



Corporate Guaranty Absolute NNN

8703 Central Ave

CAPITAL HEIGHTS MARYLAND



METROPOLITAN
REALTY



EXCLUSIVELY PRESENTED BY

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Broker

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OFFERING SUMMARY



OFFERING

Asking Price	\$3,650,000
Cap Rate	5.13%
Net Operating Income	\$187,352

PROPERTY DETAILS

Address	8703 Central Ave, Capitol Heights, MD 20743
Rentable Area	1,920 SF
Land Area	1.01 AC
Tenant	Krispy Kreme
Guaranty	Corporate – Krispy Kreme Doughnut Corp -
Year Built	2016
Lease Type	NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	Four (Five Year Options)
Rent Commencement	11/01/2016
Lease Expiration	10/31/2036





INVESTMENTS HIGHLIGHTS



- ❖ Corporate Guaranty by Krispy Kreme Doughnut Corporation.
- ❖ 16+ Years left on the lease.
- ❖ Ideal management free Investment, zero landlord responsibilities, tenant pays for CAM, Taxes, Insurance and maintains all aspects the premises.
- ❖ Large Lot.
- ❖ 36 Parking Spaces.
- ❖ Central Ave is a main Retail Corridor with many National Tenants, right off the beltway.
- ❖ 2 miles from FedEx Field home of the Washington Football Team.
- ❖ Built in 2016.
- ❖ Patio/Outdoor Area
- ❖ Drive Thru
- ❖ Four (Five) Year Options to Extend.



