

ECONOMIC AND STATISTICAL INFORMATION

Charles County, Maryland Assessed and Estimated Market Value of All Property Classes

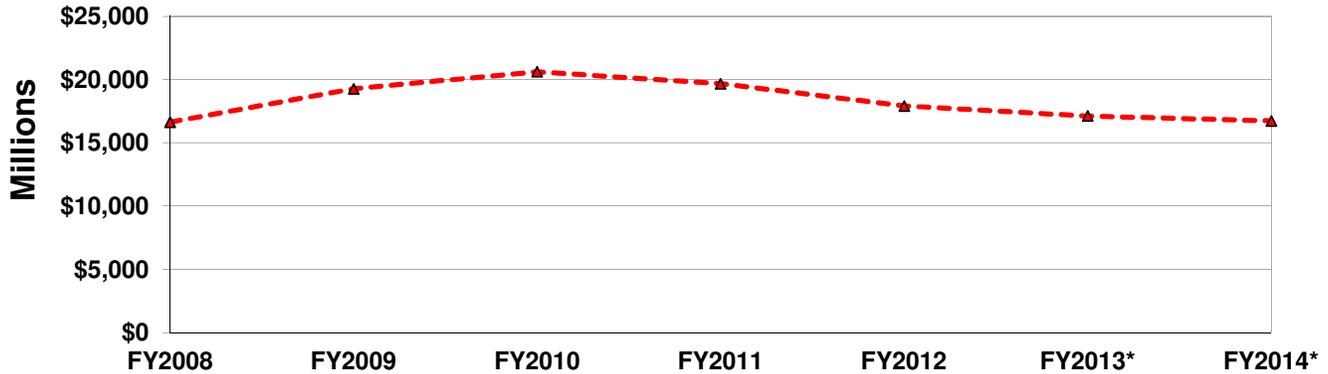
(amounts expressed in thousands)

Fiscal Year Ended June 30th	Real Property Full Year	Real Property Partial Yr.	Business Personal Property	Railroads & Public Utilities	Ordinary Business Corporations	Total Assessed Value	Total Market Value
2008	\$14,947,505	\$233,313	\$7,285	\$187,147	\$661,521	\$16,036,772	\$16,624,860
2009	\$17,572,237	\$185,558	\$5,641	\$195,176	\$808,399	\$18,767,010	\$19,272,897
2010	\$18,848,560	\$161,648	\$5,233	\$205,120	\$802,290	\$20,022,851	\$20,612,660
2011	\$17,816,916	\$99,738	\$7,901	\$262,617	\$785,848	\$18,973,019	\$19,681,322
2012	\$16,566,497	\$138,408	\$8,284	\$255,918	\$693,248	\$17,662,354	\$17,918,272
2013*	\$15,768,400	\$131,283	\$8,190	\$265,947	\$681,888	\$16,855,708	\$17,121,655
2014*	\$15,338,900	\$200,850	\$7,980	\$272,350	\$644,300	\$16,464,380	\$16,736,730

Source: Maryland State Department of Assessments & Taxation.

* Estimated by the Department of Fiscal Services and Administrative Services, Charles County, MD.

Estimated Market Value



Ten Leading Tax Payers

(Fiscal Year 2013)

<u>Taxpayer</u>	<u>Property Tax Billed</u> ¹	<u>Property Assessment</u>
NRG Energy, Inc. (formerly Gen On Energy, Inc.).....	\$14,625,604	\$643,982,590 *
Southern Maryland Electric Coop Inc.....	2,600,791	98,421,600
Dominion Cove Point LNG,LP.....	1,621,726	61,370,890
Charles Mall Company LTD Partnership.....	1,474,515	139,500,000
Verizon Maryland INC.....	1,221,597	46,228,850
API Town Center South LLC.....	739,899	69,999,900
Washington Gas Light Company.....	695,418	26,316,680
Madison Waldorf LLC.....	492,820	46,624,400
Potomac Electric Power Company.....	473,090	17,903,130
SVF Waldorf LLC.....	468,781	44,350,100

Source: Maryland State Department of Assessments and Taxation/ Charles County Department of Fiscal Services and Administrative Services

¹ State and Volunteer Fire & EMS taxes are excluded from property tax billed.

* Estimated personal property assessment based on Fiscal Year 2011 assessment.

ECONOMIC AND STATISTICAL INFORMATION

Fiscal Years	County-Wide Property Tax Rates Per \$100 Assessed Value							
	<u>Real Property</u>				<u>Business Property</u>			
	General County (Including Education)	Fire and Rescue Tax	State	Total	General County (Including Education)	Fire and Rescue Tax	State*	Total
2010	\$0.962	\$0.064	\$0.112	\$1.138	\$2.4050	\$0.16	\$0.28	\$2.845
2011	0.962	0.064	0.112	1.138	2.4050	0.16	0.28	2.845
2012	1.0025	0.064	0.112	1.1785	2.50625	0.16	0.28	2.94625
2013	1.0570	0.064	0.112	1.2330	2.64250	0.16	0.28	3.08250
2014	1.1410	0.064	0.112	1.3170	2.85250	0.16	0.28	3.29250

* Non-utility generators are exempt from State Business Property Tax.

