

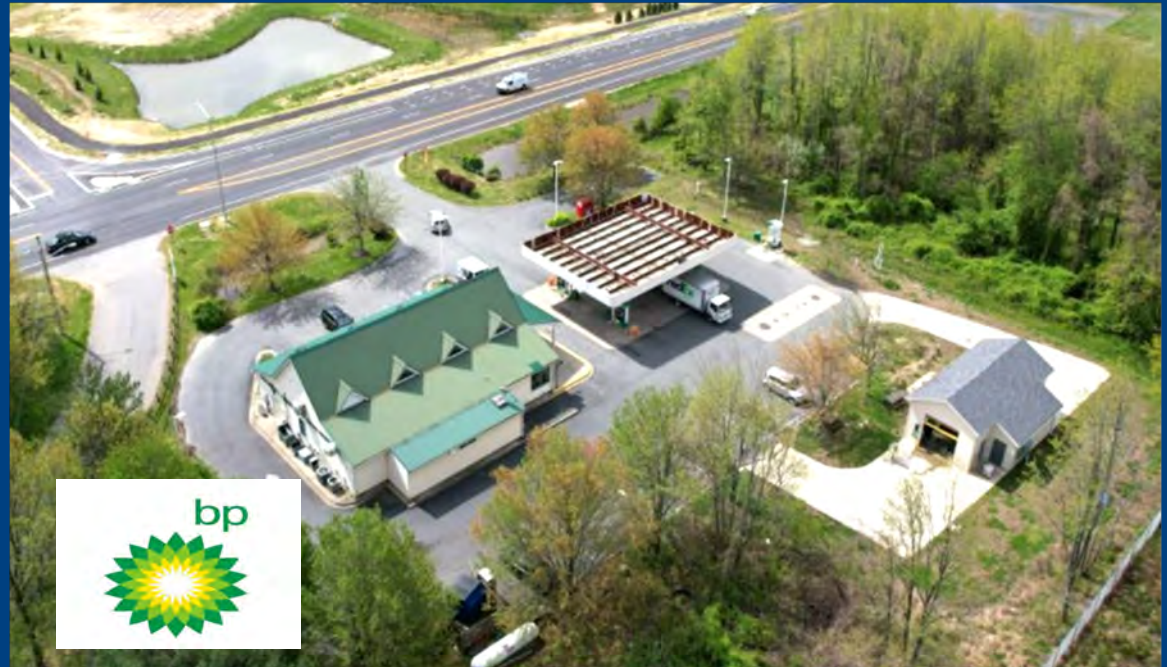


Bay Bridge Airport



## INVESTMENT HIGHLIGHTS

- New 20 year term at close of escrow with 4-5 year options
- 15 year accelerated depreciation
- Excellent Cap Rate 6.5% | 2% annual rental increases to hedge against inflation.
- Strong Convenience store sales
- New Gas Dispensers (2021) Car Wash (2018)
- Grandfathered Beer Wine License (Queens Ann county no longer accepting applications 2021)
- High Net worth Tenant and Lease guarantor with personal guarantee



## PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase BP Gas Station with 20 years NNN lease term. Property is located in Stevensville MD a premier summer tourist destination and local population that has strong income. Property sits directly across the street from new home development by Bay Bridge Cove. The building is 3,072 +square feet and is situated approximately 1.64 acres of land. The subject property does great gas volume, convenience and car wash sales. Property has \$50,000 in recent upgrades, tenant has multiple locations. Tenant is committed to the site agreeing to 20 year lease with 4-5 year options at close of escrow. Property recently has had \$780,000 in renovations within the last 3 years.



<b>Property Information</b>		Year Built   Renovated	1998   2021
Property	British Petroleum	Guarantee	Personal
Property Address	320 Romancoke Rd, Stevensville, MD 21666	Lease:	20 year base term at close of escrow
Land Size	1.64 Acres	Option:	4- Five year   2% Increase From last year on base term   2% annually thereafter
Building Size   Car Wash Size	3,072 SF   833 SF	Lease Type:	NNN
NOI	\$204,000	Purchase Price	\$3,138,461
Rent Increases	2% Annually	Cap Rate	6.5%

### About the Tenant

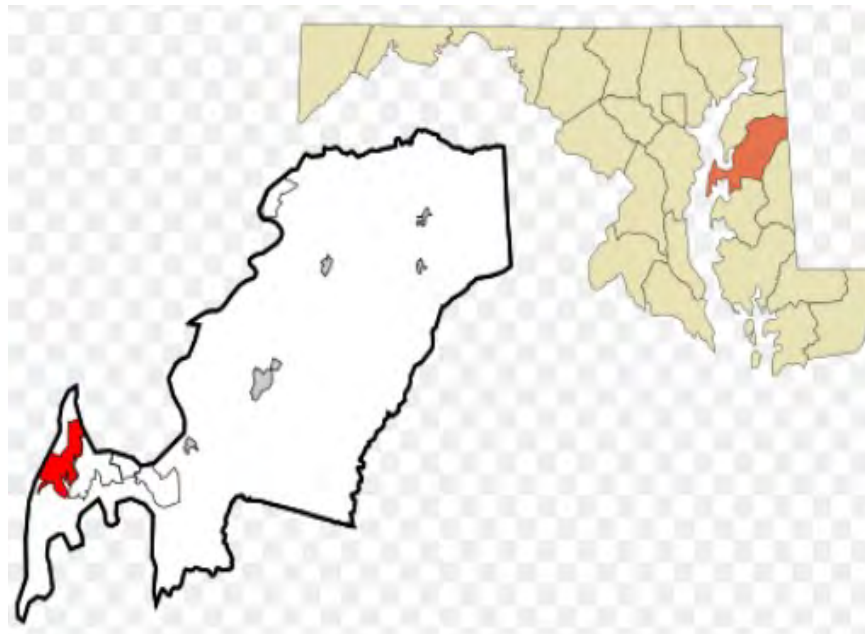
BP in Stevensville MD has been a staple in the community since 1998. They offer gas, carwash and convenience store. Tenant offers extremely competitive convenience store products while offering cost-effective gas beating out many main competitors in the surrounding area. This is a go to location for the Stevensville area.

