BUTCH'S AUTO BODY & PAINTING

620 Ritchie Rd, Capitol Heights, MD 20743

Business Only Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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INVESTMENT OVERVIEW

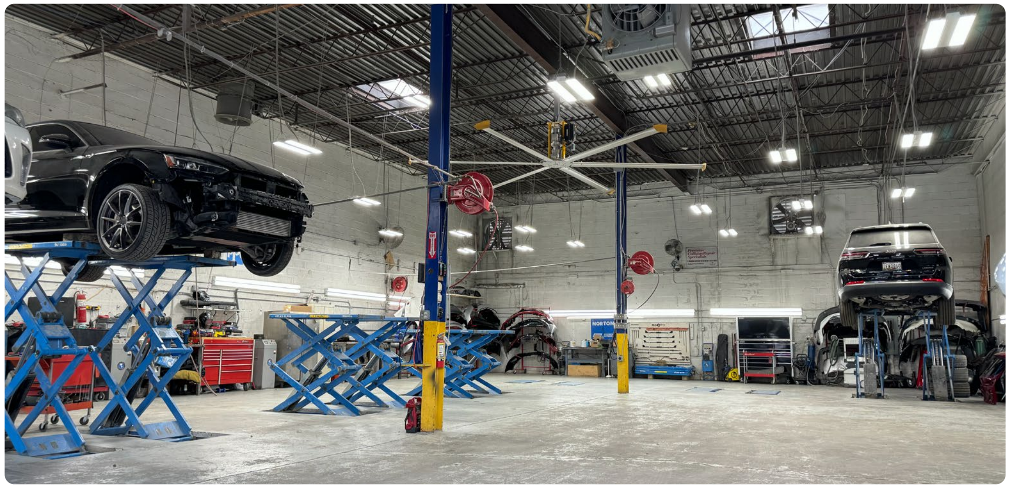
Butch's Auto Body & Painting
620 Ritchie Rd, Capitol Heights, MD 20743

Investment Overview

±16,000	±0.90	±20,625	1975
Total GLA (SF)	Lot Size (AC)	VPD (Richie Rd)	Year Built

Investment Highlights

- **Established Local Operator** With Over 51 Years of Reputation: Butch's Auto Body & Painting is a well-known, longstanding collision repair business in the Capitol Heights market, in operation since 1975. The shop has built a strong local reputation through consistent service quality and deep community ties, reflected in over 700 five-star Google reviews and making it a trusted name within the trade area.
- **Consistent Revenue Performance With Clean, Well-Documented Financials:** The operation has demonstrated steady, consistent revenue performance of approximately $6M in annual sales for several consecutive years, supported by disciplined expense management and professional bookkeeping. Financials are clean, transparent, and well-organized, providing buyers with a clear view of historical performance and an efficient diligence process.
- **Well-Located Facility Just Inside the Capital Beltway:** The property consists of a ±16,000 SF collision facility strategically situated on Ritchie Road, just off the Capital Beltway (I-495) with easy access to Washington, D.C., Route 50, and major commuter corridors. This central Prince George's County location offers strong visibility and efficient connectivity for a high-volume collision operation.




N
NORTHWEST STADIUM
LONGHORN STEAKHOUSE
amc
FRIDAYS
Chick-fil-A
± 225,351 VPD
495
Richie Station
target
PETSMART
CVS pharmacy
giant eagle
LOWE'S
AutoZone
Ascend Apollo
±424 Units
Jericho Residences
±270 Units
Everly Apartments
±45 Units
Summerfield at Morgan Metro
±478 Units
202
214
± 22,815 VPD
± 14,815 VPD
Everly Apartments
±260 Units
Subject Property
THE HOME DEPOT
GOODYEAR
Exxon
CALIBER
Wendy's
Central High School
±1,054 Students
Walker Mill Middle School
±1,054 Students
PRINCE GEORGE'S COMMUNITY COLLEGE
Prince George's Community College
±11,473 Students | ±914 Employees
7 ELEVEN
TIRES PLUS TOTAL CAR CARE
SONIC
Advance Auto Parts
FIVE GUYS BURGERS and FRIES
Chick-fil-A
Wawa
Richie Station
BJ's Live Generously.
ALDI
TJ·maxx
ASHLEY
DAVE & BUSTER'S
HOBBY LOBBY
Olive Garden
HYUNDAI MOTORSPORT
THE AUTO SPA EXPRESS
HONDA