How are your Property Taxes calculated?



Assessed property value	\$250,000 ^a
Divided by \$100 increments	\$100 ^b
Multiplied by the combined tax rate	\$1.317 ^c
Total property taxes due	\$3,293

- a) All property is physically inspected once every three years and any increase in full cash value arising from such inspections is phased in over the ensuing three taxable years in equal annual installments. A tax cap is set by the County Commissioners annually and can range from 0% to 10% of the prior year liability. The current year tax cap is 7%. Conversely, any decrease in full cash value is recognized in full in the first year and the tax bill remains flat until the next reassessment.
- b) Property taxes are calculated per \$100 of assessed value.
- c) Combined tax rate is broken down into \$1.205 County (includes \$0.064 Volunteer Fire & EMS) and \$0.112 State.

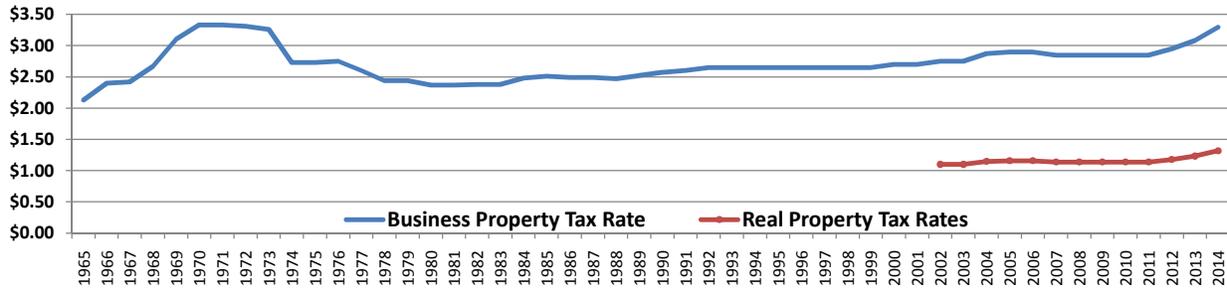
County Tax Levies (net of additions and abatelements)			
Fiscal Years	County (Including Education)	Fire and Rescue Tax	State
2008	\$165,599,544	\$11,017,019	\$16,885,433
2009	194,249,210	12,923,024	19,822,354
2010	206,470,878	13,736,111	21,223,149
2011	197,305,606	13,065,673	19,995,819
2012	194,084,225	12,178,023	18,895,405
2013*	190,760,517	12,178,228	19,347,608
2014 Est.	191,486,365	12,184,013	19,326,587

Source: Audited financial statements of the County for the fiscal years 2008-2012

*Unaudited as provided by the Department of Fiscal Services and Administrative Services, Charles County, MD

