

SZECHUAN GARDEN

真川味

Specializing in Szechuan Cuisine



OFFERING MEMORANDUM

Szechuan Garden

**11149 Mall Circle Drive, 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-

SZECHUAN GARDEN

真川味

Specializing in Szechuan Cuisine



Offering Price:

\$3,400,000



CAP RATE :

6.0



Investment Highlights

Modified Gross Lease – 17+ years remain base term, 3% rental increases hedge against inflation

Dense Retail Location - Excellent visibility adjacent to St. Charles Town center which carries national tenants Macy's, JC Penny, Dicks Sporting Goods, McDonald's, and many more along Crain Highway

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

**11149 Mall Circle Drive, 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-

The Offering

Triple Net Investment Group is pleased to present for investment purchase Szechuan Garden in Waldorf, Maryland. Property has a modified gross lease with attractive 3% rental increase per year and 17+ years remaining on the term. Building is ±7,848 square feet and resides on 1.2 acres. Property resides in the vicinity of St Charles Towne Center's "ring road", or mall circle drive which completely surrounds the Towne center for max exposure to retail clientele. The property was built in 2008 exclusively for the tenant, Szechuan Garden's use. Property is adjacent to St Charles Town Center, Waldorf's main retail destination Hub, which houses retailers Macy's, JC Penny, Dicks Sporting Goods, McDonald's, AMC, Target, Kohls and more.

Tenant Overview

Szechuan Garden serves Chinese cuisine and has been labeled as the Best Chinese Restaurant in the La Plata, Brandywine, and Waldorf area. Restaurant serves authentic traditional Chinese dishes with fresh quality ingredients combined with traditional family recipes. The restaurant continues to do well in this covid-19 environment paying full rent proceeds through the pandemic.

Szechuan Garden HS Inc, has two (2) other locations for a total of three (3). Its business name and brand have done well in the DC-MSA area.

SZECHUAN GARDEN

真川味

Specializing in Szechuan Cuisine



Lease Abstract

Tenant	Szechuan garden
Building SF (Leasable SF)	± 7,848
Property Address	11149 Mall Circle Drive , Waldorf,MD, 20603
Lease Type	Modified Gross Landlord Responsible Taxes Roof & Structure
Lease term	8/25/18—8/24/38 17+ years remain on term
Rent Rental Increase	Current Income \$229,154 yr. \$19,096.16 mo. 3% per year
Expenses	Landlord pays Tax
Parking	60 free surface spaces available – Ratio 8.57/1000 SF
Year Constructed	2008
AC/SF	1.2 Acres / 52,272 Square Footage
Rent 2022 2023 2024	2022 \$236,029 2023 \$243,110 2024 \$250,403

Valuation Summary

List Price	\$3,400,000
Cap Rate	6.0
Price SF	\$433.23
Net Rentable Area	7,848
In Place Occupancy	100.0%

Income and Expenses

	Total	\$/SF
Income		
Rental Income	\$229,154	\$29.19
Other Income	0	
Vacancy Factor	0%	
Reimb. Revenue	0	
Effective Gross Income	\$229,154	\$29.19
Expenses		
Real Estate Taxes	\$24,598	\$3.13
Insurance Tenant Responsibility	\$0	
Operating Expense	\$24,598	\$3.13
Net Operating Income	\$204,556	\$26.06

Crain Highway 53,010 AADT

ST. CHARLES TOWNE CENTER



SZECHUAN GARDEN
真川味
Specializing in Szechuan Cuisine

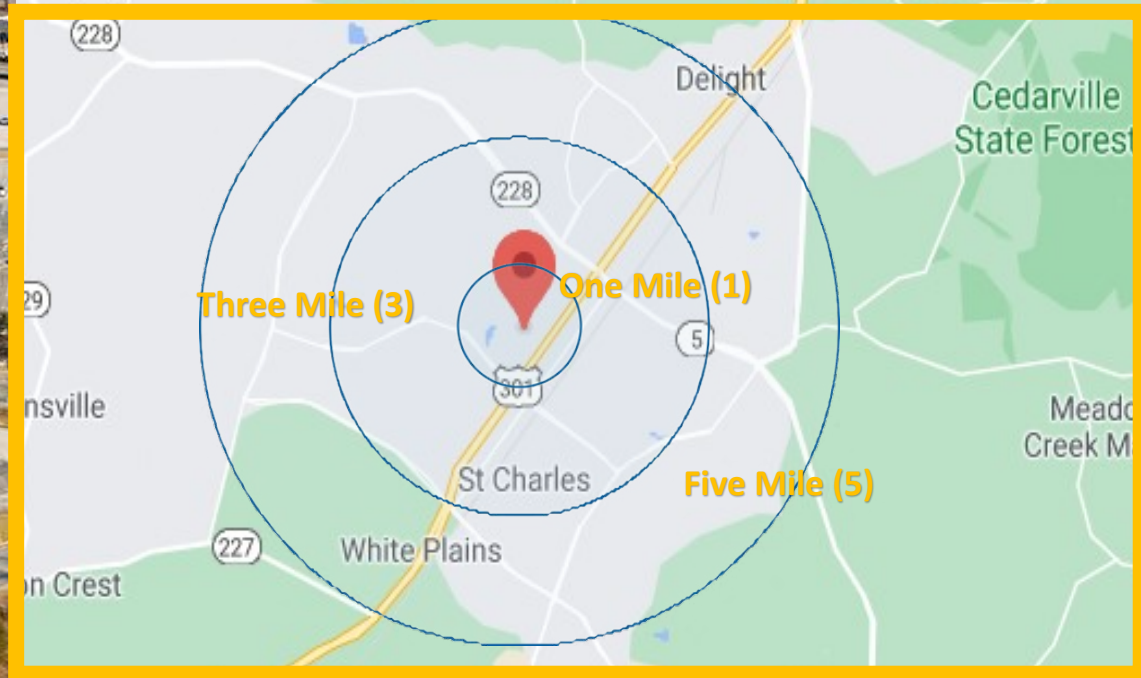
Smallwood Drive 16,091 AADT



Overhead Aerial



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-



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







ST CHARLES TOWN CENTER



WALDORF STATION

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.

David Roman
Vice President
Droman@nnnig.com
202.365.9091

Robert Gamzeh
Managing Director
Robert@nnnig.com
202.365.3050

**Triple Net Investment
Group**
**100 N Washington
Street,
Suite 210, Falls
Church, VA
22046**

