



OFFERING MEMORANDUM

PRESBYTERIAN HOME OF MARYLAND

400 GEORGIA COURT | TOWSON, MARYLAND 21204



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

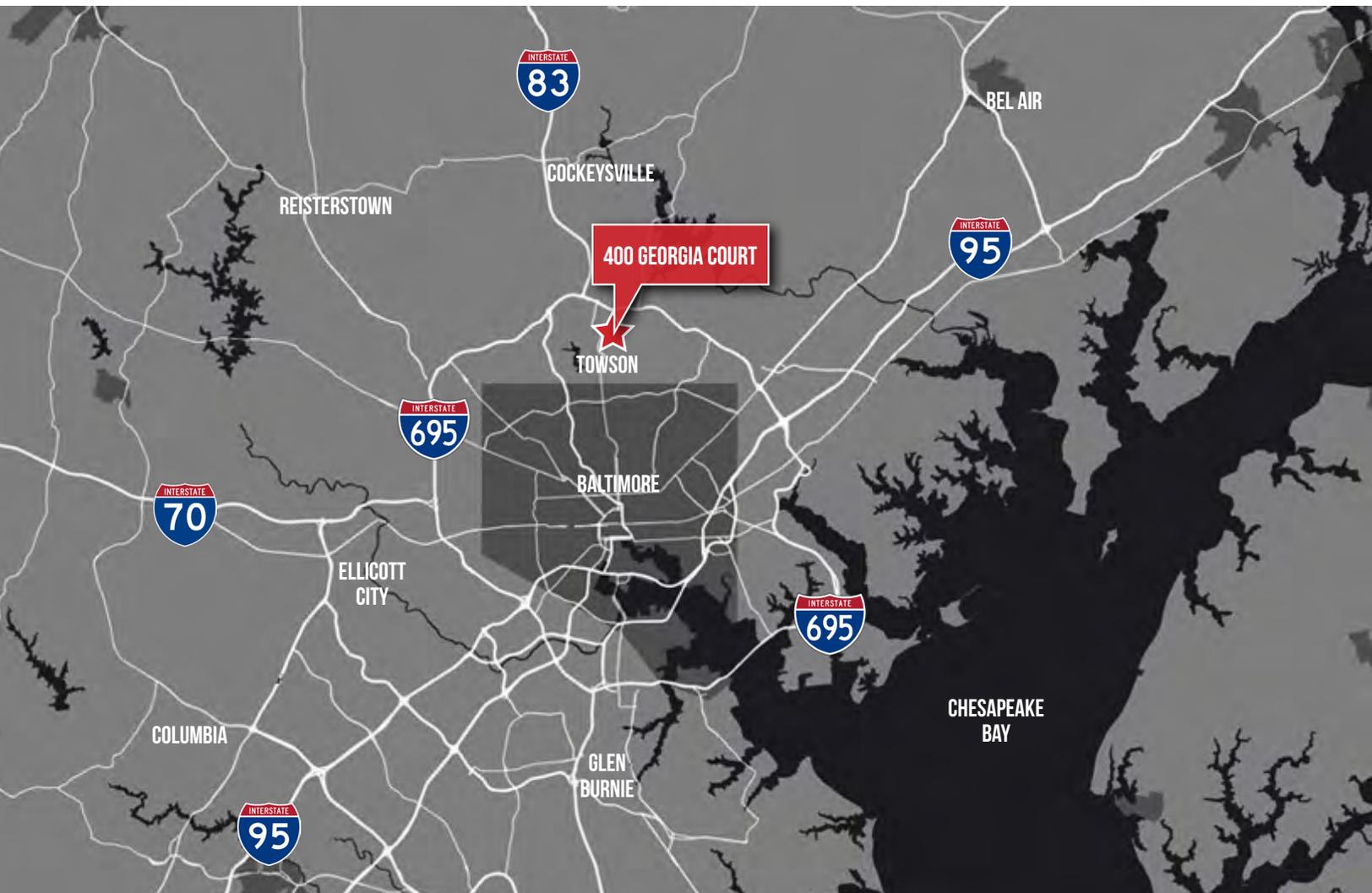
INTRODUCTION

Mackenzie Commercial Real Estate Services is pleased to present the opportunity to acquire the fee simple interest in 400 Georgia Court, an 72,706 square foot senior living center located in the Towson submarket of Baltimore County, Maryland. The Towson submarket is home to Towson University, St. Joseph Medical Center, Greater Baltimore Medical Center (GBMC), and Stanley Black and Decker.

400 Georgia Court is situated on 4.380 acres of land zoned DR 5.5, which presents the opportunity to continue operating a senior living facility or the development of single family or semi-detached homes. West Towson area is one of Baltimore County's most sought-after residential communities with easy access to the Towson core office, retail, and residential projects, all within easy walking distance.

PROPERTY HIGHLIGHTS

- ▶ Existing operating senior living facility
- ▶ 4.3 lush acres
- ▶ Existing DR 5.5 zoning
- ▶ Within walking distance of Towson retail and office markets
- ▶ Adjacent to quiet residential neighborhood of West Towson
- ▶ Rare property availability in mature market





BID SUBMISSION

Investors should supply the following information in their bid submission:

- ▶ Price
- ▶ Contingencies and due diligence requirements (if any)
- ▶ Description of the investor
- ▶ Source of equity capital and any approval requirements

TRANSACTION GUIDELINES

- Terms:** All cash at closing
- Property Inspection:** Guided tours are available upon request.
- Deadline:** A formal request for offers will be forthcoming, providing ample time for bid submission.

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