

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

....A 'Just Cause' bill that has drawn the ire of the industry but will strengthen tenants' rights heads to the full General Assembly with the county delegation's backing.

By a 17-6 margin, the county's delegation added its assent to that of County Exec Marc Elrich and the County Council. If it passes the full Assembly, the bill would prohibit landlords evicting a tenant without providing a legally supportable 'just cause.' Industry reps have argued the bill will make it far more difficult to remove 'problem tenants.'

...An RFP to redevelop a county garage on Waverly Street in Bethesda has been quietly shelved.

The Department of Transportation (DOT) said last fall that it did receive responses to an RFP issued with the goal of increasing the 365 existing parking spaces at Waverly and Montgomery streets to 500. A winning bidder that could produce the additional spaces would in turn win the right to develop the site to a 5.0 FAR. Last week, DOT said that the proposals it received didn't meet the county's needs, so it will focus on repairing the existing garage. But there is speculation in the industry that the county also decided it couldn't afford to have so many spaces out of commission when Marriott is moving in.

The 19th Hole

Redgate Closes; Development Is an Option

Appraising the Redgate Golf Course for other uses, including development, is the next order of business for the now-closed golf course.

Residential development is only one of the options before the City, now that the course is closed and its reopening very unlikely. Last week, the City Council heard a report that says the course needs nearly \$3 million in upgrades just to become competitive again, much less profitable. Getting appraisals for residential land sales is part of the larger approach the City Council expects to take on the now-closed course, where keeping it in open space or turning it over to recreation are likewise options. Selling just a portion of the 144-acre tract is also possible. At last week's meeting none of the Councilmembers suggested the course should be resurrected.

Redgate's layout has always been an acquired taste, but it's also a victim of changing attitudes about the game. The National Golf Foundation (NGF), in a report delivered to the Council last week, says that municipal courses around the country are ailing. Still, Redgate's misfortunes are unusual, as revenues declined 32 percent from 2015 to 2017. Redgate got caught, said NGF, in a death spiral of lower revenues leading to less maintenance.



What's next for the hilly acreage is uncertain, but its closure has set off some contention on the Council dais over how it came to happen. Mayor Bridget Donnell Newton pronounced herself 'devastated' over the outcome, but said that she wouldn't vote to maintain Redgate as a golf course. "That ship has sailed," she said, but as for the property's next turn, "We cannot rush this process."

Westbard Plan to the Board

Every step of the way in the redevelopment of the Westwood Shopping has been fraught with contention. Expect no less as the site plan comes to the Planning Board next week. Plenty of emails, pro and con, have been received at the Board. Owner Equity One wants to start with new grocery-anchored retail, followed by 200 apartments above retail, and 70 townhomes, in its remake of the Bethesda shopping center off Westbard Avenue. Staff is recommending approval of the site plan.

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PO Box 1358, Olney, Md. 20830. (301) 924-1994. Email: support@marylandnewsletters.com
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GSA Opts to Stay

Facing a lease expiration, GSA decided its best option for the Consumer Products Safety Commission (CPSC) in Rockville was to stay put.

With a mid-February award, GSA kept CPSC in 5 Research Place, on a 15-year term, with landlord Alexandria Real Estate (ARE). The size of the deal is believed to be close to 64,000 square feet (rentable), and GSA put the value of the contract at \$41,649,714.

CPSC, whose current lease expires in November, 2020, uses the Rockville location for product testing and evaluation. Although GSA undertook a search for comparable locations, it ultimately decided that moving and replication costs would be so high that only the incumbent, ARE, could reasonably compete.

CPSC had moved to 5 Research back in 2009.

And Furthermore

...The Sterling Organization is the new owner of the King Farm Village shopping center.

Safeway anchors the 118,326 square foot store, which Florida-based Sterling acquired from Regency Centers. It traded for \$40 million, or \$338 per foot. The center, located with the King Farm planned community, traded 93 percent leased.

...Alteon Health LLC grew 43 percent in size in moving from Century Boulevard to 12420 Milestone Center Drive in Germantown. The medical group took 24,336 square feet in the Milestone Business Park, owned by Matan Companies. J Street represented Alteon Health.

Upper Rock Lands First Lease

The first lease has been written at 77 Upper Rock since the building was repositioned for multiple tenants.

