



OFFERING MEMORANDUM

CORPORATE HOOTERS | DC MSA

3600 Crain Highway, 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:

\$2,375,000



CAP RATE :

6.5



Investment Highlights

Absolute NNN Lease – Corporate Guaranteed

Dense Retail Location - Excellent visibility along the heavily trafficked Crain Highway , property located facing St. Charles Town center which carries national tenants Macy's, JC Penny, Dicks Sporting Goods, McDonald's, and many more along Crain Highway

Strong Traffic – Crain Highway 53,010 (VPD)

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

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Lease Abstract

| | |
|----------------------------------|---|
| Tenant | HOOTERS |
| Building SF (Leasable SF) | ± 4,442 |
| Property Address | 3600 Crain Highway, Waldorf, MD, 20603 |
| Lease Type | Absolute NNN (No Landlord Responsibilities) |
| Lease term | 8/1/2015—7/31/2026 |
| Rent | Current Income \$155,000 yr Option 8/1/26—7/31/31 \$170,500 Option 8/1/31—7/31 36 \$187,550 |
| Expenses | Tenant Pays all expenses |
| Parking | 55 free surface spaces available – Ratio 10/1000 SF |
| Year Constructed | 1995 / renovated 2004 |
| AC/SF | 1.62 Acres / 70,567 Square Footage |
| Guarantor | Hooters Corp |

Valuation Summary

| | |
|---------------------------|-------------|
| List Price | \$2,375,000 |
| Cap Rate | 6.5 |
| Price SF | \$534.66 |
| Net Rentable Area | 4,442 |
| In Place Occupancy | 100.0% |

Income and Expenses

| | Total | \$/SF |
|---|------------------|----------------|
| Income | | |
| Rental Income | \$155,000 | \$34.89 |
| Other Income | 0 | |
| Vacancy Factor | 0% | |
| Reimb. Revenue | 0 | |
| Effective Gross Income | \$155,000 | \$34.89 |
| Expenses (Tenant Responsibility) | | |
| Real Estate Taxes | \$22,337 | |
| Insurance | \$ | |
| Operating Expense | \$ | |
| Net Operating Income | \$155,000 | \$34.89 |

The Offering

Triple Net Investment Group is pleased to present Hooters in Waldorf, Maryland . Property has a fee simple absolute NNN lease. Building is ±4,442 square feet and resides on 1.42 acres, part of the parking lot is on a separate parcel and is .2 acres. Entire Hooters property is together and totals 1.62 acres. The property was built in 1995 and later renovated in 2004. The property has a corporate guarantee and has desirable frontage and visibility. Hooters is located on the heavily trafficked Crain Highway (53,010 VPD) the main retail destination in Charles County. Property sits directly across from St Charles Town Center which houses retailers Macy's, JC Penny, Dicks Sporting Goods, McDonald's, AMC, Target, Kohls and more.

Tenant Overview

Hooters is a casual dining restaurant that was originally founded in 1983 and is headquartered in Atlanta, Georgia. Over three decades the company has grown to 430 locations around the world including 44 US States, the US Virgin Islands, Guam, and 28 other countries.

Hooters is a private company that is owned by a consortium of PE companies HIG Capital, Karp Reiley, and Chanticleer Holdings that acquired the chain in 2011, with 420 restaurants in 44 States and 30 Counties.





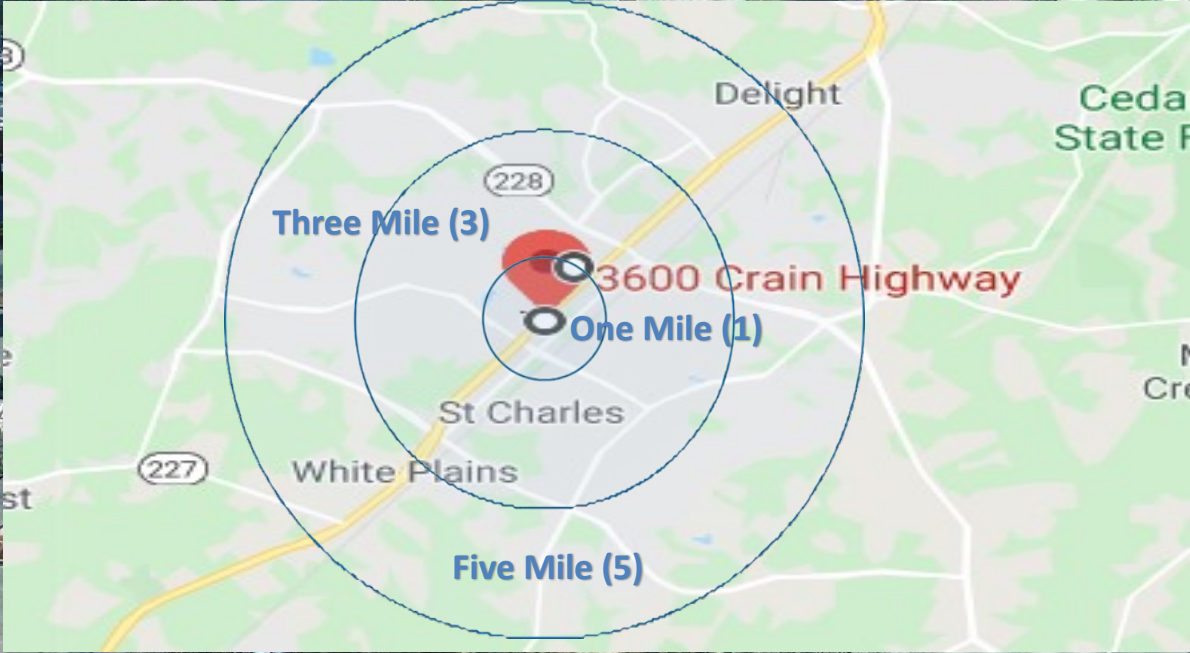
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Site Plan



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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 |

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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.

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