

JERRY LEWIS ROOFING

26262 Three Notch Rd #14, Mechanicsville, MD 20659

Business Only
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

[Kyle Matthews](#)

Broker of Record

License No. 664913 (MD)



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Table of Contents

- 04** Business Overview
- 08** Financial Overview
- 10** Tenant Overview
- 11** Market Overview

BUSINESS OVERVIEW

Jerry Lewis Roofing

27275 Bohle Rd, Mechanicsville, MD 20659



INVESTMENT HIGHLIGHTS

Investment Highlights

Established, Reputable Platform Across the DMV

Well-known roofing and exterior services provider with a strong reputation across DC, Maryland, and Virginia, generating consistent organic demand and repeat business.

High Recurring Revenue Base (~70%)

Approximately 70% of revenue is recurring, supported by ongoing repair work and repeat customer relationships, providing strong revenue visibility and stability.

Entrenched Property Management Relationships

Trusted partner to commercial and residential property management companies, driving consistent repair and replacement work across a diversified client base.

Diversified Exterior Services Platform

Offers roofing, exterior replacements, and repair services, positioning the business as a one-stop solution and enabling cross-selling opportunities.

Attractive Financial Profile (~20% Margins in 2025)

Demonstrates strong profitability driven by operational efficiency, disciplined cost management, and favorable service mix.

Proven Sales Engine with High Close Rates

Strong conversion metrics, including ~30%+ residential, ~50% replacement, and ~80%+ commercial repair close rates, reflecting brand strength and effective sales execution.

Scalable Operations with Limited Owner Dependence

Supported by an experienced team and key managers expected to remain post-transaction, with the current owner minimally involved in day-to-day operations.

Clear and Actionable Growth Opportunities

Significant runway to scale through geographic expansion, additional sales hires, and deeper penetration of property management relationships.





Charlotte Hall

Golden Beach

Fox Hill



Charlotte Hall
Rural Subdivisions

Golden Beach
±1,228 Single Family Homes

Mechanicsville



Beverly Estates
±60 Single Family Homes

5

1 Mile

5 Miles

10 Miles

±28,000 VPD

Baptist Church Rd
Rural Subdivisions

Subject Property

Laurel Grove
±45 Single Family Homes

235

Woods at Myrtle Point
±150 Single Family Homes

Wicomico Shores
±400 Single Family Homes

±10,000 VPD

±61,000 VPD

234

Holly Oaks

5

Three Notch Rd & Chancellors Run

Three Notch Rd & Great Mills Rd

Lexington Park

5

PROJECT PHOTOS



FINANCIAL OVERVIEW

Jerry Lewis Roofing

27275 Bohle Rd, Mechanicsville, MD 20659



FINANCIAL SUMMARY

\$2,350,000

List Price

4.75x

EBITDA Multiple



2025 P&L Summary

	2025
Total Income	\$2,254,437.13
Cost Of Goods Sold	\$684,322.85
Gross Profit	\$1,570,114.28
Total Expenses	\$1,471,148.61
Net Operating Income	\$98,965.67
Net Other Income & Tax	\$44,093.50
Net Income	\$143,059.17
<i>Add-Backs</i>	
Officer's Salary	\$300,000.00
Interest Expense	\$22,932.88
Travel & Entertainment	\$3,911.27
Owner's Health Insurance	\$24,550.96
Adjusted EBITDA	\$494,454.28
Margin	21.9%



Business Summary

Jerry Lewis Roofing, Inc. is a family-owned and operated, third-generation roofing contractor based in Southern Maryland, providing residential and commercial roofing, siding, and gutter services throughout the broader DMV region. Established in 1996, the company has built a strong reputation over nearly three decades by delivering high-quality roof replacements, repairs, and exterior improvements, supported by licensed and insured operations and manufacturer-certified workmanship. Known for its customer-focused approach, Jerry Lewis Roofing offers free consultations, storm damage and insurance claim support, and comprehensive project execution, positioning itself as a trusted, full-service exterior contractor with deep local roots and a long-standing track record of reliability and craftsmanship.

Why Invest in Jerry Lewis Roofing?