Market observers say that Cisco Systems leased space at the Rockville building, where DSC Partners is nearing completion of a full-scale renovation. The size of the lease is approximately 22,000 square feet.

Cisco now owns Broadsoft, thanks to a merger last year. And Broadsoft had been in the market for space because its current home at 9737 Washingtonian Boulevard has been leased to Leidos. The Leidos deal that will ultimately put the defense contractor into nearly 300,000 square feet has been a boon for area landlords, who have happily accommodated the multiple tenants pushed out. Broadsoft was one.



DSC, headed by Doug Donatelli and Nick Smith, had bought the 235,970 square foot building at 77 Upper Rock, just off Shady Grove Road, after it was vacated by GSA. To the building that had housed government agency SAMSA, the developer updated the lobby, added a tenant lounge, a health club and lecture hall, and upgraded the exterior. In the meantime, the building, which stood largely alone off Shady Grove, got new neighbors in a Mom's Organic Market, CVS and several restaurants. Instant amenities.

DSC is reportedly entertaining several follow-up leases to the Cisco deal. Transwestern represents the building.

Short Takes

....A big portfolio office deal has expanded Buchanan Partners role as landlord here, multiple times over. The Gaithersburg developer bought a package of 34 buildings in the larger region, with partner Elion Partners. Many of those are in locations along the I-270 corridor, and include buildings in Clarksburg's Gateway 270 on Gateway Center Drive; another set on Century Boulevard in Germantown, including 20410 and 20400 Century, and four office/flex buildings in Metro Park North, in Rockville. Those include 400 E. Gude and 7362 Calhoun Place. Buchanan has parceled the leasing out among several brokerage firms.

....Lantian Development's plan for a wide-ranging redevelopment off Shady Grove Road advances to a vote at the City of Rockville, expected later this month. Bethesda-based Lantian wants to bring the range of mixed-use, including towns, apartments, office, and retail, to 31 acres on the south side of Shady Grove at Choke Cherry Road. The Project Plan, now in front of the City Council, has been in the works for almost two years.

Appeal on WMAL

The preliminary plan for Toll Brothers' layout of the WMAL property is already in court. Now the site plan is there too.

Local opponents of Toll's 309-unit development of the Greentree Road property in Bethesda have filed an appeal in Circuit Court of the Planning Board's approval of the site plan.

The preliminary plan had been approved a year earlier and opponents had already taken that to Circuit Court. When the Circuit Court ruled in favor of Toll and the Planning Board, the residents appealed that ruling to the Court of Special Appeals, so two court cases are now pending for Toll.

Wormald's Start

Wormald Homes has wasted no time in opening for sales at Quarry Springs.

The builder had barely settled on the Bethesda townhouse lots along River Road than it threw open the sales trailer, or, in this case, the door to the Quarry Springs clubhouse building.

Frederick-based Wormald is selling 44 towns next to the existing Quarry Springs condominium, where the developers opted for towns instead of condos in a second phase. Wormald opens at \$1.4 million in the gated community.

Correction:

It is the Forest Glen Apartments that the Montgomery Housing Partnership is looking to redevelop. We incorrectly identified the existing complex in our last issue. MHP won the Planning Board's backing of its rezoning proposal for the site at Belvedere Boulevard and Georgia Avenue in Silver Spring, where it wants to build 220 new units, with a minimum 20 percent MPDUs.

700 Roeder Road Has New Owner

A Bethesda developer with a bent toward architecture has bought 700 Roeder Road in Silver Spring. As Roeder Road LLC, the SGA Companies paid \$4.57 million for the 32,470 square foot office building. SGA bought it from the Archbishop of Washington. The church had occupied most of the building for years, but gradually consolidated those operations in other locations and when the building traded, it traded empty.

SGA officials didn't return our inquiries, so the firm's exact plans aren't clear. But Silver Spring observers say converting the building from office space to residential is a possibility. And SGA, with a lengthy development resume, specializes in transit-oriented residential and mixed-use retail.

If 700 Roeder does go residential, it would be following a path blazed by the Guardian Building nearby. Though a conversion hasn't begun, the owners at 8605 Cameron Street won approval to add six stories to the five-story office building and turn it into 177 apartments and first-floor retail.

Summit Commercial Real Estate brokered the Roeder Road sale.



700 Roeder Road

Board Chair's Take on School Crowding

No less an authority than the Planning Board chairman makes a convincing case that new development isn't driving school overcrowding at all.