Property Photos

Property Photos

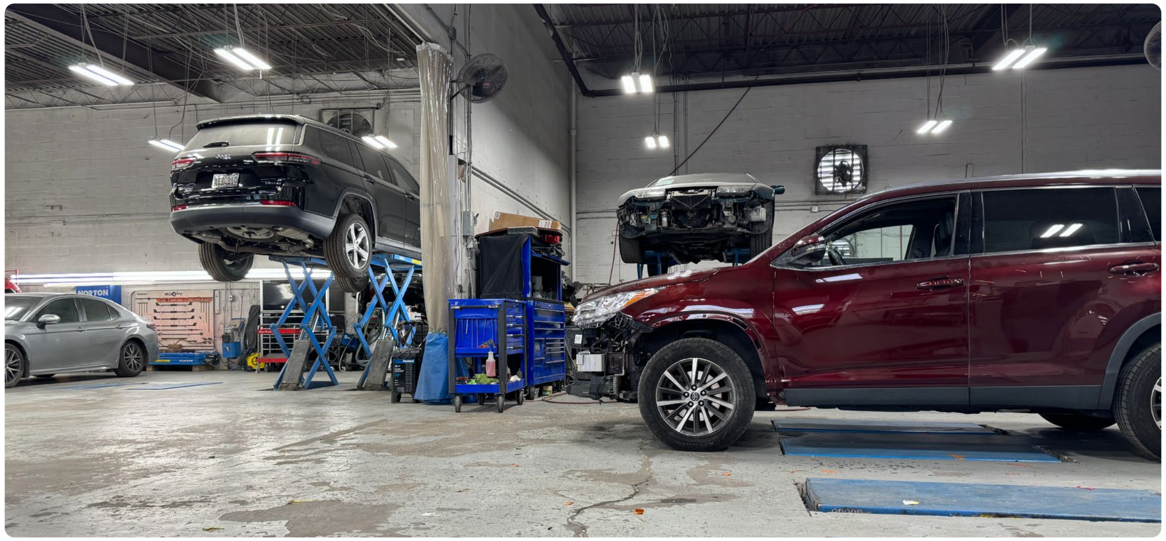
FINANCIAL OVERVIEW

Butch's Auto Body & Painting
620 Ritchie Rd, Capitol Heights, MD 20743

Financial Overview - Business

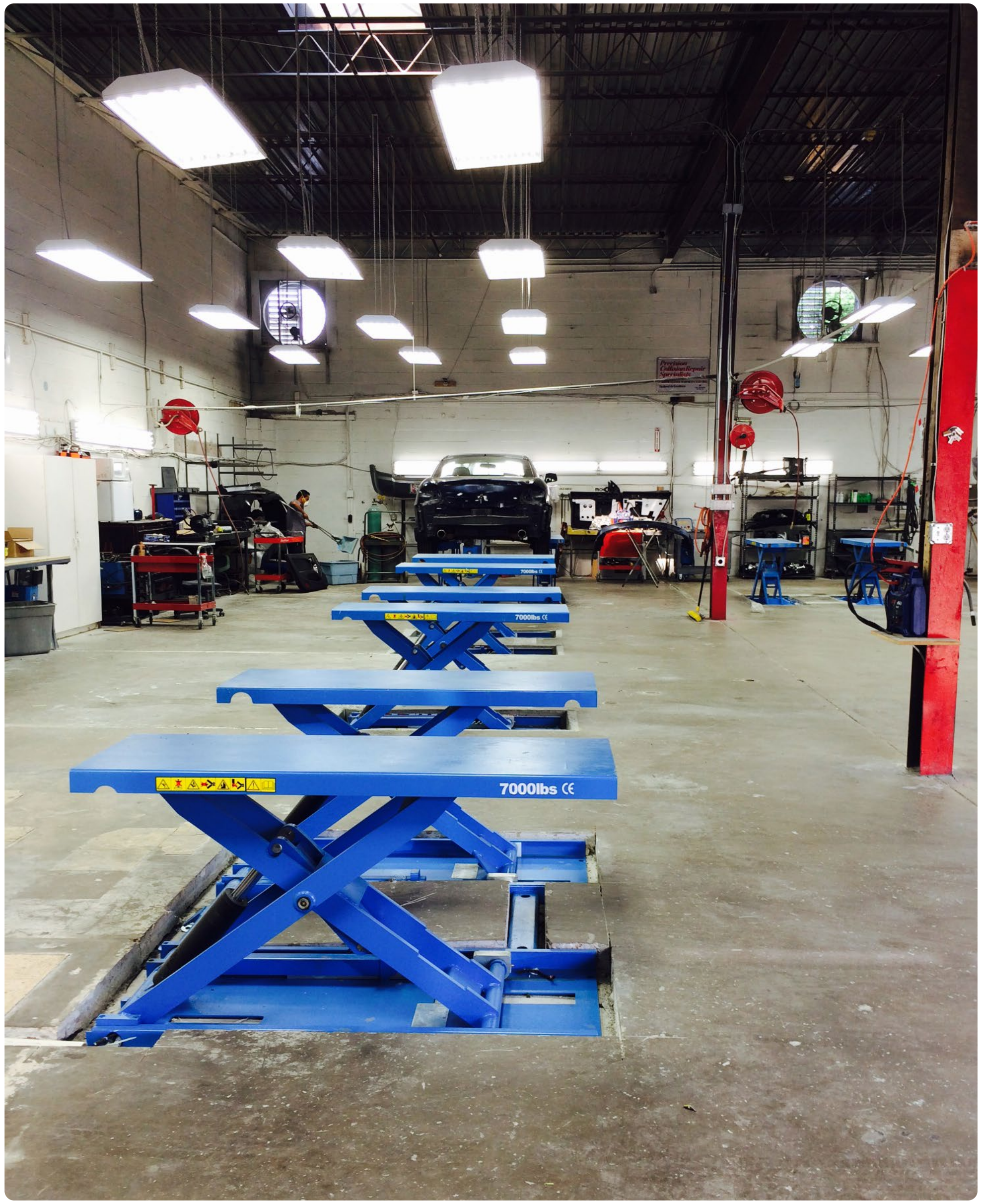
$5,500,000	2.0x	$2,741,139
Business List Price	EBITDA Multiple	EBITDA

