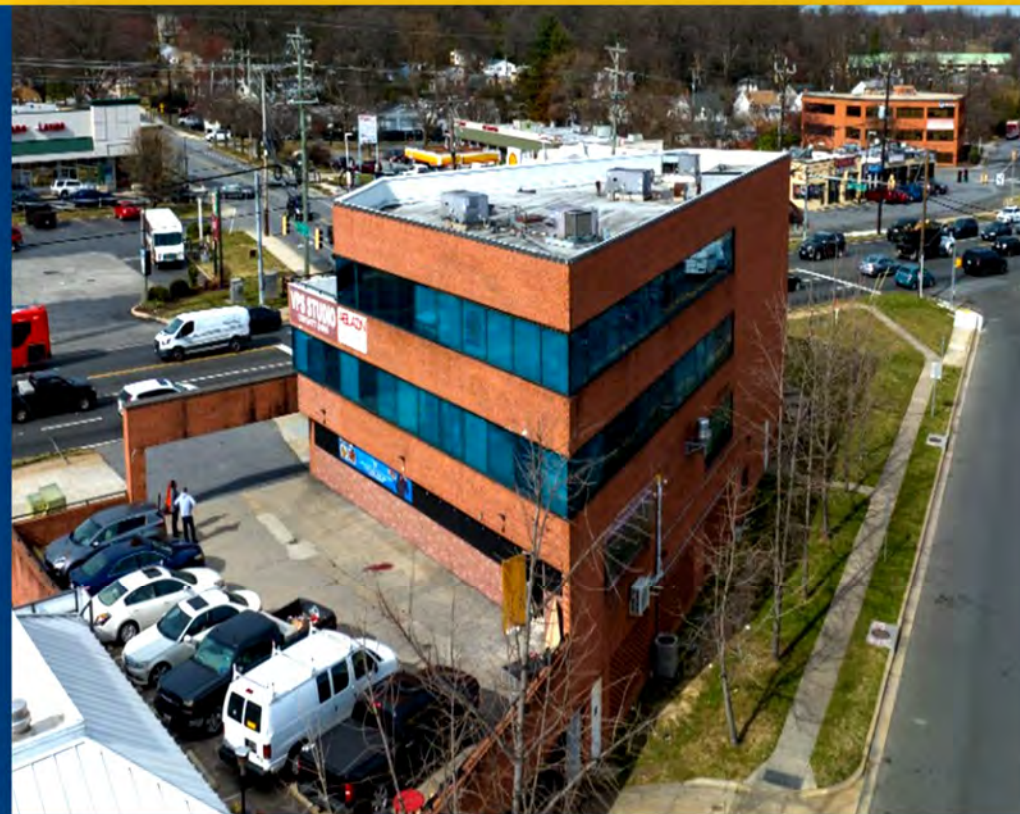






## Investment Highlights

- 14+ Absolute NNN Lease, tenant responsible for Taxes, Insurance, Utilities, Landscaping, Elevator, HVAC repair and maintenance
- Dense Retail Corridor, nearby tenants include McDonald's, 7 Eleven, WAWA, Aldi, Burger King, Arby's, Shell, NTB, Wendy's, Taco Bell, Panera Bread, Walgreens, IKEA, Best Buy, Buffalo Wild Wings, Verizon, Starbucks, Chipotle, and many more
- Excellent Traffic - Route 1 Baltimore Avenue +41,000 ADT
- Tenant operates 2 other locations and financially very strong and personally guarantee the lease.
- Tenant expanded to the second floor and signed 15 years new nnn lease and spent \$450k in built out and landlord spent \$50k on third floor renovation in 2022
- 1,342,680 Population and \$117,407 Income in 5 Miles Radius