In the latest of his periodic posts on Park & Planning's website, Casey Anderson says stats show that the vast majority of school enrollment growth is coming from neighborhood turnover. Even as several school areas have entered moratorium, Anderson says that the correlation is distant at best.

According to his post, Anderson says he reviewed six clusters at risk of going into moratorium. Between 2011 and 2015, enrollment at those six clusters grew by 4,157 students, yet only 184 of them – or a measly four percent - are living in new buildings constructed during that time. Several of those clusters are in Silver Spring, and Anderson ties Silver Spring's increasing attraction for housing to school enrollment. But he also suggests that other factors, like full-day kindergarten and the need for more space that it creates; a preference for public over private schools driven in part by the recession, and changes in 'program capacity,' have led to more crowded schools.

In closing his post, Anderson acknowledged that school overcrowding is a real problem that must be addressed, but said that "Halting development of new housing won't solve (it) and deprives our schools of badly needed construction funding."

Avocet Work Starts

The short version of the schedule for the Avocet Tower office and hotel coming in the center of Bethesda is that demolition starts this month, and building delivery is 2nd Quarter, 2021.

There's some work to do in between, of course, but otherwise Avocet developers StonebridgeCarras and Buvermo Investments are pretty much underway, going spec at 7373 Wisconsin. It starts with demolishing the former police station at the corner.

In the early marketing, the two are asking rents starting in the mid- to high- \$60's per foot, a rate unheard of just a few years ago but now the going rate – and up - on select 'super trophy' buildings.

JBG Smith, at 4747 Bethesda Avenue, and Carr Properties, at 7272 Wisconsin, or The Wilson, are delivering 'super trophy' buildings in Bethesda ahead of StonebridgeCarras.

JLL represents Avocet while Transwestern represents the Carr building. (As an aside, the building name 'Wilson,' goes back to Alfred Wilson, proprietor of a general store that carried his name. It's safe to say he never envisioned a 23-story tower taking the place of his general store).

Lakeforest Mall is on the market. The regional mall went back to a special servicer, and the retail 'core' had been under contract most recently to Annapolis-based Petrie Richardson. The four anchor stores are owned privately, and J.C. Penney has just announced it will be closing its store. City officials in Gaithersburg want to see the mall ultimately redeveloped for mixed use. JLL has the listing.

A Challenge for Board Chair?

Casey Anderson wants to return as Chair of the Planning Board. But he may have a challenger to the seat.

Anderson's current term at the head of the five-member Board expires in June, and he has indicated to the County Council that he intends to apply for another term. But there has been speculation that sitting commissioner Natali Fani-Gonzalez would also compete for the position. Now, a group of Leisure World residents called 'Just Us' has written a letter to the County Council endorsing Fani-Gonzalez for the seat. In its letter, the group wrote that "We strongly support Natali Fani-Gonzalez in her application to become the Montgomery Planning Board Chair." Fani-Gonzalez, who has been on the Board for five years, didn't respond to our inquiries.

The seat occupied by Norman Dreyfuss is also coming open, and so Dreyfuss will be leaving the five-member body. Industry reps say he will be missed by the development industry. By unofficial agreement, one seat on the citizen Board has generally been occupied by someone with at least tangential connections to the industry, and that has been Dreyfuss for the last eight years.

Usually, a departing member would be replaced by someone from the same political party – Dreyfuss is a Republican – but because colleague Tina Patterson is Unaffiliated, the Council can draw from the entire political population. That has some concerned about how a Council that is full of new faces will approach that seat selection.

For the record, there are a couple of letters received at the Council supporting Anderson for Board Chair, too.

Wilgus Property Sketch Plan in the Works

One of the key undeveloped tracts in the White Flint II Master Plan is now in the early planning stages.

The Willco Companies is working on a formal submittal of a Sketch plan for a 17-acre tract called Wilgus property. Located between Montrose Road and Montrose Parkway and sitting on Pike & Rose's north shoulder, Wilgus is zoned for mixed-use, and Willco will tilt it toward residential development.

The plan will run the gamut of product, from towns at the far end of the site to higher-density multi-family at the side close to Pike & Rose. As it is, the property abuts the Cherington townhouse community built years ago. Willco's plan will also include some commercial, though how that breaks down hasn't been specified.