BRAND PROFILE

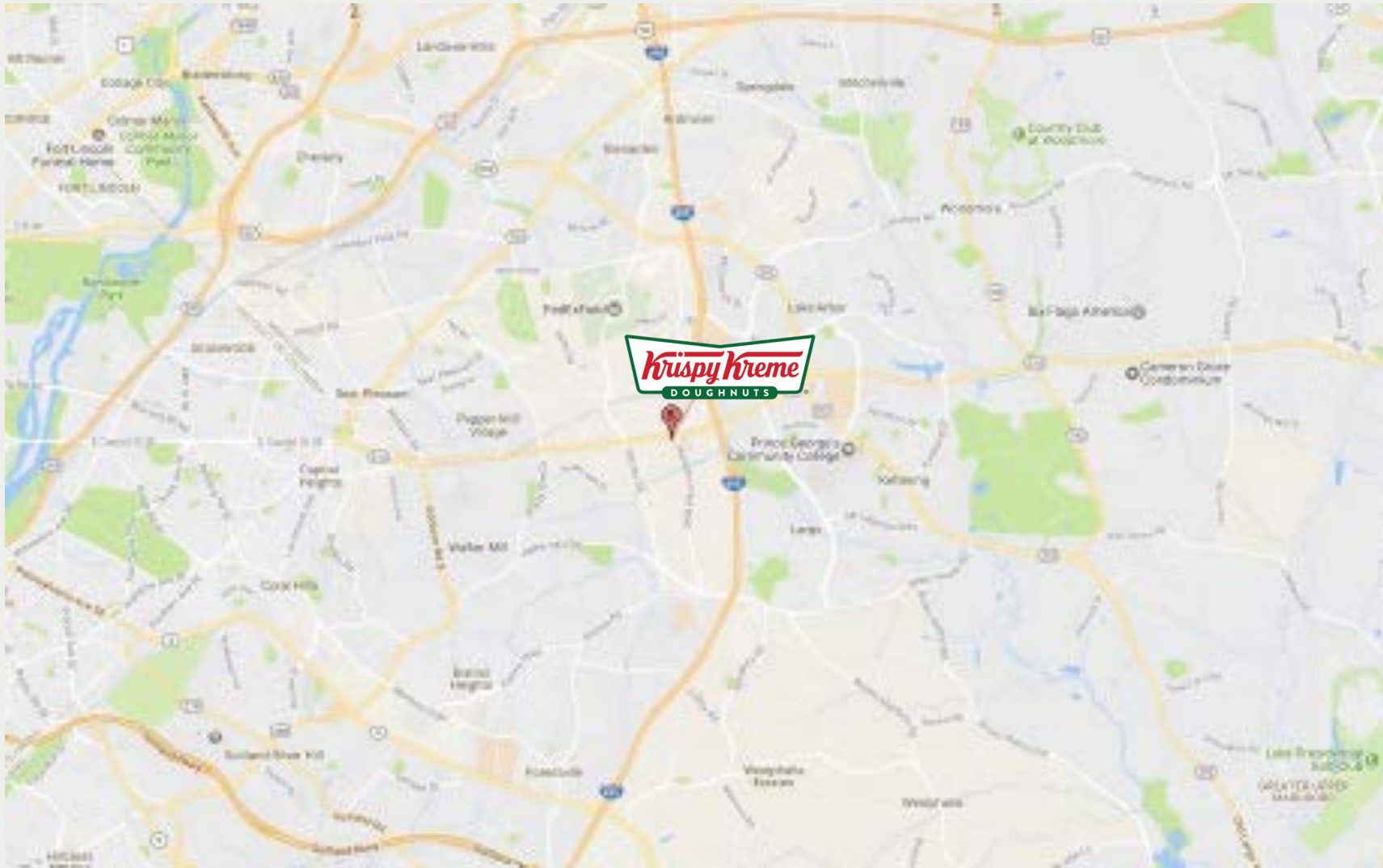


KRISPY KREME

Founded in Winston Salem in 1937 by Vernon Rudolf, Krispy Kreme Doughnuts has grown and become an iconic global brand. On April 5, 2000, Krispy Kreme became a publicly traded company on the NASDAQ under the symbol KREM. Then, in 2016, the Luxembourg-based firm JAB Holding Company, owners of many brands including Panera, Einstein Bros Bagels, Peet's Coffee, Au Bon Pain, Caribou Coffee and many more, acquired Krispy Kreme for \$1.35B and took the company private. Krispy Kreme Doughnuts, with sales over \$518M in 2016, now has over 1,300 locations worldwide. Krispy Kreme doughnuts are also sold in grocery stores, convenience stores and supermarkets.



LOCATION MAP



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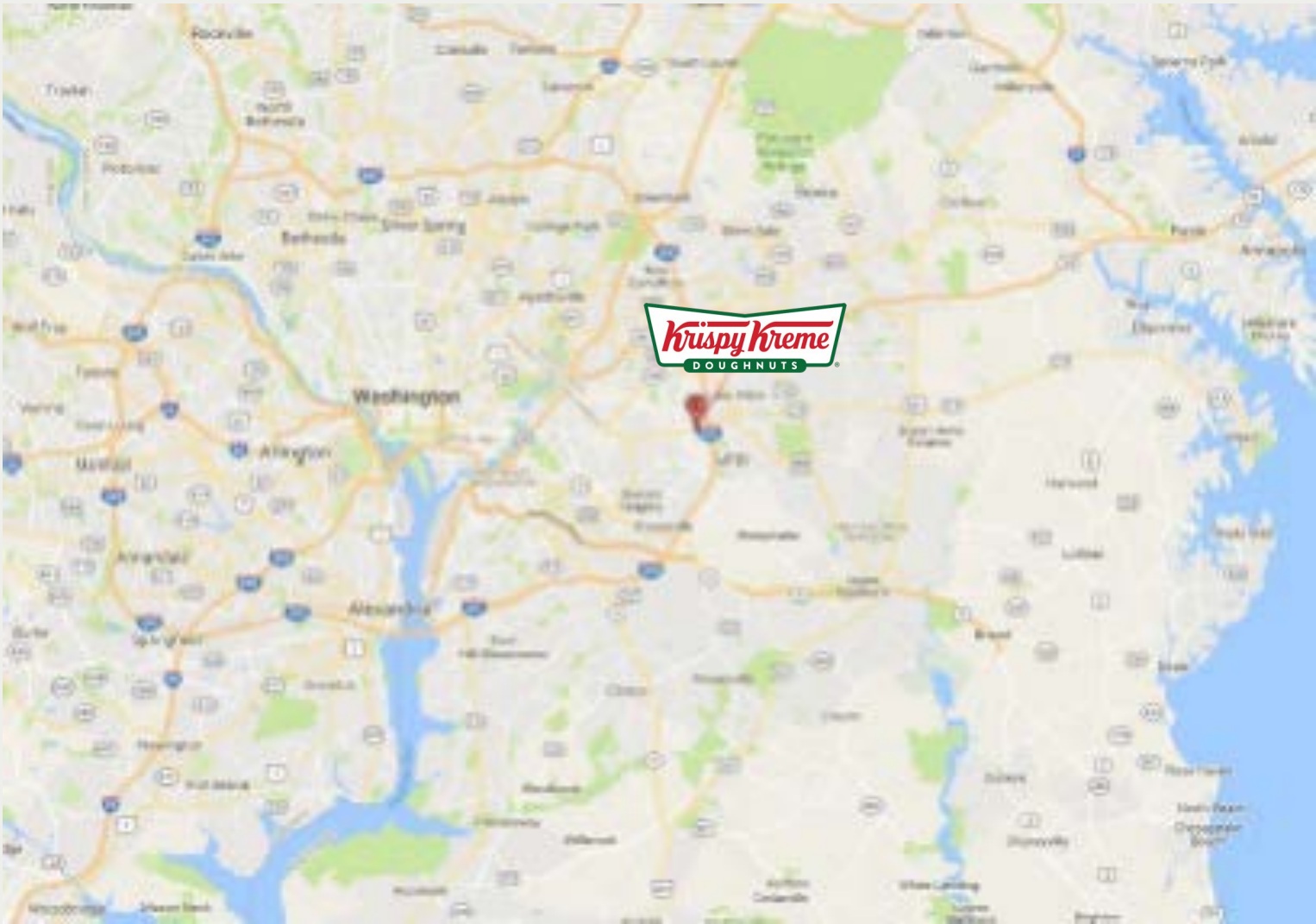
AERIAL VIEW



