Draft does include judiciously adding 'missing middle' or higher-density housing around the City.

Offers for 5906 Halpine are due Friday, December 13. CPG Realty is managing the disposition.

CVS in ‘Westside’ And Kentlands

A coming CVS store will anchor new retail on the north side of Gramercy Boulevard in ‘Westside,’ say retail sources.

At Westside, the north side is the crucial ‘other side of the street’ in Westside, where builder/developer EYA has several tenants – including Starbucks – already open on the south side, just off Crabbs Branch Way.

The pharmacy would take first-floor space in a coming multifamily building of 270 units, across Gramercy from ‘The Daley.’ Now known as Building D on EYA’s plans, the apartment building and the CVS will help create the main corridor into Westside, and leading ultimately to the Metro Station.

And in Kentlands...

People living in Kentlands will be able to get to a CVS without leaving town– they’ve got their own coming.

On a parcel where several restaurants have to tried to make a go of it, CVS is slated to build a new stand-alone store.

The First Hartford Realty Corp., a developer for the pharmacy, submitted an application to build a store at 311 Kentlands Boulevard. An approximately 7,000 square foot building that occupies the site will have to come down. In its place, CVS will build its own building of just over 13,000 square feet.

An affiliate of B.F. Saul owns the property.

Builders Show at Hearing

Board Cool to Teardown Taxes

Infill builders got something of a boost from the Planning Board in their opposition to new taxes on ‘teardowns.’

Namely, that Park & Planning’s review of house size and student-generation rates shows there is a tenuous relationship between the two; that bigger new houses on infill lots don’t necessarily generate more kids.

That they do is a pivotal argument that Councilmember Evan Glass has made in advocating a School Impact Fee for teardowns, as well as a tax to generate funds for affordable housing. Each would generate about \$23,000 to \$27,000 in new fees, or some \$50,000 in all added to the cost of a new teardown.

Planning staff looked at student-generation rates from every possible angle – new infill houses, houses built over the last few years, all singles countywide – and found that at times teardowns produce more, and at times less, students. The results are, as staff put it, ‘confusing.’ It was enough to persuade the Planning Board as a whole to recommend that the Council not pass Glass’ legislation now. As chair Casey Anderson put it, “The data doesn’t suggest a close relationship, if any, between teardowns and more student-generation rates.”

Anderson also took issue with the other half of the bill – the affordable housing side. It’s a ‘new thing entirely to connect Impact Taxes to affordable housing,” he said. “Not to suggest that affordable housing isn’t extremely important,” he added, “but it’s not clear what the legal nexus is between’ the two, he said. Still, staff isn’t dead set against the new fees. Instead, the student issue would be taken up in the next Subdivision Staging Policy review, over 2020, and the Board endorsed that study. At a minimum on this bill, suggested Anderson to the County Council, ‘give us more time’ to study the issue.

Testimony Given. A few days earlier, builders had shown up in force at a public hearing on the bill. They well outnumbered the bill’s supporters in the Council chambers. That only Will Jawando has stepped up to co-sponsor Glass’ legislation gives the builders some comfort that the bill isn’t enjoying deep support on the Council. But most of the nine members gave little indication where they stand.

Craig Rice, by contrast, was relatively animated, expressing amazement that county exec Marc Elrich so supports the bill, testified one of his aides, that he intends to incorporate the potential revenues into his upcoming budget – before the legislation has passed. “Has that ever happened before?” asked an incredulous Rice. Told it had, he pushed back. “Can you let me know when that has ever happened.”

Some of the builders, like Mimi Brodsky Kress at Sandy Spring Builders, pushed back on the idea that not taxing teardowns is a ‘loophole’ that needs to be closed. “The intent was always clear that replacing an older home with a newer one did not increase the impact on transportation or schools,” she said.

Others took issue with the impact the taxes would have on the infill market. After reading a list of dozens of jobs that rely on infill building – from drywall hanger to furniture staggers – builder Larry Cafritz urged the Council, ‘Before you tax all these small businesses and people into oblivion, please consider the unintended consequences.’”

WPC Completes 'Solaire' Land Buy

Looking to start what will be its third apartment building in Silver Spring, Washington Property Company (WPC) bought a parking lot along Dixon Street from the county.