The Wilgus property and the redevelopment of 6000 Executive Boulevard were two of the more high-profile properties in the White Flint II plan, and now both are edging toward development. At 6000 Executive, Guardian Realty Management has proposed a mix that includes a 'signature' office building on the corner, as well as multi-family active adult, all while keeping the existing office building.

APF Extension in Rock Spring

With the extension of its APF approval, the ‘Rock Spring Park’ office complex could be completed, says its developer.

Elizabethan Court Associates, an affiliate of the Camalier Limited Partnership, has filed a request to extend the office park’s current APF approval. Three of the four buildings off Fernwood Road and Rockledge Drive have been built, says the developer in its application, but the fourth building, the Lincoln, is dependent on the extension. About 117,000 square feet of space remains available under the current approvals.

Camalier says that the Lincoln Building has been delayed in part because of the Rock Spring Park’s configuration. An adjacent building houses Johns Hopkins (formerly Suburban Hospital), and it was designed to share a structured parking garage with Lincoln, when its ultimately built. Thus, Camalier says it is seeking a tenant that would complement the Hopkins use.

Builder Buy

Chase Builders is the latest builder to buy into ‘Kenwood.’ Silver Spring-based Chase paid \$1.61 million for 5204 Kenwood Avenue in Chevy Chase. Chase hasn’t posted any details on its website yet, but the builder placed \$2.6 million in financing with Congressional Bank on the acquisition.

The last new-build in Kenwood that we covered was Adler Builders’ venture into French Revival style at 5204 Dorset Avenue. It brought \$4.35 million.

Arcellx Pulls Fit-out Permit

Has a fledgling biotech made the jump from an incubator to leased space? It appears so, as a building permit was issued recently for a tenant and lab fit-out at 25 W. Watkins Mill Road for Arcellx Inc. Arcellx officials didn’t return our inquiries, but a Use & Occupancy application at Gaithersburg says the firm will occupy about 14,000 feet in the building.

25 W. Watkins is one of three Gaithersburg buildings in the hands of TriTower Financial Group, which bought the trio, including 35 and 45 W. Watkins Mill, in 2015 for \$29.4 million, from a partnership headed by Equus Capital. To this point, Arcellx has been operating out of the Germantown Innovation Center, where it pursues cell therapy for cancer treatments.

In other office news, Bridge Investment is getting started on its overhaul of Station Square, with the intent of finding a new rental niche in Silver Spring. Bridge, which entered the local market by buying Piedmont Pointe in Rock Spring and then bought Station Square at the end of the year, will be putting \$12 million in capital improvements into the three-building complex at Wayne and Georgia avenues. Rents today are in the high \$20’s to low \$30’s per foot, but Bridge figures the overhaul will bump it into the mid-\$30’s per foot. At the same time, Bridge will outfit spec suites for immediate users. Cushman & Wakefield has the brokerage work.

Rollingwood’s Burning Tree Duo

To get from the house it just settled to the one it just started, Rollingwood Builders barely had to do more than cross the lot line.

Rollingwood, headed by Andy Rosenthal, settled 6625 Lybrook Road in January for \$3.2 million, then started in on 8721 Burning Tree Road, a lot just a few hundred feet to the west through the woods. Rollingwood had paid \$1.15 million in June, 2017 for the Lybrook lot, off Fernwood Road, and built 7,885 square feet of finished interior space, on a lot of just over 20,000 square feet.

A year later, last June, Rollingwood likewise paid \$1.15 million for 8721 Burning Tree, but it is taking a different approach price-wise. The builder will deliver a smaller house, and so its priced accordingly, at \$2.8 million. Rollingwood has just turned the dirt on that house and is newly underway.



Rollingwood’s Lybrook House

After that, Rollingwood has lined up a Goldsboro Road house, near Bradley Boulevard for another new-build. It’ll push into the higher range, price-wise, (though nothing set yet) because the Goldsboro lot is ample size, and is close enough to downtown Bethesda to qualify as the coveted ‘walkable.’

More Bethesda Apartments

Add two new apartment buildings to the Bethesda multi-family pipeline.

At 7000 Wisconsin Avenue, high-rise redevelopment will come to low-rise properties that today include retailers Mattress Firm and Orvis. And at Bethesda Metro Center, Brookfield Property Group has reportedly made a choice: residential over office.

