



Rare Street Retail Condo in Washington DC Market | \$4,600,000
1850 N Fort Myer Drive, Arlington, VA 22209

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

INVESTMENT HIGHLIGHTS

- Price = \$4,600,000 | NOI = \$276,744 | Cap Rate = 6%
- Absolute NNN with 13+ years remaining | No Landlord Responsibilities
- 3% Annual Rent Increases after year 8
- One block away from the busiest Metrorail station in Northern Virginia
- Within 1 mile Avg HH Income is \$129,090 & Daytime Population is 101,507
- Nearby Tenants: Mc Donalds, Ruby Tuesday, Panera Bread, CVS, Rite Aid, Bank Of America, among others
- Over \$1,000,000 in Tenant Improvements completed in 2015



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present this rare opportunity to acquire a solid NNN investment just outside the Washington DC border. This street retail condo unit is located at a busy 4 lane intersection in the Rosslyn neighborhood of Arlington Virginia. There are no landlord responsibilities and 13+ years remain on the lease.

The unit is currently being used as a restaurant under a 15 year term Absolute NNN lease, and it is zoned for many other retail uses. It is part of the Turnberry Tower Condominium building which includes 240+ luxury residential units. The size is 4,400 square feet with a seating capacity of 150 indoor seats & 44 outdoor seats. Pancho Villa , a regional restaurant chain with 13 locations, is tenant since 2016.

The Rosslyn neighborhood has a good mix of residents, visitors ,and employees with 2,000+ hotel rooms , 100+ events annually, and over 1.2 Million people visit ingeach year (See RosslynVA.org). An entire new mixed-used city block is just finishing up construction (See CentralPlace.com). Demographics are strong within a 3 mile radius - total population of 313,227 & AVG household income of \$136,290.

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

Property Information	
Property Address	1850 Fort Myer Drive Arlington, Virginia 22209
Condominium Name	Turnberry Tower
Unit Size	4,400 square feet
Year Built	2009
Restaurant Seating	Indoor (150 seats) & Outdoor (44 seats)
Zoning	C-O-ROSS
Parking	3 garage parking spaces

Tenant & Lease Information	
Tenant	Pancho Villa XIII Inc (regional mexican restaurant chain)
Lease Start Date/ Lease End Date	March 1, 2016 / February 20, 2031
Rent	Currently rent is \$23,062/month Increases to \$27,654/mo beginning Year 4 t Increases 3% per year beginning year 8.
CAM + RE Tax + Ins	Tenant Responsible
Renewal Options	One 5 Year Option with 3% Annual rent increases
Lease Guarantee	By Owner of this restaurant with 13 regional locations

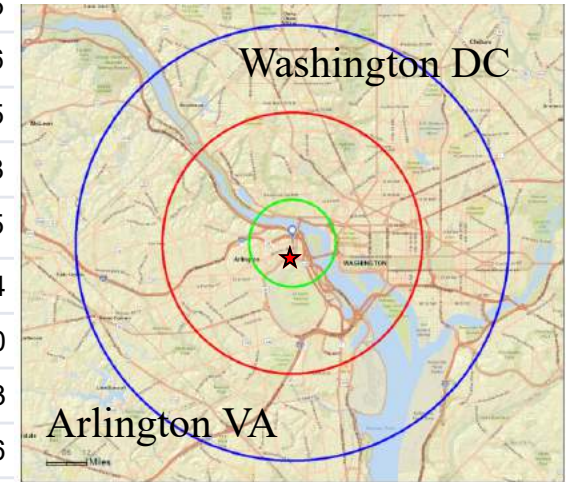


The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

Radius	1 mile	3 miles	5 miles
Total Population	37,391	313,227	758,265
Households	19,847	175,867	385,036
Owner Occupied Housing Units	5,276	54,925	143,055
Renter Occupied Housing Units	12,629	104,738	206,913
Median Age	29.5	33.1	34.5
Household Income: Median	\$97,800	\$99,959	\$93,844
Household Income: Average	\$129,090	\$136,290	\$131,210
Per Capita Income	\$62,951	\$70,467	\$61,183
Total Businesses	3,395	29,132	46,866
Total Employees	67,700	529,239	843,361
Total Residential Population	37,391	313,227	758,265



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

ROBERT GAMZEH

Managing Director

(202)361-3050

PATRICK LOCKHART

Senior Advisor

(202)-903-0927

Email: info@nnnig.com

Web: www.nnnig.com