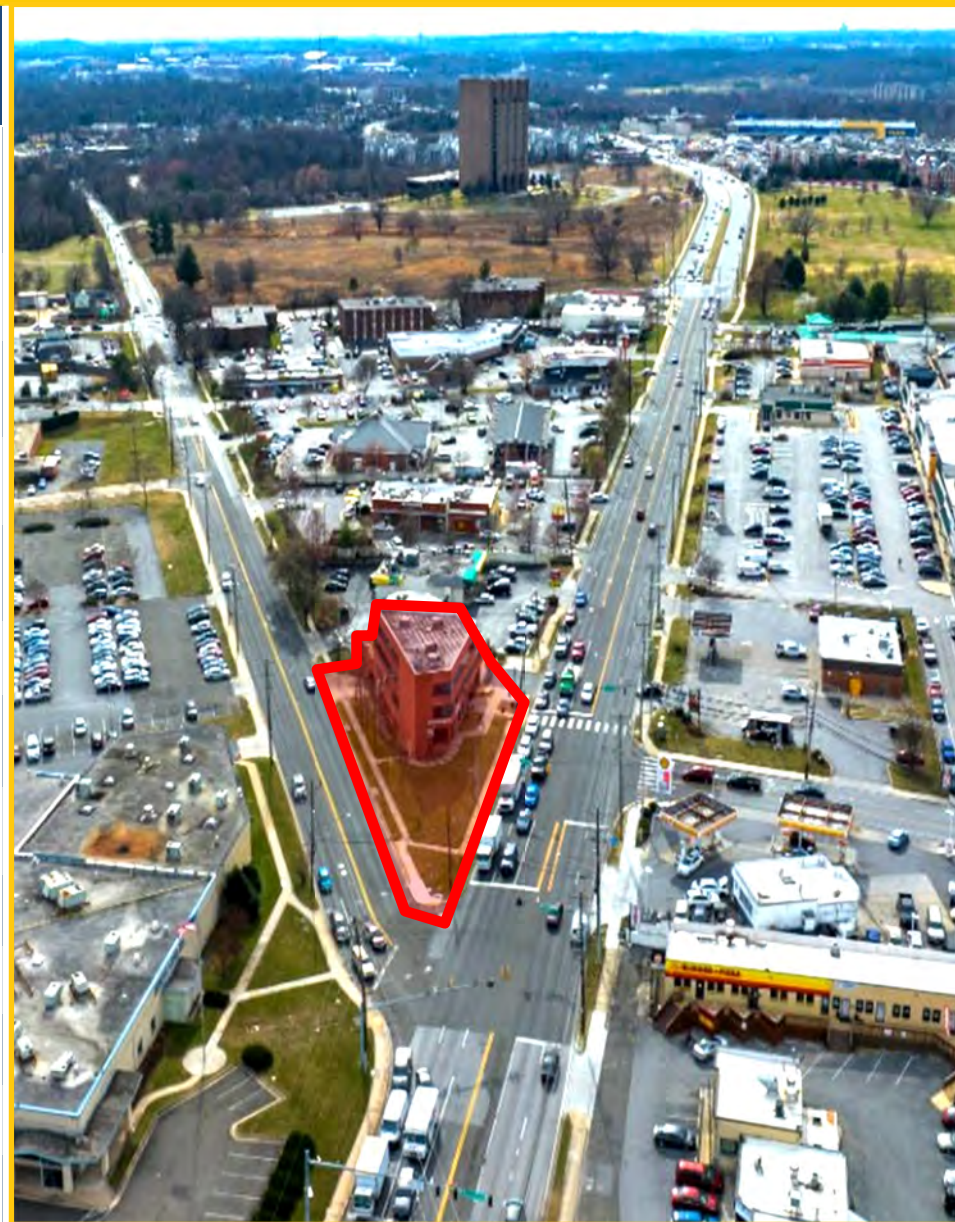


### Property Summary

Triple Net Investment Group is proud to present 10601 Baltimore Avenue NNN Master Lease. Property is located at 10601 Baltimore Avenue, Beltsville, MD, 20705. Tenant after successfully operating on first floor for 5 years agreed to extend the lease for 15 more years for entire building and expand his business to the second floor. Tenant executed a NNN Master Lease with personal guarantee which has no LL responsibilities. Holmes spent \$450k in built out and landlord spent \$50k on third floor renovation in 2022. Holmes Lounge LLC subleases to an office, salon and media company on the 3rd floor, they occupy the 1st and 2nd floors exclusively. The property is situated on .4 Acres of land and has a building size of 9,080+ Sq ft. This location features strong demographics with an estimate of +1,300,000 population, and a Average Household income of +\$117,000 - all in a 5 mile radius. This dense retail corridor has many national tenants such as Aldi, IKEA, 7-Eleven, McDonalds, and many more. Tenant operates 2 other locations in DMV and is very strong financially.