For 7000 Wisconsin, south of Woodmont Avenue, Starr Capital, working with Woodfield Development, has laid out plans at a pre-submission meeting for up to 200 units atop 15,000 square feet of retail. Starr had already begun assembling the properties, located just south of Woodmont Avenue, by the time of the Bethesda 'Downtown' plan. The layout shows the prospect of a small movie theater, and the developers would turn 17.5 percent of the units over to MPDUs.

For its part, Brookfield had kept everyone guessing as to the direction it would take with 4 Bethesda Metro, either office or residential. As first reported by *BethesdaBeat*, it has opted for about 490 new living spaces, with retail below.

While that settles one issue for Brookfield, it doesn't settle the larger battle between the developer and its neighbor Clark Enterprises. The two have sparred continually over where on the Metro Plaza Brookfield will locate the new building. That litigation continues.

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The Maryland Newsletters

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Building Permits Issued

Feb. 13 – 27, 2019

TR Construction Group, 1563 Postal Road, #2A, Chester, Md. 21619, (410) 604-2814, to build a \$600,000 unit at 7811 Aberdeen Road, Bethesda, in 'English Village;'

Mid-Atlantic Custom Builders, 11611 Old Georgetown Road, 2nd Fl., Rockville, Md., (301) 231-0009, to build a \$350,000 unit at 5709 Durbin Road, Bethesda, in 'English Village;'

John Cokinos, 5600 Cromwell Drive, Bethesda, Md. (301) 440-7600, to build a \$200,000 unit at the same address;

Robinson Contracting, 1851 Long Corner Road, Mt. Airy, Md. 21771, (301) 913-8290, to build a \$500,000 unit at 4515 Drummond Avenue, Chevy Chase;

Four Brothers LLC, 4009 Georgia Ave., Washington, DC, (202) 423-8703, to build a \$425,000 unit at 4007 Underwood Street, Chevy Chase;

Douglas Construction Group, 8429 Fox Run, Potomac, Md., (301) 983-6947, to build a \$500,000 unit at 6301 Maiden Lane, Bethesda, in 'Oakwood Knolls;'

Clarksburg

NVR Inc., (301) 258-0002, to build a \$175,000 unit at 25366 Lynwood Farm Court, Clarksburg;

Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. 22101, (703) 734-9730, to build a \$300,000 unit at 2200 Winding Woods Way, Clarksburg, in 'Clarksburg Village;'

NVR Inc., to build three \$175,000 units in 'Cabin Branch,' Clarksburg, at:

- 22005 Moorhen Street,
- 21907 Fulmer Avenue
- 21909 Fulmer Avenue,

Other Locations

Joseph M. Brule, 18313 Wachs Terrace, Olney, Md. 20832, (240) 401-6022, to build a \$460,000 unit at 1105 Briggs Chaney Road, Silver Spring;

Daniel Bracamontes, 10003 Lawrence Pond Ct., Laurel, Md. 20708, (443) 851-5031, to build a \$383,200 unit at 20450 Zion Road, Gaithersburg;

NVR Inc., to build four \$175,000 units at 111, 125, and 129 Greentree Farm Drive, and 20784 Peach Tree Road, Dickerson;

Robert Wexler, 7708 Ivymount Terrace, Potomac, Md., (202) 503-7151, to build a \$250,000 unit at the same address;

Potomac Heritage Homes, 8306 Melody Court, Bethesda, Md. (301) 983-4319, to build a \$600,000 unit at 9912 Bexhill Drive, Kensington;

Toll Brothers, 2164 Columbia Gateway Dr., Columbia, Md., (410) 872-9105, to build a \$300,000 unit at 16651 Bridle Ridge Lane, Olney, in 'Trotters Glen;'

Liran Dori, 10312 Crown Point Court, Potomac, Md., (561) 880-7949, to build a \$500,000 unit at 11739 Gainsborough Road, Potomac;

Commercial Permits Issued

Feb. 13 – 27, 2019

Artis Senior Living, 1651 Old Meadow Road, #100, McLean, Va. (571) 376-6217, to build a \$3.5 million 64-unit senior facility at 8301 River Road, Potomac;

Kolon TissueGene, 9713 Key West Ave., 3rd Floor, Rockville, Md. (717) 977-1884, to build a \$2.08 million fit-out of 22,638 square feet of shell office space at 9713 Key West Avenue, Rockville;

