



**BUFFALO WILD WINGS-LEASEHOLD INTEREST**  
**10240 BALTIMORE AVE**  
**COLLEGE PARK, MD 20740**

### OFFERING SUMMARY

Price	\$1,517,654
Net Operating Income	\$121,412
Capitalization Rate	8.00%
Price/SF	\$233.49
Net Cash Flow	8.00% / \$121,412
Down Payment	All Cash
Cash on Cash Return	8.00%
Rent/SF	\$18.68
Gross Leasable Area	6,500 SF
Year Built/Renovated	2007
Lot Size	1.5 acre(s)

### LEASE SUMMARY

Tenant	Buffalo Wild Wings
Credit Rating	Not Rated
Lease Type	Absolute Net
Options	Three, Five-Year Options



### EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$121,412	\$18.68	\$10,118	Current	N/A
\$133,553	\$20.55	\$11,129	2024	10.00%
\$146,909	\$22.60	\$12,242	2029	10.00%
\$161,599	\$24.86	\$13,467	2034	10.00%
\$177,759	\$27.35	\$14,813	2039	10.00%
\$195,535	\$30.08	\$16,295	2044	10.00%



### INVESTMENT HIGHLIGHTS

- Sale Leaseback | Leasehold Interest | Fully Depreciable and Accelerate
- Absolute Triple-Net Lease | No Landlord Responsibilities
- Excellent Sales | Seven Percent Rent-to-Sales Ratio
- New 15-Year Lease | Three, Five-Year Options | 10 Percent Increase Every Five Years
- Strong Franchise Operator | Over 20 years | Lease Guaranteed by Three Units
- Optimal Demographics | Average HHI over \$67,605 Within Five Miles

### DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	9,870	100,713	343,405
2010 Population	9,333	93,877	323,810
2018 Households	4,203	32,823	114,312
2010 Households	3,918	30,243	106,846
Average HH Income	\$79,835	\$90,400	\$96,704