WPC paid \$3.6 million for a 20,364 square foot parcel off Georgia Avenue that completes its assemblage for what will be 8200 Dixon. At 270 feet, it'll be the tallest building in Silver Spring – and the only one with a food hall.

WPC's assemblage for 8200 Dixon included the site of the former Progress Place men's shelter, which the developer relocated into a new building a short distance away. The deal to buy the latest parcel was likewise cut a few years ago, but settlement delayed until WPC was ready to start construction. That is now imminent.

The food hall will fill 15,000 feet on the first floor of the new 26-story building. WPC had won a text amendment from the county to bump the height by 70 feet above the zoning limit if it secured a food hall or grocery store. The announcement two weeks ago that WPC had hired Colicchio Consulting to program and market a food hall fulfilled that condition.

With the completion of 8200 Dixon, WPC will have built 1,100 units in three complexes in the 'Ripley' District, all in its 'Solaire' line. WPC's most recent building, at Solaire 8250 Georgia Avenue, delivered in May, and is now 70 percent leased.

And beyond the first deal with HSBC Bank, WPC says it has letters of intent or leases for the remaining retail in Solaire 8250.

Pulte Buys Towns in Crown

Pulte Homes was the first of three builders in the next section of 'Crown' to take down an allotment of townhouse lots.

With an early November closing, Pulte paid \$1.767 million for townhouse lots in the Fields Road mixed-use community, off Decoverly Drive. The deed notes that two of the nine traded are MPDU lots, leaving seven market-rate units in the takedown.

Pulte is building mostly 16-foot wide product at Crown, as well as two-over-two's, and will be joined in the coming neighborhood by Lennar, building mostly 20-foot towns, and Craftmark, with the largest units, at 24 feet.

Pulte had already kicked off the latest neighborhood with its 'Flats at Crown' condos. Expect townhouse sales to begin in early 2020.

An Enclave of Towns

An infill project of six townhouses has been floated for a Kensington tract.

Woodside Development, headed by Tom Brault, would build the half-dozen towns at 4000 Knowles Avenue, near Summit Avenue, on about 22,000 square feet, and recently held a public meeting to lay out the proposal.

Woodside has already made a mark on Knowles, for it redeveloped the Hawkins Market site into neighborhood retail, and it owns 10619 Summit, where it likewise has advanced a plan for towns.

So far, no plans have been accepted at Park & Planning for the project.

Winchester's North Quarter

Winchester Homes is five sales into its 'North Quarter' townhouse project on Randolph Road.

The builder opened in late summer at the project, as a second Rockville location after Chapman Row, near the Twinbrook Metro Station. North Quarter is next to Loehmann's Shopping Center, and Winchester has 104 units in all, including the 13 MPDUs. Though it opened at \$649,000, Winchester pretty quickly adjusted pricing, introducing the Henson model at just below \$600,000, and pricing other units from the lower-mid \$600's up.

Most of Winchester's units are three-levels and 20-foot wide, priced from \$619,900 to \$629,900. But the largest of the three-level homes, the Chase, runs 22 feet wide and opens at \$669,900.

Winchester also has a limited selection of 19 four-level homes. As it did at Chapman, Winchester designed a new product for North Quarter.

Settlement in Works

A lawsuit that had put a 94-unit independent living facility in Kensington appears to be on its way to a settlement.

The Neighbors for an Improved Kensington and Kensington Manor Senior Housing are at work on a settlement agreement that would bring the litigation to a close.

An affiliate of EDG Architects, headed by Michael Tucker, hopes to build the five-story building on three-quarters of an acre on Knowles Avenue, just west of Connecticut Avenue.

North Bethesda Lots

Encore Development's four-lot plan off Montrose Parkway in North Bethesda won the Planning Board's backing.

Bethesda-based Encore has 5.8 acres on Danville Drive near Green Acres School. It would knock down the existing house for the subdivision, with two new lots of about an acre and a half each, and two of roughly half an acre planned. Encore's application is 1-20190230.

Return to Stanford St.

Builder Patrick Keating returned to Stanford Street in Chevy Chase for the latest acquisition. Keating paid \$1.22 million for 4212 Stanford, improved with a 1918-vintage house on a sizable 14,339 square foot lot in 'Section 4.'

