

Crofton Crossing 2200 Defense Highway, Crofton, Maryland

PROPERTY HIGHLIGHTS

Conveniently located in suburban Crofton, with easy access to Baltimore, Annapolis, Northern Virginia, Washington, D.C., the Atlantic Region, and the Port of Baltimore.

The property has great visibility and accessibility from the surrounding major intersection

Average household income within a 3-mile radius is \$117,603

Located approximately six miles from Fort George G. Meade, the nation's largest intelligence center.



ACQUISITION SUMMARY

Crofton Crossing is a Class A, four-story professional office building with a total net rentable area of 62,669 SF. The building was constructed in 1990 and is currently configured with 25 units. Property amenities include an atrium-style lobby, attractive common area finishes, appealing landscape and on-site management. The property is currently at 83% occupancy, which will provide an opportunity to increase cash flow with leasing the remaining vacancies.

Date Acquired	12/24/15	Year 1 Cash-on-Cash	13.8%
Square Footage	62,669	3-Year IRR	32.7%
Year Built	1990	5-Year IRR	26.0%
Purchase Price	\$6.195M		
Replacement Cost	\$14.1M		
Peak Value	\$13.9M		
Prior Debt	\$10.5M		



Contact Us

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