St. Andrews Episcopal School, 8804 Postoak Drive, Potomac, Md., (301) 983-5200, to build a \$7.035 million improvement at the same address;

McDonald's, 7200 Muncaster Mill Road, Derwood, Md., (301) 948-5470, to build a \$150,000 renovation at the same address;

Forever 21, 3880 N. Mission Road, #3062, Los Angeles, Ca., (213) 763-7419, to build a \$980,000 fit-out of 16,888 square feet at 11160 Veirs Mill Road;

Friends House Retirement Community, 17340 Quaker Lane, Sandy Spring, Md. 20860, (301) 924-7523, to build a \$3.2 million, 20-unit multi-family building at 17215 Friends House Road, Sandy Spring;

MDA Wilkins LLC, 9141 Wilkins Ave., Rockville, Md., (301) 731-4767, to build a \$150,000 fit-out of 6,700 square feet at 12280 Wilkins Ave., Rockville;

Briggs Chaney Bank of America, 13808 Outlet Drive, Silver Spring, Md. (301) 890-7181, to build \$225,000 in fire damage repair at the same address;

Lerner, 2000 Tower Oaks Blvd., 8th Fl., Rockville, Md., (240) 783-5750, to build a \$229,100 fit-out at 11545 Rockville Pike, Rockville;

Pfizer, 8455 Colesville Road, #1620, Silver Spring, Md. (301) 354-4115, to build a \$400,000 fit-out at 8455 Colesville Road, Silver Spring;

Matchbox Restaurants, 1741 Business Center Drive, #200, Reston, Va., (703) 757-5000, to build a \$300,000 fit-out of 3,950 square feet at 919 Ellsworth Drive, Silver Spring;

RSg Architects, 14291 Park Meadow Drive, #300, Chantilly, Va. (703) 378-1864, x134, to build a \$850,000 fit-out at 9901 Medical Center Drive, Rockville;

Barry Wagner, 1010 Vermont Ave., NW, #400, Washington, DC, (202) 899-3026, to build a \$1.3 million conversion for Patient First clinic at 21044 Frederick Road, Germantown;

JBG/NCI Campus II, LLC, 4445 Willard Ave., #400, Chevy Chase, Md. (240) 333-3672, to build a \$9 million fit-out of 65,000 square feet at 9615 Medical Center Drive, Rockville;

City of G'burg Permits Issued

Wagman Construction, to build a \$3.2 million renovation and improvement at Asbury Methodist Village, at 201 Russell Avenue;

K.H. Best Construction, 10241 Little Brick House Street, Ellicott City, to build a \$150,000 fit-out for Hot Pot Hero, at 100 Paramount Park Drive;

Arcellx Inc., to build a new tenant fit-out at 25 W. Watkins Mill Road;

Sodu Fire Protection, Cockeysville, Md., to build a \$80,000 fit-out for George's Hot Pot & BBQ, at 24 Bureau Drive;

Real Estate Transactions of Note

BOP Studio Plaza Phase 1 LLC to **Montgomery County, Maryland**, c/o Dept. of Transportation. Public Parking Unit in 'Studio Plaza.' Located at 915 Silver Spring Avenue. Improved with parking garage. Zoned CR. Tax ID: 13-03796326, 37 and 48. Liber 57199, page 6. Deed date: February 6, 2019. *Purchase price: \$6,750,000.*

Hillandale Gateway LLC, c/o Housing Opportunities Commission, to **Hillandale Pad LLC**, Ralph J. Duffie Co., 57 Randolph Road, #200, Silver Spring, Md. 20904. Lot 1 in 'George Meany Center.' Located at 10140 New Hampshire Avenue, Silver Spring, Md. Lot is 43,671 square feet. Unimproved. Zoned CRT. Tax ID: 05-03644872. Liber 57222, page 103. Deed date: February 14, 2019. *Purchase price: \$1,920,000.*

Donald Cardinal Wuerl, Apostolic Administrator Roman Catholic Archbishop, to **Roeder Road LLC**, c/o SGA Companies, 7508 Wisconsin Avenue, 4th Floor, Bethesda, Md. 20814. Lot 12 (Block 3) in 'Spring Village.' Located at 700 Roeder Road, Silver Spring, Md. 20910. Lot is 7,354 square feet. Improved with 32,470 square foot office building. Zoned CR. Tax ID: 13-00967972. Liber 57200, page 113. Deed date: January 10, 2019. *Purchase price: \$4,573,000.* Deed of Trust: \$3.5 million, EagleBank.

