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INVESTMENT HIGHLIGHTS

- Great demographics | Pop +267K | Income +154K
- Many National Tenants nearby
- Strong traffic 14,022 VPD
- Close proximity to George Mason University
- Excellent Cap Rate with 3% annual rental increases to hedge age Mason against inflation.
- Tenant exercised 5 year extension



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase Royal Gas and Auto Service with a 15 year sale lease-back. Property resides on a prime location down the street from George Mason University in Fairfax Virginia. The building is 1,521 +square feet and is situated approximately .21 acres of land. The subject property does great gas volume, convenience and auto repair sales. Tenant recently exercised 5-year extension showing commitment to the site with 3% rental increases each year. Tenant is open to extending for 15 years with new Landlord if Purchaser desires.

Property Information		Year Built Renovated	1954
Property	Royal Gas & Auto Service	Guarantee	Personal
Property Address	10423 Main St, Fairfax, VA 22030	Lease Extension:	6/1/2021—5/31/2026
Land Size	0.21 Acres	Option:	None Tenant is open to extending for 15+ Years
Building Size	1,521 SF Total	Lease Type:	NNN
NOI	\$144,000	Purchase Price	\$2,725,000
Rent Increases	2% Annually	Cap Rate	5.28%

About the Tenant

Royal Gas Station has been a staple in the Fairfax community for some time. They offer gas , convenience store and auto repair . Tenant is rated as one of the best auto mechanic shops in the area and offers extremely competitive convenience store products while offering cost-effective gas beating out many main competitors. This is a go to location for the surrounding area and George Mason University students.

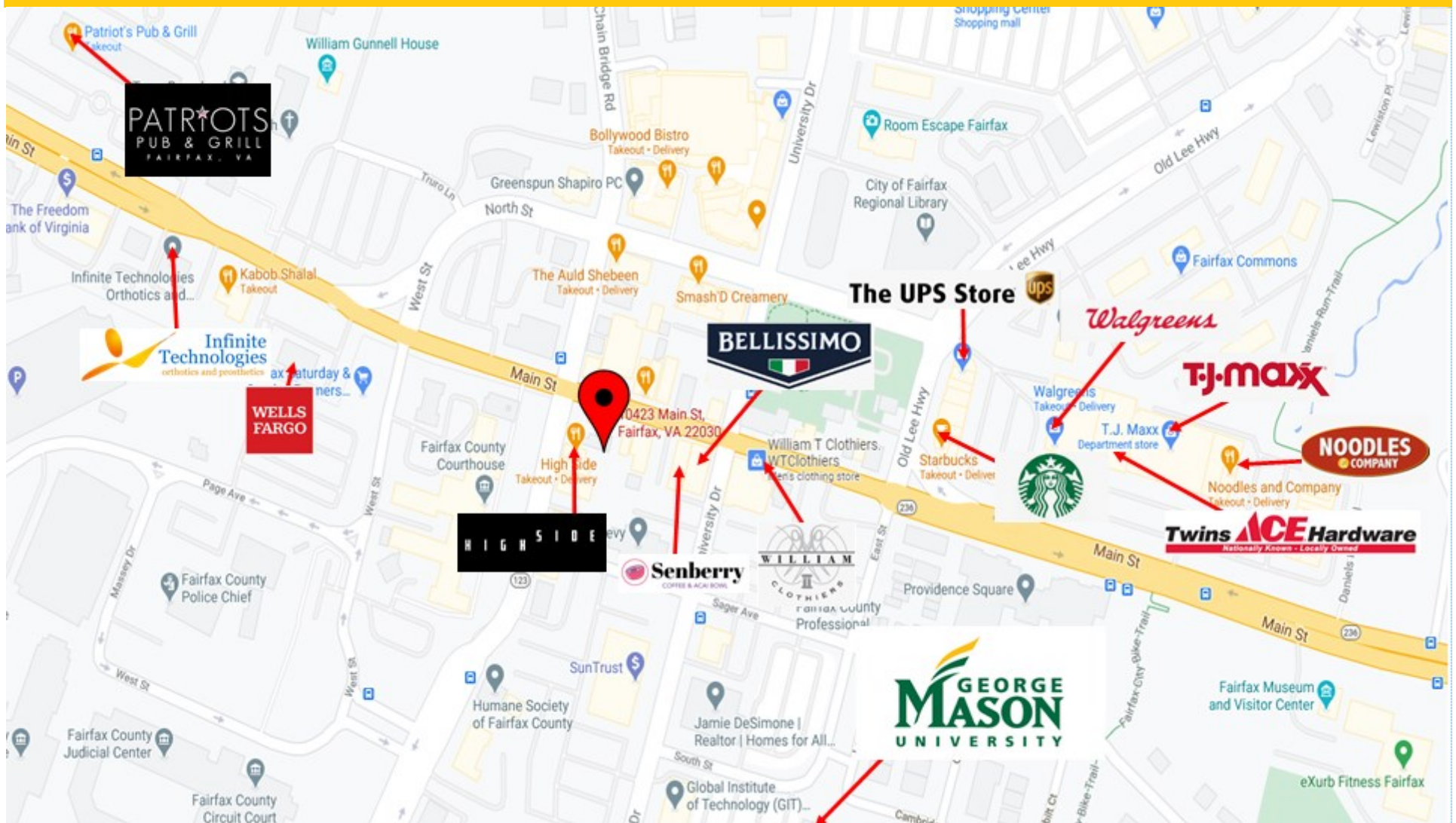
About the Area | Nestled in central Fairfax County, the city of Fairfax offers easy access to all major points in and around the Washington D.C. metro area. The city boasts more than four million square feet of office space as well as three million square feet of retail space. Fairfax's prime location gives college graduates a near-endless variety of employment opportunities to choose from. With Washington D.C. just under 30 minutes east of city limits, government jobs are the obvious choice, but the D.C. area – including Fairfax – has since developed into a thriving hub of entrepreneurship over the last several years. Almost every type of industry has a presence in the D.C. area, from technology to manufacturing, finance to healthcare, and more, making Fairfax an excellent place to start a career. In addition, Fairfax is without a doubt, one of the best places in the country for those looking to start a business. The presence of renowned colleges such as George Mason University provides growing companies with an outstanding workforce.



Demographics

	1 Mile	5 Mile	10 Mile
Population	114,200	267,700	1,017,900
Income	\$144,000	\$154,000	\$148,000
Median Home Value	\$558,267	\$636,220	\$599,804





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David Roman, Vice President

Droman@nnnig.com

202-365-9091

Robert Gamzeh

Managing Director

Robert@nnnig.com

202-361-3050

Triple Net Investment Group Inc

100 N Washington Street

#210

Falls Church, VA 22046

