



OFFERING MEMORANDUM

Owner User—Investment Opportunity

3434 Leonardtown Rd, Waldorf
Maryland



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 inaccura-



Offering Price:

\$729,900

Property Highlights

Owner User / Investment Opportunity – Property currently has auto tenant at below market rate. Property market NNN rents—\$17-21 per SF

Dense Retail Location - Excellent visibility along Leonardtown Road , property surrounded by national tenants such as Wendy's, Dollar General , BB&T , Auto-Zone , McDonald's , Midas and many more

Strong Traffic – Leonardtown Road 37,339 (VPD)

Population growth - Waldorf, Maryland will experience a 5-6% growth the next 5 years (1-3mile radius)

Strong 3 mile Demographics — POP. 68,883 / Income \$91,126

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Lease Abstract

Tenant	Zip Tire & Auto Center
Building SF (Leasable SF)	± 3,021
Property Address	3434 Crain Highway, Waldorf, MD, 20603
Lease Type	Modified Gross
Lease term / Options	11/1/2015—12/31/2020 / No Op- tions—Tenant would like to renew with new ownership if possible
Rent	\$43,200
Expenses	Tenant Pays Cam / Landlord Pays Taxes + Insurance
Parking	15 free surface spaces available – Ratio 4.97/1000 SF
Year Constructed	1930
AC/SF	.69 Acres / 30,056 Square Footage
Guarantor	No Personal Guarantee

Valuation Summary

List Price	\$729,900
Market Rate	\$17-21 NNN
Price SF	\$241.31
Net Rentable Area	3,021
In Place Occupancy	100.0%

Income and Expenses

	Total	\$/SF
Income		
Rental Income	\$43,200	\$14.30
Other Income	0	
Vacancy Factor	0%	
Reimb. Revenue	0	
Effective Gross Income	\$43,200	\$14.30
Expenses		
Real Estate Taxes	\$6,299	\$2.09
Insurance	\$1,500	\$.50
Operating Expense	\$7,799	\$2.59
Net Operating Income	\$35,401	\$11.72

The Offering

Triple Net Investment Group is pleased to present an owner User / Investment Opportunity in Waldorf, Maryland . Property is fee simple with a Modified Gross Lease. Property is leased to Zip Tire Auto Center. Tenant would like to renew with new ownership group. The property was built in 1930 and later renovated a number of different years thereafter, latest being 2015 . The property has desirable frontage and visibility. Property is situated on one of Waldorf's most trafficked Roads—Leonardtwn (VPD 37,339).

Tenant Overview

Zip Tire Center specializes in New and Used Tire repair— replacement , wheel installation, repair and replacement. Brakes and other minor automotive repairs are also done at this facility.

Zoning overview

Property is zoned CB—CB Central Business Zone. This zone provides appropriate locations for high-intensity commercial uses and encourages development consistent with a traditional downtown area. Examples of Permitted business use on this property would be : Auto Repair , Professional Office's , Church , Dry cleaning , Bank, Retail goods store. For a complete list of permitted uses please fee free to reach out.