**About the Area |** Stevensville is a census-designated place in Queen Anne's County, Maryland, United States, and is the county's most populous place among both CDPs and municipalities. The community is the eastern terminus of the Chesapeake Bay Bridge. Living in Stevensville offers residents a rural feel and most residents own their homes. Many young professionals live in Stevensville and residents tend to be conservative. The public schools in Stevensville are highly rated. Kent Island is one of the closest beach destinations for the DC, Maryland, and parts of Virginia. This is a premiere touring destination during the summer.



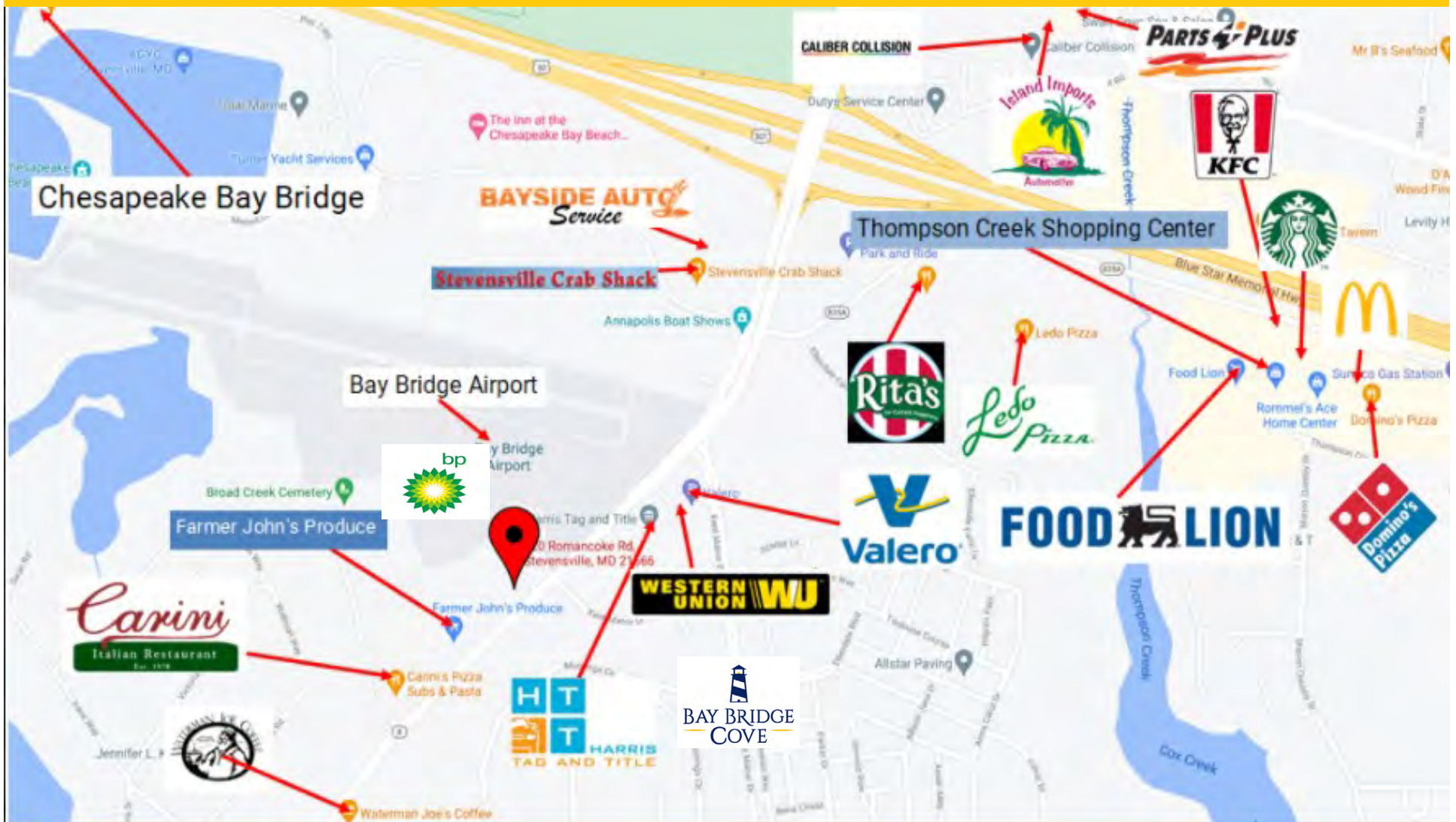
## Demographics

	1 Mile	5 Mile	10 Mile
Population	1,455	9,405	26,737
Income	\$88,753	\$89,343	\$104,751
Median Home Value	\$447,000	\$447,387	\$466,732





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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