Property Overview	
Business Name	Butch's Auto Body & Painting
Address	620 Ritchie Rd
City, State, Zip Code	Captiol Heights, MD 20743
Lot Size	±0.90
Total Square Footage	±16,000
Year Business Started	1975
Three Phase Power	208
Gas	Natural
Booth Heating	Natural
Oil Water Seperator	No
Parking Spots	50
Real Estate Leased	Yes
Annual Rent	$206,000



Profit & Loss Statement

	2024	2025	TTM
Revenue	$5,735,068	$6,044,757	$6,096,643
COGS	$2,577,720	$2,584,389	$2,395,415
Gross Profit	$3,157,349	$3,460,368	$3,701,227
Expenses	$1,921,802	$2,008,652	$1,936,434
Net Operating Income	$1,235,547	$1,451,716	$1,764,793
Addbacks			
Depreciation	$22,221	$0	$0
Interest Paid	$1,354	$3,610	$3,612
Meals & Eertainment	$5,849	$5,022	$7,565
Owner Wage Adjustment (Assumes GM Salary $150,000)	$907,178	$1,026,031	$965,169
EBITDA	$2,172,148	$2,486,379	$2,741,139
Margin %	37.87%	41.13%	44.96%



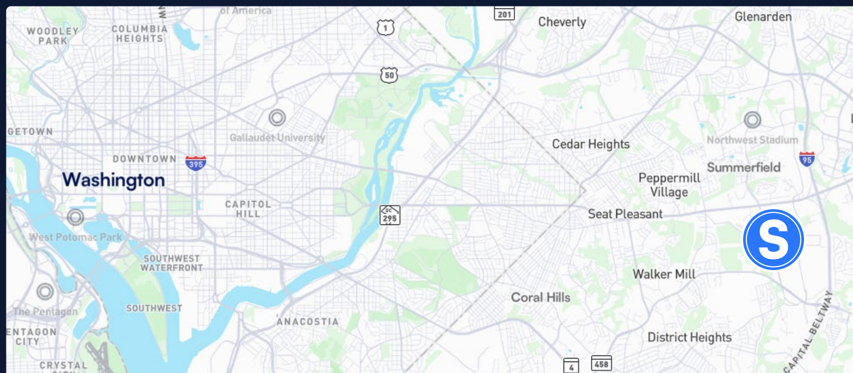
MARKET OVERVIEW

Butch's Auto Body & Painting
620 Ritchie Rd, Capitol Heights, MD 20743


Washington D.C. MSA

Capitol Heights, MD

Market Demographics



±11 Miles from Washington D.C.

4,016
Total Population

$97,155
Median HH Income

62.8%
Homeownership Rate

20.5%
% Bachelor's Degree

37.5
Median Age

$348,100
Median Property Value

Local Market Overview

Capitol Heights, Maryland is an established Prince George's County community immediately east of Washington, D.C., offering direct access to one of the nation's largest employment centers. The town is served by Interstate 495 (Capital Beltway), U.S. Route 50, and multiple Metro stations nearby, providing convenient connections to downtown Washington, Joint Base Andrews, Reagan National Airport, and the broader Baltimore—Washington region. Its location places residents and businesses within a short drive of major federal agencies, healthcare providers, and regional commercial districts.