ECONOMIC AND STATISTICAL INFORMATION

Charles County Tax Rates/Budget: 50 Year History



FISCAL YEAR	BUSINESS PROPERTY TAX RATES				REAL PROPERTY TAX RATES				INCOME TAX RATE*	BUDGET
	FIRE	COUNTY	STATE	TOTAL	FIRE	COUNTY	STATE	TOTAL		
1965	0.10	1.85	0.18	\$2.13					N/A	\$2,603,404
1966	0.10	2.15	0.15	\$2.40					N/A	\$3,265,257
1967	0.10	2.15	0.17	\$2.42					50%	\$4,161,236
1968	0.10	2.40	0.17	\$2.67					50%	\$5,551,983
1969	0.10	2.80	0.20	\$3.10					50%	\$6,851,980
1970	0.10	3.05	0.18	\$3.33					50%	\$7,909,728
1971	0.10	3.05	0.18	\$3.33					50%	\$9,022,620
1972	0.10	3.00	0.21	\$3.31					50%	\$12,253,480
1973	0.10	2.95	0.21	\$3.26					50%	\$14,413,586
1974	0.10	2.42	0.21	\$2.73					50%	\$16,331,993
1975	0.10	2.42	0.21	\$2.73					50%	\$19,005,734
1976	0.10	2.42	0.23	\$2.75					50%	\$24,450,701
1977	0.10	2.27	0.23	\$2.60					50%	\$23,208,952
1978	0.10	2.14	0.20	\$2.44					50%	\$25,587,735
1979	0.10	2.14	0.20	\$2.44					45%	\$26,990,058
1980	0.10	2.07	0.20	\$2.37					40%	\$32,206,942
1981	0.10	2.07	0.20	\$2.37					45%	\$31,719,728
1982	0.10	2.07	0.21	\$2.38					50%	\$35,059,911
1983	0.10	2.07	0.21	\$2.38					50%	\$38,650,500
1984	0.10	2.17	0.21	\$2.48					50%	\$43,316,062
1985	0.15	2.15	0.21	\$2.51					50%	\$49,649,070
1986	0.15	2.13	0.21	\$2.49					50%	\$54,866,100
1987	0.15	2.13	0.21	\$2.49					45%	\$64,574,398
1988	0.15	2.11	0.21	\$2.47					45%	\$69,756,088
1989	0.15	2.16	0.21	\$2.52					50%	\$82,880,250
1990	0.15	2.21	0.21	\$2.57					50%	\$95,942,900
1991	0.16	2.23	0.21	\$2.60					50%	\$92,789,500
1992	0.16	2.28	0.21	\$2.65					50%	\$96,175,850
1993	0.16	2.28	0.21	\$2.65					50%	\$94,202,500
1994	0.16	2.28	0.21	\$2.65					50%	\$101,000,000
1995	0.16	2.28	0.21	\$2.65					50%	\$111,468,000
1996	0.16	2.28	0.21	\$2.65					50%	\$115,787,000
1997	0.16	2.28	0.21	\$2.65					50%	\$121,319,200
1998	0.16	2.28	0.21	\$2.65					50%	\$129,179,500
1999	0.16	2.28	0.21	\$2.65					2.52% **	\$137,248,500
2000	0.16	2.33	0.21	\$2.70					2.81%	\$152,185,700
2001	0.16	2.33	0.21	\$2.70					2.85%	\$161,893,300
2002	0.16	2.38	0.21	\$2.75	0.064	0.952	0.084	\$1.10	2.90%	\$171,108,600
2003	0.16	2.38	0.21	\$2.75	0.064	0.952	0.084	\$1.10	2.90%	\$190,253,600
2004	0.16	2.38	0.33	\$2.87	0.064	0.952	0.132	\$1.148	2.90%	\$197,452,600
2005	0.16	2.405	0.33	\$2.895	0.064	0.962	0.132	\$1.158	2.90%	\$213,559,200
2006	0.16	2.405	0.33	\$2.895	0.064	0.962	0.132	\$1.158	2.90%	\$243,388,300
2007	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$273,508,600
2008	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$302,328,000
2009	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$312,519,000
2010	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$311,168,600
2011	0.16	2.405	0.28	\$2.845	0.064	0.962	0.112	\$1.138	2.90%	\$305,018,610
2012	0.16	2.50625	0.28	\$2.94625	0.064	1.0025	0.112	\$1.1785	2.90%	\$307,623,600
2013	0.16	2.64250	0.28	\$3.0825	0.064	1.0570	0.112	\$1.233	2.90%	\$325,073,900
2014	0.16	2.85250	0.28	\$3.2925	0.064	1.1410	0.112	\$1.317	3.03%	\$339,071,600

The "truth in taxation" bill was passed. In order to make real property tax bills simpler and easier to understand, the General Assembly, under Chapter 80 of the Acts 2000, requires that property tax rates on real property be based on a full cash value assessment. As a result, real property tax rates were reduced by 40% effective July, 1, 2001 (FY2002.)

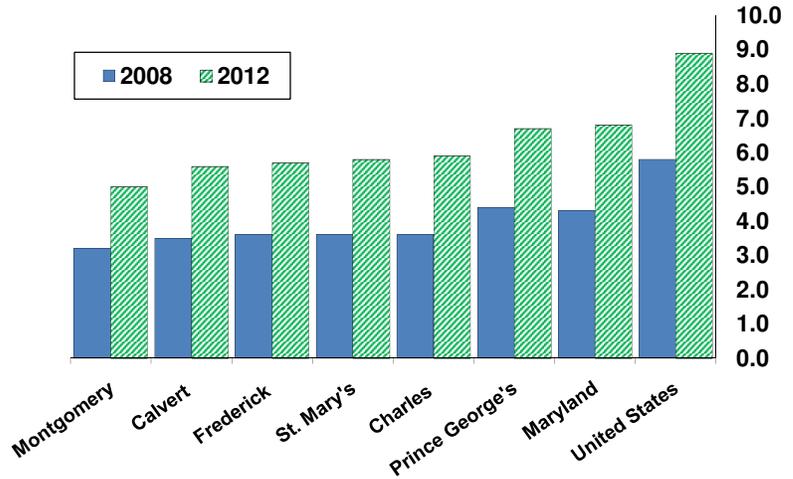
* Income Tax rates are shown as calendar years.

** In order to hold the Counties harmless from any tax policies implemented by the State, the method used to calculate the local tax was changed in calendar year 1999. The rate was changed to be calculated as a % of the individual's Maryland taxable income. In prior years, the local tax was calculated as a % of the calculated Maryland tax. The local rate of 2.81% for calendar year 2000 equated to approximately 56% of the State liability.