Over the past few years, Keating has delivered new homes at 4208 and 4417 Stanford. Capital Bank financed the latest acquisition, with a \$1.83 million loan. Plans for the lot haven't been revealed yet.

Building Permits Issued

Nov. 20 – Dec. 2, 2019

Bethesda

Stone Works Inc., 165 Mill Green Avenue, Unit 100, Gaithersburg, Md. 20878, (301) 670-6155, to build a \$350,000 unit at 6020 Rossmore Drive, Bethesda, in 'Wildwood Manor;'

Castlewood Consulting, 4963 Elm Street, #102, Bethesda, Md. (301) 347-1627, to build a \$250,000 unit at 9501 Michaels Court, Bethesda;

Elite Kitchens, 12115-J Parklawn Drive, Rockville, Md. (301) 881-2776, to build a \$310,000 unit at 6505 Callander Drive, Bethesda, in 'Wilson Knolls;'

Clarksburg

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. (301) 803-4800, to build a \$300,000 unit at 21953 Woodcock Way, Clarksburg, in 'Cabin Branch;'

NVR Inc., 656 Quince Orchard Road, #500, Gaithersburg, Md. (301) 258-0002, to build a \$175,000 unit at 21911 Clarksburg Road, in 'Cabin Branch;'

Other Locations

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4800, to build three TH units avg. \$130,000 on Vuillard Street, in Glenmont Metrocenter;

Ethan Jackson Development LLC, 212 T St., NW, Washington, DC, (202) 744-8794, to build a \$300,000 unit at 7305 Jackson Avenue, Takoma Park;

Biskup Home Improvement, 20056 Gateshead Circle, Germantown, Md. 20876, (240) 425-3760, to build a \$220,000 unit at 7920 Bounding Bend Court, Rockville;

NVR Inc., (301) 258-0002, to build a \$175,000 unit at 4403 Arbor Wood Court, Burtonsville, in 'Bentley Park;'

Robert Nehrebecky, 10124 Parkwood Terrace, Kensington, Md., (240) 396-2051, to build a \$10229 Parkwood Court, Kensington;

Commercial Permits Issued

Nov. 20 – Dec. 2, 2019

White Oak LLC, 11261 New Hampshire Ave., Silver Spring, Md. 20904, (240) 481-7429, to build a \$110,000 restaurant fit-out at 11261 New Hampshire Avenue, Silver Spring;

BBLP LLC, 13655 Georgia Avenue, Silver Spring, Md. 20906, (202) 415-1424, to build a \$77,200 fitout for a bakery at 7639 New Hampshire Avenue, Takoma Park;

McDonald's, 6903 Rockledge Drive, #1100, Bethesda, Md., to build a \$125,000 interior fit-out at 15801 Frederick Road, Rockville;

Moore & Associates, 4350 East West Highway, #500, Bethesda, Md., (301) 565-5100, to build a \$218,499 office fit-out at 4340 East West Highway, Bethesda;

Spring Parc Apt, 17 Featherwood Court, Silver Spring, Md. 20904, (704) 654-9857, to build an \$80,000 office fit-out at 17 Featherwood Court, Silver Spring;

BioReliance / Millipore Sigma, 14920 Broschart Road, 1st Floor, Rockville, Md., (717) 977-1884, to build a \$580,000 alteration at 14920 Broschart Road, Rockville;

(Continued on Page 6)

Commercial Permits Issued (From p. 5)

Capital Digestive Care, 10770 Columbia Pike, 4th Floor, Silver Spring, Md. 20901, (240) 485-5207, to build a \$950,000 fit-out of 17,993 square feet at 10770 Columbia Pike, Silver Spring;

US Pharmacopeia, 5635 Fishers Lane, Rockville, Md. 20852, (703) 303-8971, to build a \$2.2 million fit-out of 26,181 square feet at the same address;

Toefer Construction, 1101 Ritchie Road, Capitol Heights, Md. 20743, (301) 674-6742, to build an \$856,479 renovation at 3333 University Blvd, Kensington;

Kevin Zupnik, 5530 Wisconsin Ave., #900, Chevy Chase, Md. (301) 652-4750, to build a \$308,435 office alteration at 5530 Wisconsin Ave., Chevy Chase;