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REGIONAL MAP



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Population		Annual % Change.		Projected		Annual % Change
Area	2000	2010	2000 - 10	Estimated 2016	2021	2016 - 21
United States	281,421,906	308,745,538	1.0%	323,580,626	337,326,118	0.8%
Maryland	5,296,486	5,773,552	0.9%	6,038,125	6,294,916	0.9%
Washington MSA	4,837,430	5,636,232	1.7%	6,066,221	6,491,189	1.4%
Prince George's County, MD	801,473	863,420	0.8%	906,813	955,460	1.1%

Median Household Income		Annual % Change	
Area	Estimated 2016	Projected 2021	2016 - 21
United States	\$54,149	\$59,476	2.0%
Maryland	\$75,297	\$82,990	2.0%
Washington MSA	\$93,489	\$103,124	2.1%
Prince George's County, MD	\$75,597	\$82,421	1.8%





Neighborhood Demographics			
Radius	1 mile	3 miles	5 miles
Population Summary			
2000 Population	6,235	95,813	261,666
2010 Population	5,857	97,616	268,794
2016 Population	7,486	103,066	280,970
2021 Population Estimate	8,455	111,055	298,869
Annual % Change (2016 - 2021)	2.5%	1.5%	1.2%

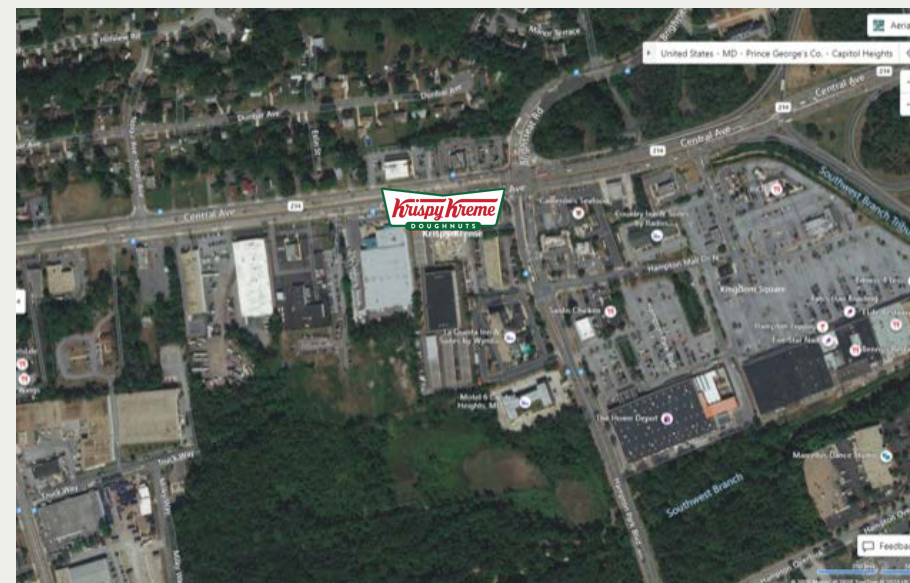


Overview

The subject is located in Prince George's County. It is part of the Washington Metropolitan Statistical Area (MSA). The Washington-Arlington-Alexandria, DC-VA-MD-WV MSA includes: District of Columbia; Calvert, Charles, Frederick, Montgomery and Prince George's Counties within Maryland; Arlington, Clarke, Culpeper, Fairfax, Fauquier, Loudoun, Prince William, Rappahannock, Spotsylvania, Stafford and Warren Counties, and the Cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas and Manassas Park, located within Northern Virginia; and Jefferson County, within West Virginia.

Population

The Washington MSA is the 6th largest in the nation with a combined population of 6.06MM. The largest places by population in the MSA are the District of Columbia, Arlington, VA; and Alexandria, VA. An annual increase of 1.4% is expected for the Washington MSA for the next five years. Much of the growth, since 2010, within the region has occurred in the District of Columbia.





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