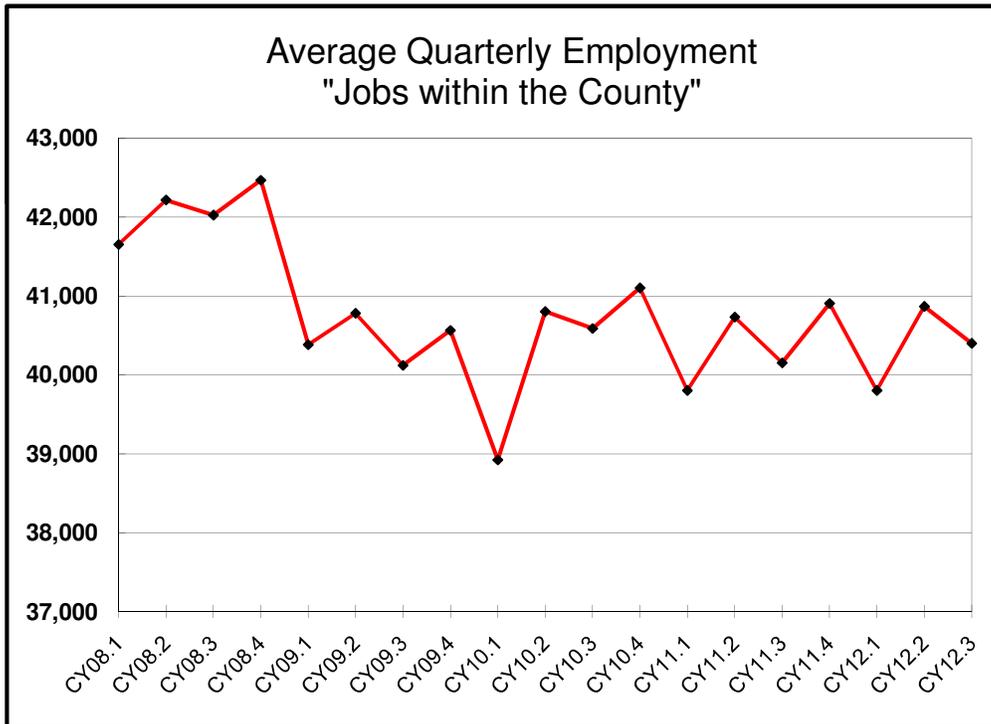
ECONOMIC AND STATISTICAL INFORMATION

Average Annual Unemployment Rate

<u>Calendar Year:</u>	<u>2008</u>	<u>2012</u>
Montgomery County	3.2	5.0
Calvert County	3.5	5.6
Frederick County	3.6	5.7
St. Mary's County	3.6	5.8
Charles County	3.6	5.9
Prince George's County	4.4	6.7
State of Maryland	4.3	6.8
United States	5.8	8.9



The average annual unemployment rate for Maryland continues to be well below the national average. Charles County continues to have a lower unemployment rate than the State average.



The quarterly employment for the fourth quarter of Calendar Year 2010 is at the highest point since the fourth quarter of Calendar Year 2008 and has leveled off in Calendar Year 2011 and 2012.

Source: Maryland Department of Labor, Licensing, & Regulation and the Bureau of Labor Statistics
 Estimates are revised to the 2011 benchmark from the Current Population Survey. Published April 2012

ECONOMIC AND STATISTICAL INFORMATION

Major Employers

<u>Employer</u>	<u>Number of Employees</u>	<u>Employer</u>	<u>Number of Employees</u>
Charles County Board of Education.....	3,430	Target.....	400
Naval Department of Defense at Indian Head.....	3,404	McDonald's.....	396
Charles County Government.....	1,638	Southern MD Electrical Coop.....	386
College of Southern Maryland.....	819	Genesis Health Care.....	312
Civista Medical Center.....	805	Bloomin' Brands (formerly OSI Restaurant Partners).....	300
Wal-Mart/Sam's Club.....	592	Charles County Nursing & Rehab. Center.....	255
Facchina Corporation.....	550	Darden Restaurants.....	253
Safeway.....	475	Macy's	250

Source: Economic Development Office as of April 2013.

Hourly Wage Rates

<u>Selected Occupations</u>	<u>Local Median</u>	<u>State Median</u>	<u>Selected Occupations</u>	<u>Local Median</u>	<u>State Median</u>
Accountants & Auditors.....	\$33.50	\$33.00	Machinists.....	\$25.75	\$22.50
Aerospace Engineers.....	52.50	55.50	Network Administrators.....	37.00	40.00
Bookkeeping/Accounting Clerks.....	18.75	19.25	Packers and packagers, hand.....	9.75	9.75
Computer Systems Analyst.....	44.00	39.50	Retail Salesperson.....	10.25	10.00
Customer Service Representatives.....	12.50	16.00	Registered Nurse.....	32.00	34.00
Electrical Engineers.....	44.00	44.00	Secretaries.....	18.00	17.75
Electrical & Electronic Eng. Techs.....	42.25	33.00	Shipping/Receiving Clerks.....	13.75	14.75
Industrial Truck & Tractor Operators.....	14.50	16.50	Team Assemblers.....	11.25	14.25

Source: Maryland Department of Labor, Licensing and Regulation, Office of Labor Market Analysis and Information; last updated April 2013. Wages were adjusted for inflationary pressure through December 2012. Local Wage Rates represent Southern Maryland which includes Calvert, Charles, and St. Mary's counties. Wages may vary by industry, employer, and locality.

