


AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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REAL ESTATE AUCTION

Starting Bid: \$750,000

UPPER MARLBORO

MULTIFAMILY PROPERTY

12 – Townhouse Units

– On 3.73 Acres –

Sale On Premises:

15488 MOUNT CALVERT ROAD

Prince George's County, Maryland 20772

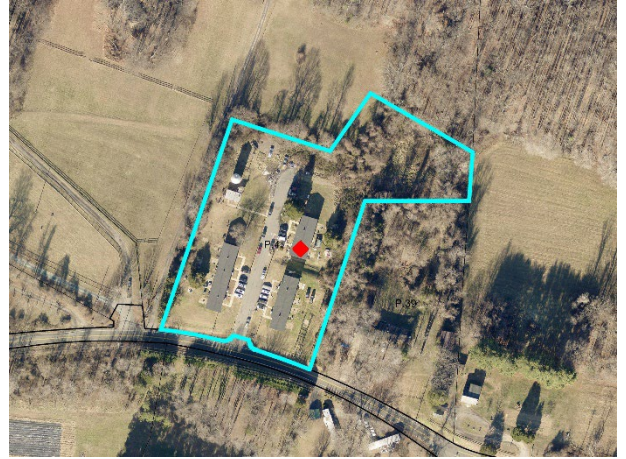
**THURSDAY, FEBRUARY 22, 2024
AT 12:00 NOON**

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

LOCATION:

15488 Mount Calvert Road, known as the Croom Manor Apartments and originally the Croom Army Family Housing Site, is in the Upper Marlboro area of Prince George's County. The facility was built as military oriented housing, owing to the proximity to Joint Base Andrews, 8 miles west, and a smaller military installation within 1 mile. The Town of Upper Marlboro, the Prince George's County Seat and home to a variety of government offices and the court complex, is approximately 6 miles north. With several major commuter routes, including Crain Highway (US-301) and Pennsylvania Avenue (MD-4), and Washington, D.C. easily accessible, the location is convenient to employment centers throughout the area.

Retail options, including grocery stores and restaurants, are along Crain Highway. Nearby recreational and cultural venues include the Patuxent River Park, Mount Calvert Historical & Archaeological Park, Maryland-National Capital Park and Billingsley House Museum. According to the Prince George's County Public Schools website, nearby schools include Mattaponi Elementary, Gwynn Park Middle and Frederick Douglass High, in addition to a variety of Charter, Montessori, parochial and independent schools.



LOCATION (continued):

The Croom Manor Apartments comprise three buildings containing a total of 12 units plus utility buildings. The site has ample on-site parking with plenty of room for additional spaces to be created. The asset offers a value-add opportunity in an area where housing remains in demand, while also retaining the calm, rural atmosphere that southern Prince George's County has been known for, for generations of residents.

For more information about the area, please visit:

Prince George's County, MD – <https://www.princegeorgescountymd.gov/>

Town of Upper Marlboro – <https://www.uppermarlboromd.gov/>

Prince George's County Public Schools – <https://www.pgcps.org/>

Prince George's County GIS Map – <https://www.pgatlas.com/>

SITE:

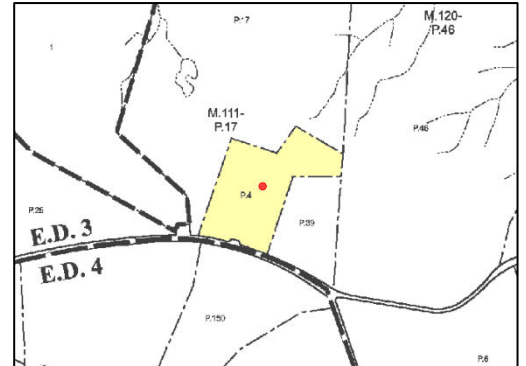
Lot size – 3.73 acres, more or less

Mostly level and clear lot fronting approximately 300' along Mount Calvert Road. Asphalt paved driveway and parking area for 15 head-in spaces and another 15 parallel spaces.

Serviced by private well and septic.

[GIS Map](#)

[SDAT Map](#)



ZONING:

AG – Agriculture – Non-Confirming Use for 12 Apartment Units

For more information about Prince George's County Zoning, please visit:

Zoning – <https://www.mncppc.org/5009/Zoning>

[Zoning Map](#)

IMPROVEMENTS:

The property is improved by 3 buildings totaling 12 two story townhome style apartment units plus utility buildings. The buildings feature a concrete block foundation, brick and vinyl-siding exteriors, asphalt shingle roof and vinyl-clad replacement windows. Units are all currently vacant, with previous occupants vacated in preparation for updating and repair.

Building 1 – 15470-15478 Mount Calvert Road:

5 partially updated townhome units each containing 3 bedrooms and 2.5 baths. Typical arrangement is as follows:

1st floor –

– Living/dining room combo: vinyl plank flooring with exit to rear

– Kitchen – vinyl plank flooring, electric appliances, stone countertops, washer/dryer connections

– Half bathroom – vinyl flooring

2nd floor –

– 3 bedrooms: carpet- 2 bathrooms: vinyl plank flooring

Mechanical –

– electric water heater 40 gal

– mixed oil furnaces and electric heat pumps with CAC and compressors

– 200-150 AMP electrical circuit

Building 2 – 15492-15498 Mount Calvert Road:

4 partially updated townhome units including two 3 bedroom and 1 bath units (inside-group) and two 2 bedroom and 1 bath units (end units). Partially updated kitchens. Finishes predominantly the same as Building 1.

Building 3 – 15484-15488 Mount Calvert Road:

3 townhome units needing updating and cosmetic repair, each arranged for 3 bedrooms and 1.5 bathrooms.

Utility Buildings

TITLE:

In fee simple; sold free and clear of all liens.

TAXES:

Current annual real estate taxes are \$8,188.58, based on a full value tax assessment of \$542,033.

SUMMARY TERMS OF SALE:


Please see the [*contract of sale*](#) for complete terms.

A \$75,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 12:00 Noon, Friday, February 23, 2024 at the Auctioneer's office (wire or cashier's check). Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos and auction registration:

<https://ajbillig.com/auction/15488-mount-calvert-road/>



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PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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