

5418-5432 Frankford Ave,
Baltimore, MD 21206



Frankford Gardens Shopping Center



Land for Future Development

INVESTMENT HIGHLIGHTS

- Multi-Tenant strong income producing center Anchored by Family Dollar
- Land for future Development
- 100% occupied with long term tenants majority having exercised 3rd and 4th options
- 230K in recent capital improvements recently
- Internet resistant mix of service based tenants
- This long standing Family Dollar was chosen amongst few in the state for recent renovation.
- Income Center Growth opportunity with .5 acre vacant land rezoned for commercial use



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present opportunity to purchase the shopping center anchored by Family Dollar located on Frank Ford Garden in Baltimore. Location has good traffic with strong demographics in Baltimore County. Most tenants have resided in the location for over ten years. Property has additional income possibilities with a space of an 1/2 acre available and zoned for commercial use. Frankford Gardens is a value add opportunity as well with a number of the tenants in below market rents. Over 90% of tenants in annual rent increases of 3% or more.

Property Information

Property	Frankford Gardens Shopping Center
Property Address	5418-5432 Frankford Ave, Baltimore, MD 21206
Capital improvements	230K
Price	\$6,200,000
NOI	\$522,260
Cap Rate	8.4%
Total Space Rentable	Fully Occupied
Gross Leasable Area	33,067 SF
Lot Size	3.50 Acres
Lease Type	NNN



Tenant Name <i>Original Date</i>	Address	Size (S/F)	2018 Base Rent(MO)	Monthly CAM 2018	2018 Gross Rent(MO)	Term & Option Next Base Rent	Late fee	2018 Base Rent(YR)	Reference (Rent/sf)
Convenience 9/1/2017	5300 Frankford	1,980 5.98 %	\$2,273.30	\$797.33	\$3,070.63	9/1/17-8/31/22, 1-5yr \$2,318.77 (9/1/18)	10 th 5%	\$27,461.48	\$13.87/sf
Hub Bar 9/1/2011	5302 Frankford	1,760 5.32 %	\$2,316.50	\$709.33	\$3,025.83	9/1/11-8/31/21, 1-5yr \$2,386.00 (9/1/18)	7 th 10%	\$28,076.00	\$15.95/sf
Barber 5/22/2001	5304 Frankford	525 1.59%	\$1,081.80	\$212.00	\$1,293.80	05/01/13-05/31/19, No \$1,114.25 (6/1/18)	7 th 5%	\$13,208.75	\$25.16/sf
Liquors 1/27/1999	5418 Sinclair	3,224 9.75%	\$6,080.50	\$1,300.00	\$7,380.50	11/1/09-10/31/19, No \$6,262.91 (11/1/18)	7 th 10%	\$73,330.82	\$22.75/sf
Pharmacy 1/1/2015	5422 Sinclair	1,394 4.22 %	\$1,941.05	\$562.67	\$2,503.72	1/1/15-12/31/17, 1-3yr \$1,999.28 (1/1/19)	5 th 10%	\$23,292.60	\$16.71/sf
Metro PCS 12/9/2013	5424 Sinclair	1,416 4.28 %	\$1,969.09	\$570.67	\$2,539.76	12/9/13-11/30/19, 1-3yr \$2,028.17 (12/1/18)	5 th 10%	\$23,688.16	\$16.73/sf
Little Joe Pizza 8/1/2013	5426 Sinclair	1,416 4.28 %	\$2,386.08	\$570.67	\$2,956.75	8/1/13-7/31/18, 1-5yr \$2,624.69 (8/1/18)	7 th 10%	\$29,826.01	\$21.06/sf
Groceries 5/1/2012	5428 Sinclair	2,805 8.48 %	\$3,370.68	\$1,130.67	\$4,501.35	1/1/17-12/31/21, 1-5yr \$3,471.80 (1/1/19)	5 th 10%	\$40,448.16	\$14.42/sf
Pacific Medical 7/5/2000	5428B Sinclair	1,725 5.22 %	\$2,240.10	\$696.00	\$2,936.10	7/5/00-7/31/19, No \$2,307.30 (8/1/18)	10 th 5%	\$27,217.20	\$15.78/sf
Family Dollar 1/25/2006	5430 Sinclair	11,222 33.94 %	\$8,486.67	\$2,900.00 Approx.	\$8,486.67 \$11,386.67	1/25/06-12/31/18, 4-5yr \$9,335.34 (1/1/19)	10 th 2%	\$101,840.04	\$9.08/sf
Beauty Supply 10/20/1992	5432 Sinclair	5,600 16.94 %	\$5,145.45	\$2,763.17	\$7,908.62	5/1/93-6/30/20, No CPI base \$5,245.45? (7/1/18)	10 th 5%	\$62,345.40	\$11.13/sf
SMO – Shell 2/1/2005	5330 Frankford	Pad site	\$4,850.00	Ground Lease	\$4,850.00	2/1/05-1/31/20, 4-5yr \$5,324.00 (2/1/20)	10 th 5%	\$58,200.00	n/a
Basement 11/1/2016	Basement	Storage	\$1,100.00	n/a	\$1,100.00	11/1/16-10/31/18, 2-2yr \$1,200 (11/1/18)	5 th 10%	\$13,400.00	n/a
Total		33,067s f 100.00 %	\$43,241.22	\$9,312.51 \$12,212.51	\$52,553.73 \$55,453.73			\$522,334.62	



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



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Population	1-mi.	3-mi.	5-mi.
2015 Male Population	6,991	73,919	187,549
2015 Female Population	7,185	79,349	197,934
% 2015 Male Population	49.32%	48.23%	48.65%
% 2015 Female Population	50.68%	51.77%	51.35%
2015 Total Population: Adult	11,108	121,028	308,932
2015 Total Daytime Population	17,697	155,357	493,555
2015 White alone	9,227	79,358	177,778
2015 Black or African American alone	2,181	56,458	172,899
2015 American Indian and Alaska Native alone	144	1,213	2,145
2015 Asian alone	393	3,439	10,604
2015 Native Hawaiian and OPI alone	9	106	215
2015 Some Other Race alone	1,773	8,323	11,521
2015 Household Income: Median	\$38,931	\$46,640	\$47,197



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