Number of Charles County 2011 Income Tax Returns by Maryland Adjusted Gross Income Class

<u>Maryland Adjusted Gross Income</u>	<u>Number of Returns</u>	<u>% of Total</u>	<u>Charles County as a % of Maryland</u>
\$0-\$9,999.....	1,239	2.3%	1.8%
\$10,000 under \$20,000.....	6,551	11.9%	2.1
\$20,000 under \$30,000.....	5,996	10.9%	2.0
\$30,000 under \$40,000.....	5,184	9.4%	2.0
\$40,000 under \$50,000.....	4,664	8.5%	2.2
\$50,000 under \$100,000.....	17,096	31.1%	2.8
\$100,000 and over.....	14,202	25.9%	2.9
Taxable Returns.....	54,932	100.0%	2.4%
Non-Taxable.....	11,601		2.0
Total- All Returns.....	<u>66,533</u>		<u>2.3%</u>

Source: Office of the Maryland Comptroller of the Treasurer

ECONOMIC AND STATISTICAL INFORMATION

Income

Median household income and per-capita income for Charles County, the State, and other surrounding counties are shown below. Charles County ranks fourth for Median Household Income and seventh in Per Capita Income when compared to the other 22 counties in the State of Maryland and the City of Baltimore.

<u>Jurisdiction</u>	<u>Median Household Income</u>	<u>State Ranking</u>	<u>Per Capita Income</u>	<u>State Ranking</u>
Anne Arundel.....	\$85,690	5	\$39,857	3
Calvert.....	92,981	3	37,321	6
Charles.....	92,135	4	36,519	7
Frederick.....	82,668	8	36,343	8
Howard.....	105,692	1	46,594	2
Montgomery.....	95,660	2	48,357	1
Prince George's.....	73,447	11	32,117	14
St. Mary's.....	82,529	9	34,718	10
State of Maryland.....	72,419		35,751	

Source: 2007-2011 American Community Survey 5-Year Estimates

Educational Attainment

The percentage of adults in Charles County 25 years or older with a high school education or higher is greater than both the State and United States average while the percentage with a bachelor's degree or higher is less.

<u>Educational Attainment</u>	<u>Charles County</u>		<u>Maryland</u>	<u>United States</u>
	<u># of Residents</u>	<u>% of total</u>	<u>% of total</u>	<u>% of total</u>
Less than 9th grade.....	2,698	2.9%	4.5%	6.1%
9th to 12th grade, no diploma.....	6,105	6.5%	7.4%	8.5%
High school graduate (includes equivalency).....	28,781	30.6%	26.2%	28.6%
Some college, no degree.....	24,189	25.7%	19.6%	21.0%
Associate's degree.....	7,479	8.0%	6.3%	7.6%
Bachelor's degree.....	15,392	16.4%	19.9%	17.7%
Graduate or professional degree.....	9,360	10.0%	16.1%	10.5%
Population 25 years and over.....	94,004			
Percent high school graduate or higher.....		90.6%	88.2%	85.4%
Percent bachelor's degree or higher.....		26.3%	36.1%	28.2%

Source: 2007-2011 American Community Survey 5-Year Estimates

Charles County Sales and Use Tax Collections

As indicated in the following table Charles County's had an increase of 3.8% for FY12, while the entire State increased by 4.8%. Charles County represents 2.6% of the total state wide collection. The Sales and Use Tax Rate in Maryland is 6%.

(Dollars in Thousands)

<u>Class of Business</u>	<u>Fiscal Year</u>		<u>%</u>	<u>2012</u>	<u>2011</u>
	<u>2012</u>	<u>2011</u>	<u>Change</u>	<u>% of Total</u>	<u>% of Total</u>
General Merchandise.....	\$26,720	\$26,782	-0.2%	25.6%	26.7%
Food and Beverage.....	24,510	22,397	9.4%	23.5%	22.3%
Building and Contractors.....	15,289	15,520	-1.5%	14.7%	15.5%
Utilities and Transportation.....	9,536	8,543	11.6%	9.1%	8.5%
Automotive.....	7,422	7,645	-2.9%	7.1%	7.6%
Furniture, Fixtures, & Appliances.....	6,909	6,993	16.2%	6.6%	5.9%
Miscellaneous.....	6,728	5,947	-3.8%	6.5%	7.0%
Apparel.....	6,011	5,306	13.3%	5.8%	5.3%
Hardware, Machinery & Equipment...	1,101	1,094	0.7%	1.1%	1.1%
Total	\$104,227	\$100,227	4.0%	100.0%	100.0%
Assessment Collections	332	519	-36.0%		
Grand Total	\$104,559	\$100,746	3.8%		

Source: Retail Sales Tax Division of the Office of the Maryland Comptroller of the Treasury