The surrounding area benefits from a diverse economic base supported by government, healthcare, education, professional services, and logistics. Ongoing public and private investment throughout Prince George's County, including mixed-use redevelopment, transportation improvements, and new residential construction, continues to strengthen the local market. Capitol Heights' proximity to Washington, D.C. and its access to a large regional workforce make it an attractive location for employers, service providers, and long-term commercial investment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	3,686	101,776	282,416
2025 Population	3,657	102,034	288,705
2030 Population Projection	3,695	103,361	295,810
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	1,306	39,154	107,239
2025 Households	1,296	39,317	109,631
2030 Household Projections	1,311	39,878	112,555
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$144,140	$114,165	$112,333

Washington D.C.

Washington, D.C., serves as the nation's capital and one of the most influential economic centers in the United States. Home to the federal government, numerous international organizations, and more than 175 embassies, the city supports a diverse economy driven by government, professional services, technology, healthcare, education, and tourism. Washington is also a major transportation hub, with access to three international airports, an extensive Metro system, and direct connections to the Northeast Corridor, providing convenient access to major East Coast markets. The region's stable employment base, highly educated workforce, and continued public and private investment contribute to sustained economic activity and long-term growth.

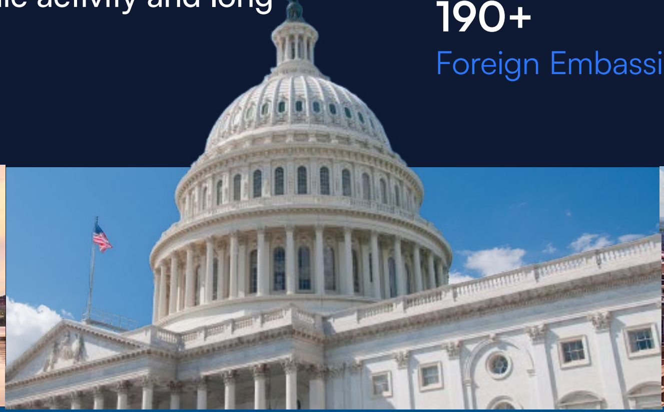
Sources: U.S. Bureau of Labor Statistics, Washington.org

40+ Colleges & Universities
250,000 Students

720,000+
District Employment Base

$192.3B
Gross Domestic Product

190+
Foreign Embassies & Diplomatic Missions



Higher Education

300+	100,000+	$29,000	100
Academic Programs	Total Enrollment	Avg In-State Tuition	NCAA Athletic Teams

Academic Profile
Washington, D.C.'s colleges and universities collectively offer more than 300 undergraduate, graduate, doctoral, and professional programs spanning business, law, medicine, engineering, international affairs, public policy, healthcare, and the liberal arts. The District is home to nationally recognized institutions including Georgetown University, George Washington University, Howard University, American University, and the University of the District of Columbia, creating one of the nation's most diverse higher education ecosystems.

Enrollment & Demographics
The District's higher education institutions enroll more than 100,000 students annually, attracting learners from all 50 states and over 150 countries. The concentration of undergraduate, graduate, and professional students supports sustained demand for housing, retail, dining, and neighborhood services throughout the city.

Regional & National Draw
Washington, D.C.'s proximity to the federal government, international organizations, nonprofit headquarters, and major employers provides students with unmatched internship, research, and career opportunities. Universities maintain strong partnerships with federal agencies, healthcare systems, think tanks, and Fortune 500 companies, making the city a leading destination for higher education and workforce development.

Community & Economic Impact
Higher education serves as a major economic engine for Washington, D.C., supporting thousands of jobs while generating billions of dollars in annual economic activity through research, healthcare, innovation, construction, and student spending. Universities play a significant role in attracting talent, supporting local businesses, and driving long-term economic growth.

Why D.C. Universities Matter to Investors

- Consistent demand driver: More than 100,000 students create steady demand for apartments, retail, restaurants, and neighborhood services.

- Highly educated workforce: Universities produce graduates in government, healthcare, law, business, engineering, and technology who strengthen the regional labor market.

- Research & innovation hub: Academic institutions collaborate with federal agencies, hospitals, and private industry, supporting continued investment and economic growth.

- Economic anchor: Colleges and universities are among the District's largest employers and contribute substantially to the local economy through education, research, and community engagement.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **620 Ritchie Rd, Capitol Heights, MD 20743** ("Property"). 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.

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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.