Soldier Fit, 22600 Gateway Center Drive, Clarksburg, Md. 20871, (301) 370-5961, to build a \$230,000 fitness fit-out of 4,715 square feet at the same address;

4500 East West Highway LLC, 1615 L Street, #650, Washington, DC, (301) 731-4767, to build a \$2.8 million façade repair at 4500 East West Highway, Bethesda;

Goodstone LLC, 1050 30th St., NW, Washington, DC, (240) 837-6118, to build a \$400,000 alteration of 28,648 square feet at 6116 Executive Blvd. Rockville;

Scott Murphy, 11620 Crossroads Circle, #Q, Middle River, Md., (443) 348-7254, to build a \$742,000 fit-out for Comcast Cable, at 11800 Tech Road, Silver Spring;

CNMC Inventa, 111 Michigan Ave., NW, Washington, DC, 20001, (202) 669-5984, to build a \$1 million fit-out for Children's National Medical Center at 1 Discovery Place, Silver Spring;

City of Rockville Permits Issued

Korth Companies, (301) 921-9500, to build a \$1.3 million office fit-out and renovation at 15001 Shady Grove Road;

EV Airtight, (240) 508-3208, to build \$1.9 million in exterior façade repairs, at 4 Monroe Street;

K.H. Best Construction, (443) 878-4811, to build a \$280,000 remodel, at 5720 Fishers Lane;

Albarado Construction, Sterling, Va., (703) 407-9059, to build a \$582,000 fit-out for Zenimax, at 1350 Piccard Drive;

Kascon Inc., (410) 740-7479, to build a \$4.6 million interior renovation and fit-out at 1101 Wootton Parkway;

W.M. Schlosser Inc., (240) 455-1498, to build a \$14.2 million renovation of the courthouse at 27 Courthouse Square;

Pulte Home Corp., (703) 934-9300, to build a \$7 million condominium building at 3503 Bellflower Lane;

Forrester Construction, (301) 816-1700, to build a \$400,000 renovation for Montgomery Surgery Center, at 46 Gude Drive;

City of G'burg Plans Submitted

SP-8359-2019 – 311 Kentlands Boulevard. 1.1 acre. Located at 311 Kentlands Boulevard, Gaithersburg. *Propose 13,074 square foot CVS pharmacy.* Appl: First Hartford Realty Corp, 149 Colonial Road, Manchester, Ct., (860) 646-6555.

Sketch Plans Submitted

3-20200030 – The Residences at Forest Glen. Zoned CRT-1.75. 2.62 acres. *Propose demolition of existing apartment building and construction of new building.* Located in the southwest quadrant of Belvedere Blvd and Georgia Avenue, Silver Spring. Appl: MHP Forest Glen LLC, 12200 Tech Road, #250, Silver Spring, Md. 20904. (301) 662-2400.

Preliminary Plans Submitted

1-20200080 – Mar Thoma Church of Greater Washington. Zoned RE-2. 10.9 acres. 1 lot. *Propose religious institution.* Located at 15400 New Hampshire Avenue, Cloverly. Appl: Mar Thoma Church, c/o Pence Jacob, 322 Ethan Allen Avenue, Takoma Park, Md. 20912. (614) 537-0753.

Preliminary Plans Approved

December 5, 2019

1-20190230 – Old Georgetown Estates. Zoned R-200. 5.87 acres. *4 SFD lots.* Located on Danville Drive, 200 feet south of Tall Tree Terrace, North Bethesda. Appl: Encore Development, c/o Steven Kay, 4814 Del Ray Avenue, Bethesda, Md. 20814. (301) 664-8022.

Planning Board Zoning Actions

December 5, 2019

H-131 - Kingsview Station JV. *Request R-200 and R-200/TDR to CRNF 1.0 (Commercial Residential Neighborhood Floating).* Seven parcels. *Propose 60 TH lots and 12,000 square feet of commercial.* Appl: c/o Kingsview Station Joint Venture, Pleasants Investments, 24012 Frederick Road, #210, Clarksburg, Md. (301) 428-0200. **Recommend Approval.**

Record Plats Approved

December 5, 2019

2-20190450 (-460) – Cabin Branch. Zoned CRT. 8 parcels. Located in an area bounded by Woodcock Way and Stilt Street, off Route 121, Clarksburg. Appl: Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817. (301) 803-4800.