ECONOMIC AND STATISTICAL INFORMATION

Population and Age Distribution

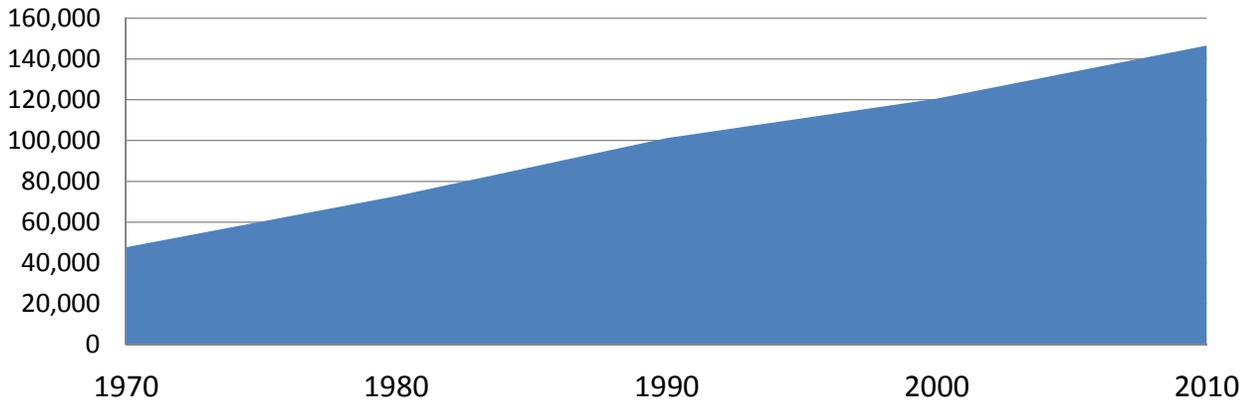
<u>Age</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2012</u> ⁽¹⁾
Under 5	5,674	5,975	8,769	8,628	9,780	9,734
5-9	6,537	6,721	8,631	9,891	10,241	10,554
10-14	5,928	8,273	7,853	10,376	11,587	12,034
15-19	4,283	7,908	7,731	8,971	11,661	11,944
20-24	3,033	5,588	7,761	6,118	8,851	8,955
25-34	7,193	12,506	19,351	17,401	17,309	17,714
35-44	5,402	10,853	16,820	22,749	24,498	23,946
45-54	4,283	6,308	11,346	17,062	24,000	25,575
55-64	2,846	4,614	6,389	10,525	14,974	16,405
65-74	1,633	2,674	4,145	5,460	8,245	8,826
<u>75 years or older</u>	<u>766</u>	<u>1,331</u>	<u>2,358</u>	<u>4,022</u>	<u>5,405</u>	<u>5,460</u>
All Ages	47,578	72,751	101,154	120,546	146,551	151,148
Percent of Population						
Under 20 years	47.1%	39.7%	32.6%	31.4%	29.5%	29.3%
Over 64 years	5.0%	5.5%	6.4%	7.9%	9.3%	9.5%
Median age	22.3	26.7	30.2	35.1	37.4	37.4

Source: U.S. Department of Commerce, U.S. Census Bureau

(1) Based on U.S. Census 2010 data for occupied housing units, with new Charles County U & O permit data added to 2010 number.

Average annual increase per 10 year increment... **4.3%** **3.4%** **1.8%** **2.0%**

Charles County Population 40 Year History



Race	
White.....	52.0%
Black or African American alone.....	40.1%
Hispanic or Latino (of any race).....	4.3%
Asian.....	3.0%
Other.....	0.6%

Gender	
Women.....	52.6%
Men.....	47.4%

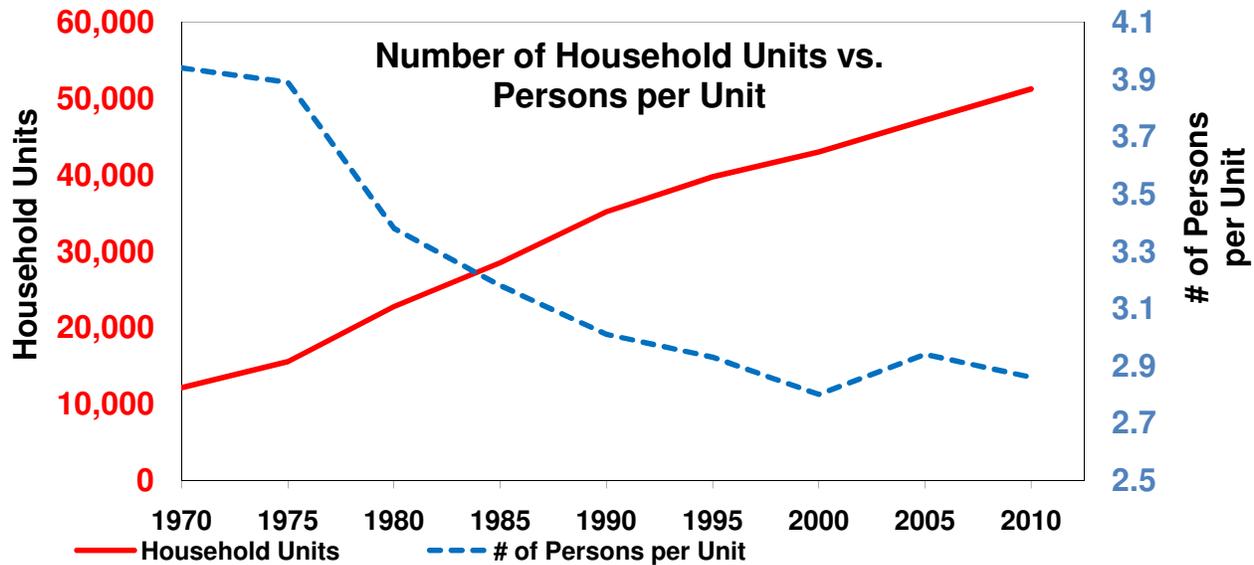
Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-year estimates