## Property Information

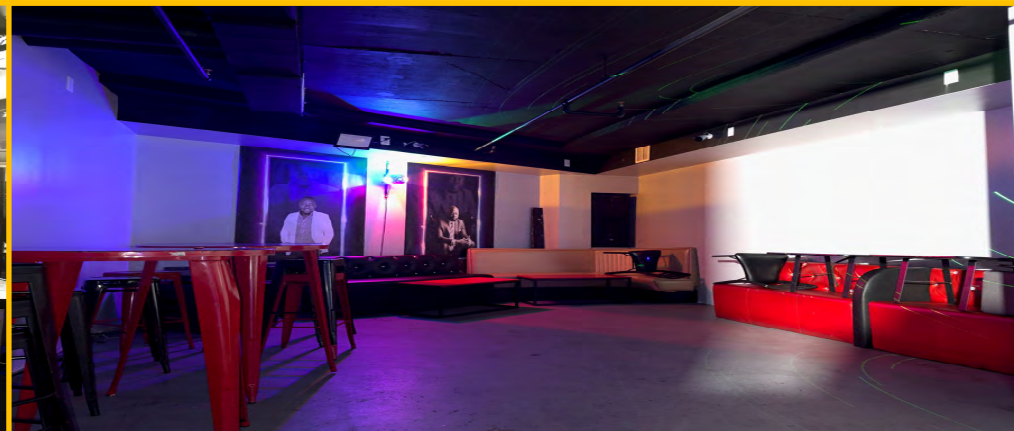
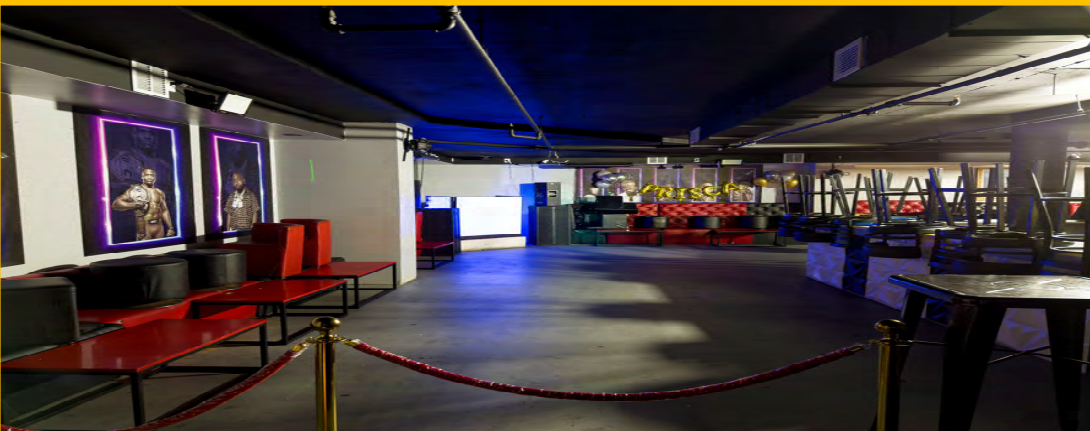
Tenant	Holmes Lounge LLC
Property Address	10601 Baltimore Avenue, Beltsville, MD, 20705
Land Size   Far	.4 acres +/-   .52
Building Size	9,080 sf +/-
Purchase Price	\$3,071,485
Cap Rate	7.0%
NOI	\$215,004
Base Rent	\$17,917 mo.
Term	10/1/22 - 9/30/37
Term Remaining	+14 years
Rent Increase   Date	3% per year   10/1/23
Options	None
Parking (Garage Included)	+30 spaces





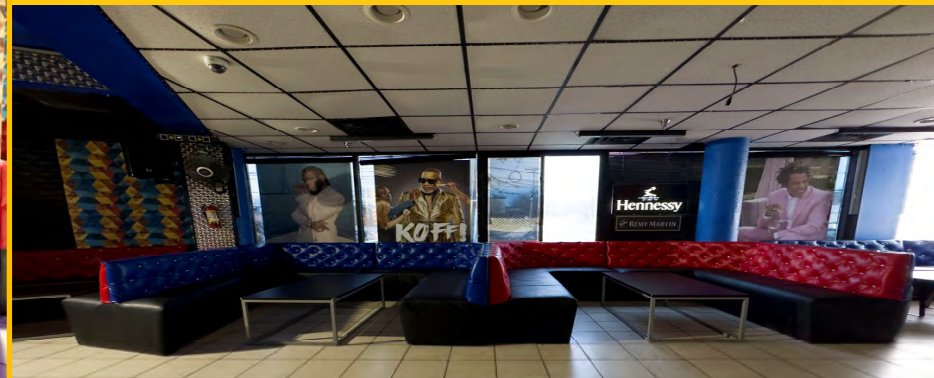
### About the Tenant:

Holmes Lounge has been operating at this location since 2018. They have put together a successful lounge that operates the majority of the weekdays and weekends. They continue to successfully operate at 10601 Baltimore Avenue with \$450,000 in new renovations. Tenant has acquired the rights to operate a master lease and manages the remaining square footage for the facility. The investment is 100% occupied. Combined with a personal guarantee, the asset represents a low-risk master lease investment that is poised for continued growth and excellent operating fundamentals. Landlord has spent \$50,000 in third floor capital expenditures to improve the property in fall of 2022. Tenant currently operates two other locations in DMV area.