Established, Multi-Generational Operator: 30 years in business with a third-generation ownership structure, reinforcing continuity, brand equity, and long-standing customer trust in Southern Maryland

Strong Local Reputation and Referral Base: Well-known regional brand with consistent customer satisfaction, driving repeat business and organic referrals in a relationship-driven market

Diversified Exterior Services Offering: Provides roofing, siding, gutters, and storm damage services, enabling multiple revenue streams and cross-selling opportunities across projects

Resilient, Needs-Based Demand Profile: Roofing replacement and repair services benefit from non-discretionary demand, including storm-related work and aging housing stock

Insurance Restoration Tailwinds: Established experience working with insurance claims positions the business to capture high-margin storm restoration work

Scalable Platform in Fragmented Market: Operates in a highly fragmented regional industry, presenting clear opportunities for geographic expansion and tuck-in acquisitions

Experienced Team and Operational Infrastructure: Skilled crews and established processes support consistent project execution, quality control, and capacity for continued growth

Attractive Mid-Atlantic Market Fundamentals: Located in a stable and growing region with strong homeownership rates and aging housing stock, supporting long-term demand for exterior services.

MARKET OVERVIEW

Jerry Lewis Roofing

27275 Bohle Rd, Mechanicsville, MD 20659



MECHANICSVILLE, MD



Market Demographics

105,871
Total Population

\$129,273
Median HH Income

55,321
Employed Population

39.1
Median Age

Local Market Overview

Mechanicsville, Maryland is a community in St. Mary's County in Southern Maryland, characterized by a mix of residential development, agriculture, and small local businesses. Its location along key routes such as MD-5 provides connectivity to nearby population centers like Waldorf and Lexington Park, making it a practical home base for commuters. The area has seen steady residential growth as people seek more affordable housing outside of higher-cost regions closer to Washington, D.C., while still maintaining access to employment hubs.

The local economy is influenced heavily by regional employment centers, particularly the Patuxent River Naval Air Station, which supports a large number of defense, engineering, and contractor jobs. In addition, healthcare, retail, construction, and skilled trades play an important role in supporting the local population. Small businesses, including home services like roofing and contracting, benefit from ongoing housing demand, property maintenance needs, and gradual population growth across St. Mary's County.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,104	7,513	17,810
Current Year Estimate	1,080	7,344	17,313
2020 Census	1,072	7,291	17,387
Growth Current Year-Five-Year	2.23%	2.30%	2.87%
Growth 2020-Current Year	0.74%	0.72%	-0.43%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	377	2,635	6,201
Current Year Estimate	364	2,538	5,940
2020 Census	360	2,496	5,832
Growth Current Year-Five-Year	3.51%	3.85%	4.39%
Growth 2020-Current Year	1.07%	1.68%	1.86%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$195,700	\$169,975	\$154,997

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for business. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

M&A BUSINESS TRACK RECORD

100+

Number of Locations
Sold

\$400M+

Total Transaction Value

53+

Number of Unique
Buyers

3,000+

Number of Owners in
Database



Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

27275
Bohle
Rd

Mechanicsville, MD 20659

XXXX

Year Built

±0 SF

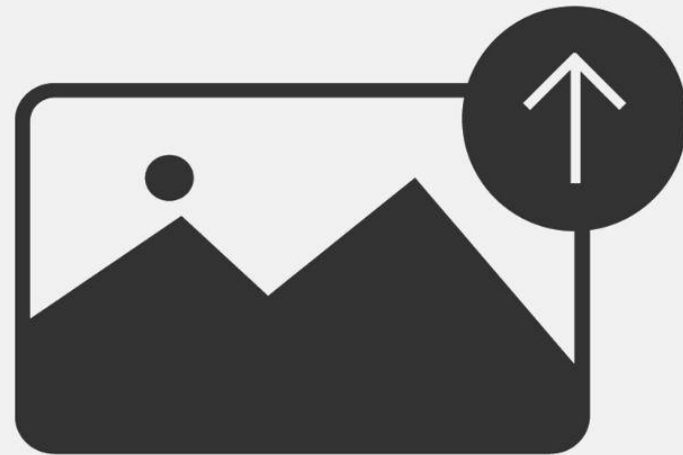
GLA

Xxxx

Lease Type

**Retail
Investment Opportunity**

Offering Memorandum



PENDING PHOTOS

MATTHEWS™

Executive Summary

27275 Bohle Rd XXXX
Mechanicsville, MD 20659 Year Built

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GLA

XXXX
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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



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Financial Summary

\$2,350,000

List Price

20.00%

Cap Rate

20.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



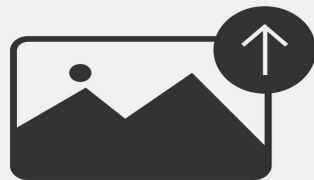
PENDING PHOTOS

Mechanicsville , MD

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



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**Retail
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