ST.CHARLES
TOWNE CENTER

Crain Highway 53,010 AADT



ECONOMY
STORAGE & PARKING

U-HAUL

 **Budget**



Leonardtown Road 37,339 AADT

 **Waldorf Skating Center**
Family Fun - Birthday Parties - Open Skate



ZIPTIRE

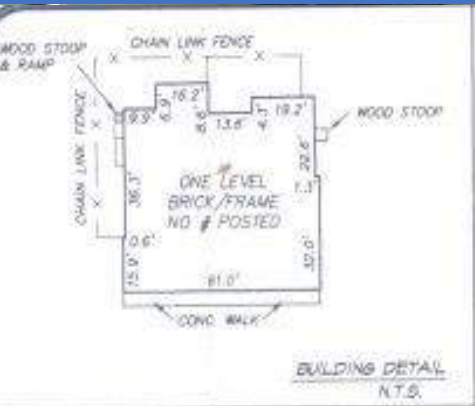
.69 Acres

Aerial Image



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Site Plan



LEGEND

- - IRON PIPE FOUND
- - IRON ROD SET
- ⊕ - WATER METER
- ⊖ - MANHOLE

GENERAL NOTES

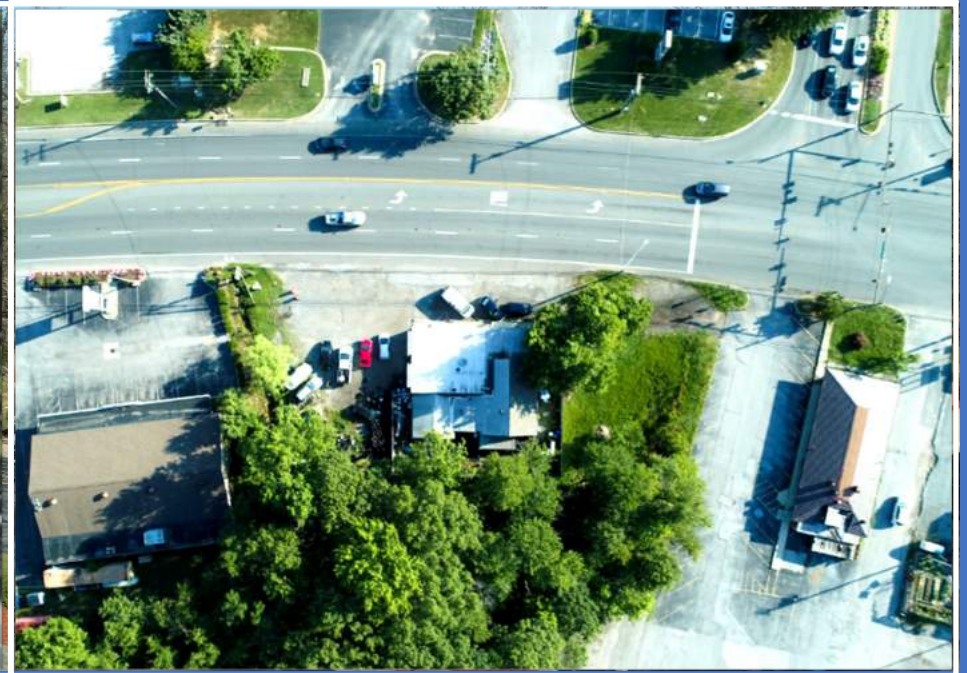
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4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF DOROTHY L. DOUKAS & COUNTY FIRST BANK AND NO OTHERS.
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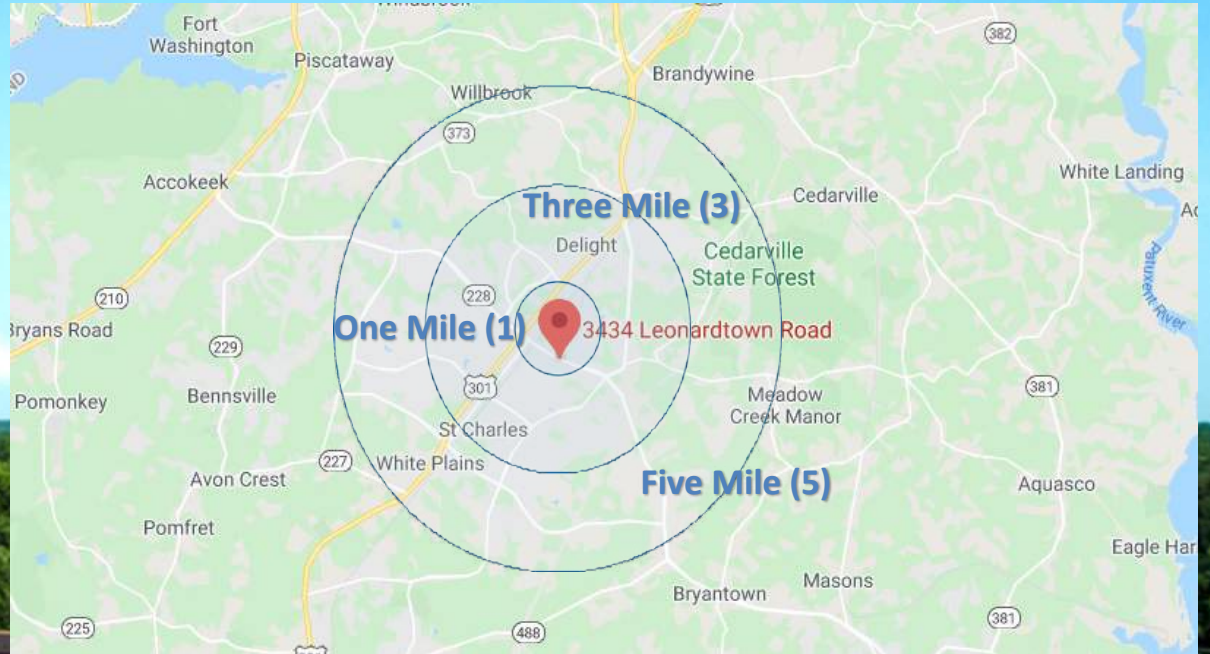
TM 15 - 4 - 362
WHEEL AWHILE, INC.
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TM 15 - 4 - 402
WHEEL AWHILE, INC.
LIBER 312 PG. 110

TM 15 - 4 - 375
N / F
ROSE YONKERS
LIBER 1350 PG. 512
LIBER 1266 PG. 48







Demographics



Total Households	1 MILE	3 MILE	5 MILE
	3,118	24,359	32,476

Population	1 MILE	3 MILE	5 MILE
	8,708	68,883	92,653

Medium Income	1 MILE	3 MILE	5 MILE
	\$72,984	\$91,126	\$96,183



LOCATION OVERVIEW — Waldorf, Maryland

Waldorf, Maryland is a rapidly developing community that is located in Southern Maryland, residents commute from here to Washington DC and Andrews Air Force Base. The area enjoys access to the cultural, entertainment, economic opportunities of a large urban region, its also close proximity to hundreds of miles of shoreline, small towns, agricultural and maritime heritage. Waldorf has a beautiful two-story, 981,000-square-foot shopping mall, St. Charles Towne Center, it is considered the major retail destination in Southern Maryland. Waldorf is approximately 23 miles south-southeast of Washington, DC, and is also convenient to the I-95 Baltimore/Richmond corridor. Waldorf has a multitude of excellent dining and hotel choices. Waldorf boasts the Capital Clubhouse, a 24-hour indoor sports complex with ice rink, the Southern Maryland Blue Crabs baseball team, and a large number of beautiful parks. In phase one development is Waldorf Station a 145-acre mixed-use project in Waldorf, Maryland at the intersection of U.S. Route 301 and Maryland Route 5. The development will be 200,000-square-feet of retail / entertainment space, class A office, a hospitality component and 800 residential units that will blend entertainment with easy living in a pedestrian-friendly environment. The development plan calls for an open-air mixed-use town center, featuring quality shops , restaurants, and entertainment.

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