

Stephen J. Ferrandi

Title

Principal

Contact Information

6011 University Boulevard

Suite 350

Ellicott City, Maryland 21043

Phone: 443.574.1430 Mobile: 410.925.4566 Fax: 410.290.0723

Email: sferrandi@klnb.com

**Specialty**

Residential, Commercial Land Brokerage and Houses of Worship

Company Experience - Land Brokerage

Mr. Ferrandi's land brokerage practice focuses on representing land owners, land developers, lenders and homebuilders in the disposition of raw land, engineered land or finished lots for residential development. His practice also focuses on the brokerage of commercial land for retail, office, hotel or other development. To date, Mr. Ferrandi has brokered more than \$300 million worth of land transactions.

Company Experience - Houses of Worship

Mr. Ferrandi is the second generation to be actively involved in the brokerage, development or restoration of Churches and other Houses of Worship. For over 50 years, Stephen's father, Anthony, operated Church Restoration Services, the largest construction firm specializing in the renovation and restoration of Houses of Worship in Maryland, the District of Columbia and Delaware. It was while working in the family business that Stephen learned how to work with the special requirements of churches. Today, Stephen represents Houses of Worship when the wish to buy or sell land or buildings throughout the mid-Atlantic arises. He is an expert in the field of religious real estate. He currently serves as the President of the National Association of Church Real Estate Brokers. He is also the author of more than two dozen articles which have appeared in national publications such as Your Church Magazine, Church Worship and Technology, and the PraiseBuildings Report as well as the author of PraiseBuildings101 – A Guide for BuildingYour House of Worship from the Ground Up. He is the founder and publisher of more than 100 websites dedicated to churches and Houses of Worship including PraiseBuildings.com, ChurchConstruction.com, ChurchArchitectsDirectory.com and ChurchSuppliers.com.

Selected Career Highlights

- Currently Representing the Hendrix Farm 88 - acres in Anne Arundel County - Proposed for a mixed use project – of retail, multifamily and residential
- Currently Representing the Miklasz Farm – 123 acres in Anne Arundel County - Proposed for 252 residential units
- Currently Representing Corridor Center – 25 acres of high density zoned ground in Prince George's County, MD
- Represented the Curtis Farm – 56 acres in Howard County \$22,500,000 - 396 residential units, 140,000 s.f. office complex and 30,000 s.f. retail center
- Represented Vox Development in the sale of Homeland - 600 single-family home sites in Charles and Prince George's County – \$55,000,000
- Represented Harvard Land Company in the sale of Rolling Oaks – 112 single family lots
- Represented the Knopp Farm – Anne Arundel County - 44 acres, 60 single family lots
- Represented the Clearfield Farm – Carroll County – 95 acres

Land Owners Represented

- Represented Elkridge Landing, Elkridge, Howard County, Maryland
110 finished town home lots - \$21,000,000
- Currently representing Greenwood Meadow, LLC, Baltimore County, Maryland
51 record platted town home lots
- Represented Rolling Oaks I & II, Baltimore County, Maryland
112 record platted single-family lots - \$14,500,000
- Currently representing Vale Crest, Baltimore County, Maryland
23 single-family lots

- Currently representing Sandoval Property, Baltimore County, Maryland
20 single-family lots
- Currently representing Burmont Avenue Property, LLC, Baltimore County, Maryland
18 record platted town homes and 10 duplex lots
- Currently representing the Oh Property, Charles County, Maryland
50 acres zoned RL
- Represented the Swinford Property, Charles County, Maryland
153 acres - \$24,000,000
- Currently representing the Snyder Property, Baltimore County, Maryland
17.50 acres zoned RC-5 - \$1,000,000
- Currently representing the Schmidt & Boblitz Properties, Baltimore County, Maryland
6.63 acres zoned D.R. 3.5
- Represented the Laukenmann Property, Howard County, Maryland
6 DEO's - \$500,000
- Currently representing the Nixon Farm, Howard County, Maryland
127 acres zoned RC-DEO - \$15,000,000
- Currently representing the Valenti Farm, Howard County, Maryland
33 acres zoned RC-DEO - \$5,000,000
- Represented the Curtis Farm, Howard County, Maryland
56 acres zoned R-15 \$22,500,000
- Represented the Corridor Center Property, Prince George's County, Maryland
25 acres zoned for density housing - in excess of \$20,000,000
- Currently representing the Schott Property, Baltimore County, Maryland
9.38 acres - \$3,000,000
- Currently representing the Sewell Property, Anne Arundel County, Maryland
15.22 acres zoned for 13 single-family lots - Under Contract
- Represented the Kruth Property, Howard County, Maryland
3.26 acres zoned R-20 - Sold \$585,000
- Currently representing the Inwood Farm, Baltimore County, Maryland
24 acres zoned D.R. 2
- Represented Vox Development in the Sale of Homeland
600 single-family home sites - Charles County - Sold \$55,000,000
- Represented the Bell Property, Prince George's County, Maryland
440 acres zoned for 550 single-family homes - \$6,000,000
- Represented the Rassa Property, Baltimore County, Maryland
17 acres zoned for 4 single-family homes - Sold \$290,000
- Represented the Walls Farm, Howard County, Maryland
33 acres zoned for 8 single-family homes - Sold \$1,000,000
- Represented the Knopp Farm, Anne Arundel County, Maryland
44 acres approved for 60 single-family lots - Sold \$2,300,000
- Represented the Upton Farm, Anne Arundel County, Maryland
22 acres - sold to the Archdiocese of Baltimore - Sold \$2,200,000
- Represented the Colandria Property, Carroll County, Maryland
7 acres - approved for 100 elderly apartments - Sold \$500,000
- Represented the Glen Mar United Methodist Church, Howard County, Maryland
20 acres to be developed into their new church complex \$1,830,000
- Represented the Korean American Church of the Phillip, Anne Arundel County, Maryland
18 acres - to be developed into their new church complex \$450,000
- Represented the Roth Property, Anne Arundel County, Maryland
40 acres - zoned R-1 - Sold \$1,200,000
- Represented the CSX railroad, Anne Arundel County, Maryland
28 acres - zoned R-1 \$270,000
- Represented the Francus Property, Baltimore County, Maryland
7 acres - D.R. 5.5 \$400,000
- Represented the Clearfield Farm, Carroll County, Maryland
95 acres - zoned for 65 single-family lots \$ 2,300,000
- Represented Russett Ltd. in sale of 9.68 acres, Anne Arundel County, Maryland for a church site
\$450,000
- Represented the Myers Property, Baltimore County, Maryland
13.64 acres zoned D.R. 3-5 \$1,100,000



Commercial Real Estate Services, Worldwide.

Global Solutions. Local Expertise.

Serving the Mid-Atlantic Region Since 1968

Licensed In: Maryland, Delaware, Pennsylvania, New Jersey and Virginia

Stephen Ferrandi has been active in the real estate and development industry for 20 years. His real estate practice concentrates solely on two markets, land brokerage and religious real estate.

Education

Johns Hopkins University
M.S. Real Estate

Towson State University
B.S. Journalism

Professional Affiliations

Greater Baltimore Board of Realtors
Realtors Land Institute
National Association of Church Real Estate Brokers

Mr. Ferrandi has represented several dozen congregations with their real estate requirement since joining KLNB in 1998.