2-20200070 – Hampshire Knolls. Zoned R-60. 5 lots. Located on the north side of Ethan Allen Avenue, 600 feet west of Elm Avenue, Takoma Park. Appl: Berger Properties LLC, 7304 Connecticut Avenue, Chevy Chase, Md. 20815. (301) 440-7716.

Real Estate Transactions of Note

Fishers Lane LLC, c/o The JBG Companies, Chevy Chase, Md., to **5600 Fishers Lane, LLC**, One North Wacker Drive, #4025, Chicago, Il. Lot 15 (E), and parts of Lots 10 and 12 in ‘Washington-Rockville Industrial Park,’ and Parts of Lots 1- 5 (Block 23) in ‘Spring Lake Park.’ Located at 5600 Fishers Lane, Rockville, Md. 20857. Improved with 1.33 million square foot building. Zoned CR-2.0. Tax ID: 04-00135792. Liber 58564, page 60. Deed date: October 25, 2019. **Purchase price: \$434,967,012.**

Parklawn South Lot LLC, c/o The JBG Companies, to **5600 Fishers Lane, LLC**, One North Wacker Drive, Chicago, Il. Part of Lot 35 (Block G) in ‘Washington-Rockville Industrial Park.’ Located on Parklawn Drive, Rockville, Md. 3.89 acres. Unimproved. Tax ID: 04-00135815. Liber 58564, page 72. Deed date: October 25, 2019. **Purchase price: \$1,032,988.**

Wheaton Properties of Maryland LLC, c/o Farhat Cheema, to **La Chiquita Investment, LLC**, c/o Dora and Jose Escobar. Lots 31 and part of 30 (Block F) in ‘Triangle Park.’ Located 11244 Georgia Avenue, Silver Spring, Md. 20902. Lot is 5,646 square feet. Improved with 3,000 square feet retail. Tax ID: 13-01187712. Liber 58505, page 366. Deed date: September 12, 2019. **Purchase price: \$2,100,000.** Deed of Trust: \$2.745 million, Metro City Bank.

US Construction LLC, c/o Farhat Cheema, to **La Chiquita Investment, LLC**, c/o Dora and Jose Escobar. Unit 4 in ‘Wheaton Manor Shopping Center Condominium.’ Located at 2305 W. University Blvd., #4, Silver Spring, Md. Retail condo of 2,804 square feet. Tax ID: 13-02357272. Liber 58510, page 100. Deed date: September 12, 2019. **Purchase price: \$840,000.**

Tri-Tech General Partnership, c/o Robert Latos, to **203 Olandwood, LLC**, 21414 Denit Estates, Brookeville, Md. 20833. Unit 3401-203 in ‘Oland Professional Center Condominium.’ Located at 3401 Olandwood Court, Olney, Md. 20832. Unit is 944 square feet. Zoned CRT-2.0. Tax ID: 08-02969026. Liber 58523, page 447. Deed date: October 24, 2019. **Purchase price: \$200,000.**

Montgomery County, Maryland to Solaire Ripley II, LLC, c/o Washington Property Co., 4719 Hampden Lane, #300, Bethesda, Md. 20814. Parcel 2 in ‘Little Tavern Tract.’ Located on Dixon Avenue, Silver Spring, Md. Lot is 20,364 square feet. Parking lot. Tax ID: 13-01044236. Liber 58527, page 270. Deed date: October 31, 2019.

Purchase price: \$3,605,497.