Atlantic Management LLC, c/o Jia Lin Syi, to **16077 Comprint Cir. LLC**, 8316 Lily Stone Drive, Bethesda, Md. 20817. Unit 16079 in 'Comprint Professional Park.' Located at 16077 Comprint Circle, Gaithersburg, Md. 20877. Unit is 941 square feet. Tax ID: 09-02688243. Liber 57201, page 477. Deed date: January 25, 2019. *Purchase price: \$153,700.*

(Continued on Page 8)

Real Estate Transactions of Note (From p. 7)**RESIDENTIAL**

Eileen C. Clark to **C.M. Conlan Contractors & Builders**, 8014 Custer Road, Bethesda, Md. 20814. Lot 16 (3) in 'Orchardale.' Located at 5306 Sherrill Avenue, Chevy Chase, Md. 20815. Lot is 5,000 square feet. Improved with house (built 1948). Zoned R-60. Tax ID; 07-00644432. Liber 57190, page 366. Deed date: January 8, 2019. **Purchase price: \$710,000.**

Catherine H. McQueen to **5204 Kenwood LLC**, Julio Fernandes, 8750 Brookville Road, Silver Spring, Md. Lot 33 (Block 7) in 'Kenwood.' Located at 5204 Kenwood Avenue, Chevy Chase, Md. 20815. Lot is 13,108 square feet. Improved with house (built 1953). Zoned R-90. Tax ID: 07-00518446. Liber 57214, page 99. Deed date: January 23, 2019. **Purchase price: \$1,613,000.** Deed of Trust: \$2.66 million, Congressional Bank.

Lynwood Development LLC to **NVR, Inc.** Lot 5 in 'Lynwood.' Located at 25378 Lynwood Farm Court, Clarksburg, Md. 20871. Lot is 87,240 square feet. Unimproved. Zoned Residential. Tax ID: 02-03802793. Liber 57215, page 367. Deed date: January 30, 2018. **Purchase price: \$276,315.**

Builder Sales of Note

Mid-Atlantic Custom Builders LLC, Rockville, Md., to **Kush Arora et al.** Lot 6 (Q) in 'Oakwood Knolls.' Located at 7308 Pyle Road, Bethesda, Md. 20817. Lot is 9,261 square feet. Improved with new house. Zoned R-90. Tax ID: 07-00627051. Liber 57197, page 167. Deed date: January 17, 2019. **Purchase price: \$1,800,000.**

Bethesda Mews LLC, c/o Michael Harris Homes, to **Anne C. Choe et al.** Lot 8 (A) in 'Bethesda Mews.' Located at 5327 Camberley Avenue, Bethesda, Md. Lot is 6,116 square feet. Improved with new house. Zoned R-60. Tax ID: 07-03741832. Liber 57197, page 235. Deed date: February 5, 2019. **Purchase price: \$1,615,958.**

ASP 4411 Colfax Street LLC, c/o Wormald Companies, to **Jeffrey Saltman et al.** Lot 16 (4) in 'Kensington Estates.' Located at 4411 Colfax Street, Kensington, Md. 20895. Lot is 9,019 square feet. Improved with new house. Zoned R-60. Tax ID: 13-01204156. Liber 57188, page 282. Deed date: January 15, 2019. **Purchase price: \$1,308,000.**

Lybrook Builders LLC, c/o Rollingwood Builders, to **Courtney F. Monroe**. Lot 31 (Block 8) in 'Lybrook.' Located at 6625 Lybrook Court, Bethesda, Md. 20817. Lot is 20,094 square feet. Improved with new house. Zoned R-200. Tax ID; 07-00674600. Liber 57221, page 362. Deed date: January 28, 2019. **Purchase price: \$3,200,000.**

Custom Elegant Homes, c/o Neel Reddy, to **Jeffrey Rum**. Lot 11 in 'Horizon Hill, Part 1.' Located at 10515 Tulip Lane, Potomac, Md. 20854. Zoned RE-2. Tax ID: 10-00855123. Liber 57221, page 413. Deed date: January 31, 2019. **Purchase price: \$1,949,000.**

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