**Spectrum Lounge | Main Tenant | 1st & 2nd Floor**

Spectrum Lounge, located in the heart of Beltsville, is a unique fusion of bar and lounge. The chic design of this two floor lounge features a super sleek green level and Miami style lounge on the lower level. The establishment takes great care with preparation of food and offers a menu full



3rd Floor | Selma Media production | Office | Salon



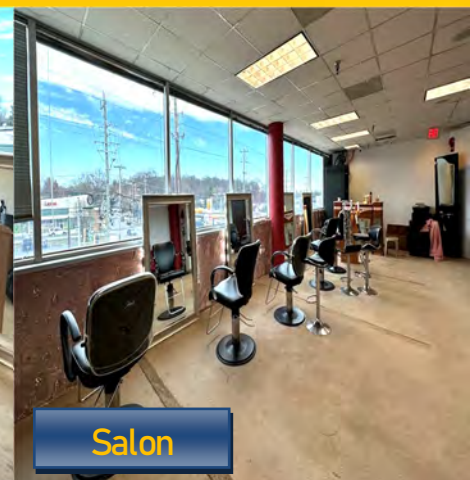
Office



Office



Salon



Salon



Selma Media Production



Selma Media Production



Selma Media Production



3rd Floor Elevator



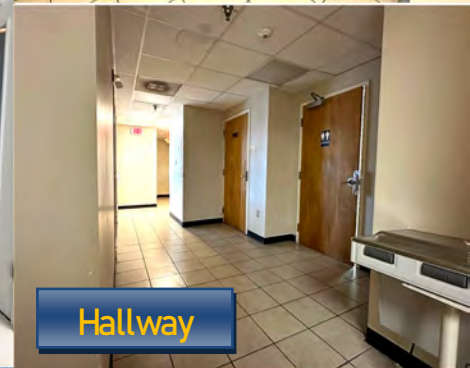
Selma Media Production



Selma Media Production



Selma Media Production



Hallway



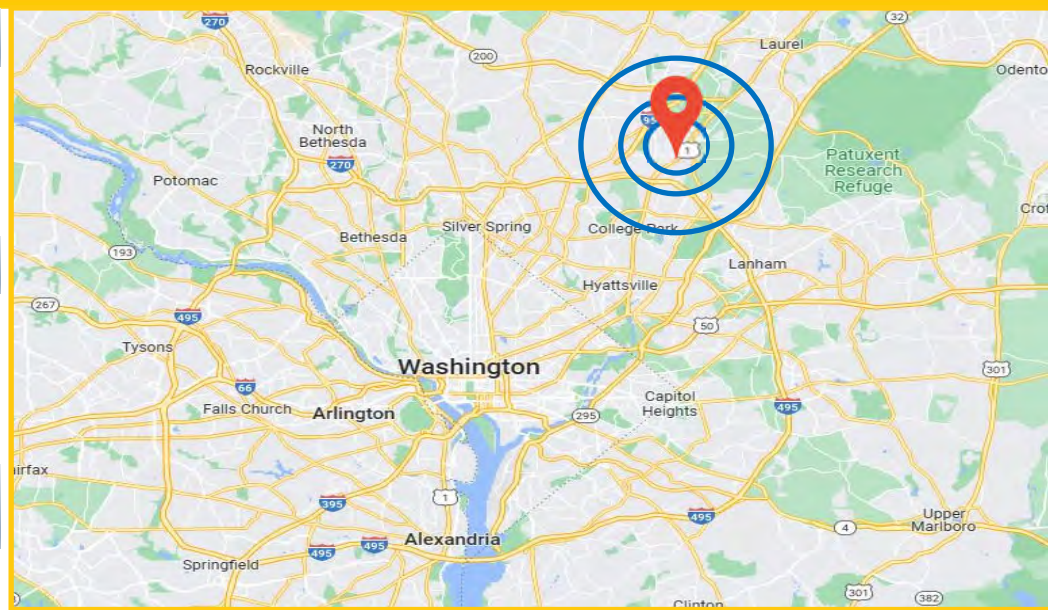








<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2010 Population	32,332	297,626	1,192,172
2022 Population	32,294	309,452	1,317,062
2027 Pop. Proj.	31,943	308,970	1,342,680
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2010 Households	11,310	98,463	440,294
2022 Households	11,347	102,724	489,014
2027 HH Proj.	11,235	102,642	499,409
<b>Average HH Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
	\$94,397	\$101,520	\$117,407



Robert Gamzeh, Managing Director

Triple Net Investment Group Inc.

11140 Rockville Pike | Suite 480 F

Rockville, MD 20852

Tel: (202)361-3050

Email: [info@ninnig.com](mailto:info@ninnig.com)

David Roman, Vice President

Triple Net Investment Group Inc.

11140 Rockville Pike | Suite 480 F

Rockville, MD 20852

Tel: (202) 365 9091

Email: [Droman@ninnig.com](mailto:Droman@ninnig.com)