Old Hundred Road, LLC, c/o R. Christopher Goodwin, Ph.D., to **HSFT Old Hundred, LLC**, 6104 Rudyard Drive, Bethesda, Md. 20814. Located at 23900 Old Hundred Road, Dickerson, Md. 20842. Total 5.26 acres. Improved with 2,626 square restaurant. Tax ID: 11-00920188. Liber 58534, page 302. Deed date: October 31, 2019. **Purchase price: \$1,800,000.**

Classic CP, LLC, c/o Glenn Streidel, to **Industrial Court Condo, LLC**. Unit 8541 in ‘Oakmont Condominium.’ Located at 8541 Atlas Drive, Gaithersburg, Md. Zoned IM-2.5. Tax ID: 09-02172523. Liber 58542, page 430. Deed date: October 29, 2019. **Purchase price: \$611,000.**

RESIDENTIAL

Benmar LLC, to **Sharon Kaur Ahluwalia**. Lot 21 (Block 14) in ‘Glen Echo Heights.’ Located at 6001 Walhonding Road, Bethesda, Md. 20816. Lot is 14,185 square feet. Improved with new home. Zoned R-60. Tax ID: 07-00507818. Liber 58501, page 474. Deed date: August 26, 2019. **Purchase price: \$1,875,000.**

Margaret C. McElroy to **PKK, LLC**, c/o Patrick Keating, Builder. Lot 12 (Block 12) in ‘Chevy Chase, Section 4.’ Located at 4212 Stanford Street, Chevy Chase, Md. 20815. Lot is 14,339 square feet. Improved with house (built 1918). Zoned R-60. Tax ID: 07-00463348. Liber 58510, page 407. Deed date: October 8, 2019. **Purchase price: \$1,220,000.** Deed of Trust: \$1.835 million, Capital Bank.

VII Crown Farm Owner, LLC, 44715 Brimfield Drive, #210, Ashburn, Va. 20147, to **Pulte Home Company, LLC**, 9302 Lee Highway, #1000, Fairfax, Va. Lots 1 – 9 (X) in ‘Crown Farm. (Includes 7 market rate and 2 MPDU TH lots). Located at 1001 1033 Rockwell Avenue, Gaithersburg, Md. Zoned Mixed-Use. Tax ID: 09-03840083 et al. Liber 58511, page 55. Deed date: November 4, 2019. **Purchase price: \$1,767,502.**

M&M Builders and Contractors, LLC, c/o Ralph Mollet, to **William David Eisig et al**. Lot 7 (Block C) in ‘Alta Vista Gardens.’ Located at 5906 Kingswood Road, Bethesda, Md. 20814. Lot is 8,915 square feet. Improved with new house. Zoned R-60. Tax ID: 07-00679008. Liber 58516, page 326. Deed date: October 3, 2019. **Purchase price: \$1,597,006.**

(Continued on Page 8)

Real Estate Transactions (from p. 7)**MULTIFAMILY**

Winexburg Joint Venture LLP, c/o Percontee, Inc., 11900 Tech Road, Silver Spring, Md., 20904, to **Aion MF Investors 1 TIC LLC**. Parcels C and D in 'Glenmont Knolls.' Located at 2201 and 2301 Glenallan Avenue, Silver Spring, Md. 20906. 625 units. (Winexburg Apartments). Zoned R-20. Multifamily. Tax ID; 13-00984577 and 588. Liber 58519, page 117. Deed date: October 24, 2019. ***Purchase price: \$121,500,000.*** Deed of Trust: \$97.2 million, Holliday Fenoglio Fowler.

Goldstar Rosewood II, LLC, c/o Michael S. Brodsky, to **AHC Streamside LLC**. Residential Units 1 and 2 and Parking Units 13 – 17 in 'Rosewood Residential at Flower Hill.' Located at 8200 and 8206 Streamside Drive, Gaithersburg, Md. 20879. Unit is 3,556 square feet. Liber 58544, page 197. Deed date: November 1, 2019. ***Purchase price: \$6,125,000.***

8220 Greenwood LLC, c/o Stephanie Dorah, to **FHY Properties LLC**, c/o Fedor Deric Y. Tomenko. Lot 16 in 'H.W. Miller's Addition to Takoma Park.' Located at 8220 Greenwood Avenue, Takoma Park, Md. 20912. Lot is 10,018 square feet. Improved with apartments. Zoned R-10. Multifamily. Tax ID; 13-00963405. Liber 58534, page 468. Deed date: October 24, 2019. ***Purchase price: \$690,000.***

The Maryland Newsletters

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
PO Box 1358, Olney, Md. 20830. (301) 924-1994. Web site: www.marylandnewsletters.com. \$215/annually (24 issues).

The information published in this newsletter is deemed reliable, but is not guaranteed.

Email: support@marylandnewsletters.com