ECONOMIC AND STATISTICAL INFORMATION

Persons Per Residential Household

The total housing units for Charles County is estimated at 51,953. Per the 2010 Census the occupancy rate for Charles County is 93.2%. The number of persons per unit was on a decline from 1970 to 1995 and has leveled off to the current 2.83 persons per unit.

<u>Calendar Year Ending</u>	<u>Number of Occupied Housing Units</u>	<u>Number of Persons Per Unit</u>
1970	12,098	3.94
1975	15,519	3.89
1980	22,721	3.38
1985	28,498	3.18
1990	35,168	3.01
1995	39,736	2.93
2000	43,002	2.80
2005	47,161	2.94
2010 ⁽¹⁾	51,214	2.86
2012 ⁽²⁾	52,666	2.87



Source: U.S. Census Bureau / Charles County Department of Planning & Growth Management.

(1) U.S. Census Bureau, Census 2000; count as of 04/01/10

(2) Based on U.S. Census 2010 data for occupied housing units, with new Charles County U & O permit data added to 2010 number.

Type of Housing Units

	<u>% of Total</u>		<u>% of Total</u>
1 unit- detached.....	71.9%	5 to 9 units.....	2.5%
1 unit- attached.....	16.2%	10 to 19 units.....	1.7%
2 units.....	0.7%	20 or more units.....	3.1%
3 or 4 units.....	1.9%	Mobile home or other	2.0%

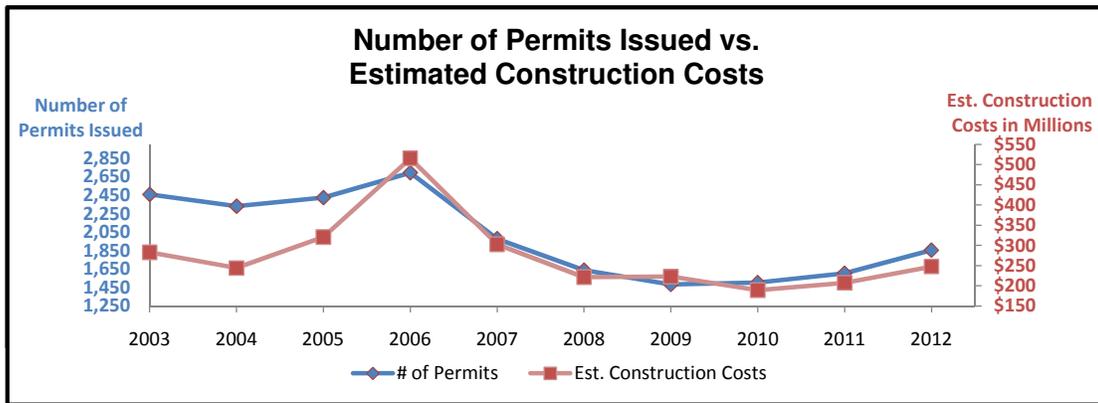
Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-year estimates.

ECONOMIC AND STATISTICAL INFORMATION

As set forth in the Ten-Year Building Permit Summary, the value of building permits issued annually has generally increased each year from 2003 to 2006. As a result of the current housing and economic slow down, permits have declined from 2007 to 2009, leveled off in 2010, and have begun to increase in 2011 and 2012.

Ten Year Building Permit Summary

Calendar Year	# of New Residential Units	# of New Commercial Permits	# of New Res. Misc. Permits	# of Comm. Alter./Add. Permits	Total Number of Permits	Total Estimated Construction Costs
2003	946	29	1,295	188	2,458	\$282,769,370
2004	807	37	1,283	203	2,330	243,840,425
2005	783	29	1,402	209	2,423	320,473,399
2006	1,043	32	1,381	237	2,693	515,266,408
2007	581	22	1,103	271	1,977	302,263,342
2008	397	41	930	268	1,636	221,314,567
2009	524	14	723	221	1,482	222,629,345
2010	520	15	761	206	1,502	189,021,394
2011	576	18	751	259	1,604	207,318,445
2012	643	15	935	261	1,854	247,602,902



As shown below, the County experienced a dramatic rise in the estimated average cost per single family dwelling unit between 2003 and 2006. A housing market slump has resulted in fewer number of new units and a slightly lower average cost per unit.

Single Family Dwelling (SFD)				
Year	Estimated Residential Construction Costs	No. of New SFD Units	Avg. Cost of New SFD Unit	% Chg.
2003	\$142,739,547	826	\$172,808	11.0%
2004	159,923,707	807	198,171	14.7%
2005	171,982,185	773	222,487	12.3%
2006	221,421,651	901	245,751	10.5%
2007	124,848,057	489	255,313	3.9%
2008	94,786,848	377	251,424	-1.5%
2009	87,588,186	363	241,290	-4.0%
2010	117,998,807	497	237,422	-1.6%
2011	110,281,837	432	255,282	7.5%
2012	112,328,874	474	236,981	-7.2%

Source: County Department of Planning & Growth Management, Permits and Inspections Division.

ECONOMIC AND STATISTICAL INFORMATION

Transportation

Highways: U.S. 301, MD 5, and MD 210 are the major highways through the county. Routes 5 and 210 connect to the National Capital Beltway (I-495) providing easy access to Washington D.C. and Northern Virginia. Route 301 connects the region with Baltimore and Richmond, and serves as an alternate to I-95 traffic through the Washington Capital area.

Rail: CSX Transportation **Truck:** 51 local and long-distance trucking establishments are located in Southern Maryland.

Air: Charles County's business district lies 45 minutes from Washington's Reagan National Airport and about an hour from both Dulles International and BWI Marshall Airports; Maryland Airport (2W5), near La Plata, is upgrading to a 4,200 foot runway and will be the closest airport to DC for corporate jet traffic when completed.

Water: Service by the Port of Baltimore. Channel depth of the Potomac River is sufficient to support shipping direct to Charles County.

Utilities

Electricity: Southern Maryland Electric Cooperative; customers may choose their electric supplier; county is home to NRG's Morgantown power generation plant with a capacity of 1,467 megawatts.

Gas: Washington Gas serves the northern area of the County.

Sewer: Waldorf, White Plains, Bryans Road, Cobb Island, Clifton, and Bel Alton are served by the county; the towns of La Plata and Indian Head have municipal sewer systems.

Water: The county provides water for St. Charles Communities, Waldorf, White Plains and Bryans Road; Indian Head and La Plata have municipal water systems.

Telecommunication: Broadband services include Verizon FiOS and Comcast Business Class; several carriers offer excellent wireless coverage and landline service.

Business/Industrial Property

Berry Business Park- is part of a 300 acre tract zoned as a Business Park, which permits a variety of employment uses. The first section, 92 acres, has received preliminary plan and traffic light approval. The first phase of the 92 acres site is projected to have 60,000 square feet of flex space, 7 pad sites, and a hotel site. At full build-out of the 92 acres, 1.1 million square feet of commercial space is anticipated.

Indian Head Science and Technology Park - 5 minutes from Indian Head Naval Base and 20 minutes from the Capital Beltway. This new park will accommodate 1.5 million s.f. of R&D, office, and industrial space on approximately 270+ acres.

St. Charles - The planned community of St. Charles consists of a 9,100 acre Planned Unit Development (PUD) and is one of the nation's largest PUD. It includes approximately 1,000 acres of existing industrial parks, offices, and retail centers in the commercial developed portion of the PUD. Total commercial square footage developed to date is estimated at 5 million square feet. Most of the industrial buildings are located in four business parks comprising over 1.5 million square feet of industrial space.

Waldorf Station- located at the northern end of Waldorf on the Charles County boundary with Prince George's County. It is situated at the intersection of US Route 301, the Route 5 Bypass, and the future Western Parkway, all major travel routes in the County. The project consists of approximately 140 acres, with nearly 500,000 s.f. of space allocated for commercial use. Two major sub-areas are bisected by US 301 right of way, and the CSX rail line crosses the southeast area. A mix of commercial businesses is proposed including office, hospitality, entertainment amenities, retail, residential, and recreation and civic amenities. Waldorf Station will be a transit-oriented mixed-use village.

Waldorf Technology Park - Master-planned, 387,000 s.f. Class A office and R&D complex on 64 acres; home to Marriott Residence Inn. Certified site: Eight-month delivery is available for a new, fully permitted, 20,000 s.f. flex building.

White Plains Business Park - Strategically located along US 301 in the developing White Plains business district. This 48 acre park offers Class A lease and condo office space, flex space, and pad sites. The Park is planned to be developed in three phases.

Market Profile Data

	<u>Low</u>	<u>High</u>	<u>Average</u>		<u>Low</u>	<u>High</u>	<u>Average</u>
Land- cost per acre:				Rental Rates- per square foot:			
Industrial	\$21,000	\$200,000	\$110,500	Warehouse/Industrial	\$5.25	\$14.00	\$9.00
Office	\$109,000	\$600,000	\$250,000	Flex/R&D/Technology	\$8.00	\$20.00	\$13.50
				Class A Office	\$13.00	\$35.00	\$18.50