

TD Bank

Washington, D.C.



Price:
\$7,635,000



Cap Rate:
5.00%

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a condominium interest in the TD Bank property located in Washington, D.C. (the "Property"). The Property consists of a 4,403-square-foot retail condo on the ground floor of the Metropole Condominiums - a 90-unit condo complex. TD Bank is operating under its original 20-year lease, with 7 years and 3 months of lease term remaining. The lease is absolute net with zero landlord responsibilities whatsoever, offering a truly passive investment asset. The lease also features 12.5% rent escalations every 5 years throughout the base term, providing investors with a boost to overall cash flows and a significant hedge against inflation. See *Lease Abstract for full details*.

Property Synopsis

The Property is located in downtown Washington D.C., one of the fastest growing cities in the United States with a population of 689,545 (2020) and a growth rate of 14.6% since 2010. Additionally, the D.C. metro is the 6th-largest in the U.S. with over 6.3 million residents. The Property is located in one of the most in-demand areas of D.C. - Logan Circle. Logan Circle is known as one of the trendiest neighborhoods in D.C., drawing a fashionable young crowd to 12th Street's stylish home-decor stores and hip restaurants.

Investment Highlights

- Generational Downtown Washington D.C. Acquisition Opportunity
- Core, Urban Infill Location in Logan Circle Neighborhood
- Absolute Net Lease with Preferred Rental Escalations
- Unmatched Washington D.C. Demographics
- Outstanding Track Record with Strong Deposit Counts
- Investment Grade Tenant



Property Photos

OFFERED EXCLUSIVELY BY:

Isaiah Harf
Regional Director & Partner
iharf@stanjohnsonco.com
+1 773.963.2637

BJ Feller
Managing Director & Partner
bfeller@stanjohnsonco.com

Andrew Robbins
Managing Principal
arobbins@arcgrp.com

Matthew Cavanagh
Director of Leasing
matt@arcgrp.com

Blaise Bennett
Associate Director
bbennett@stanjohnsonco.com

Mark Lovering
Associate Director
mlovering@stanjohnsonco.com

Christian Tremblay
Associate Director
ctremblay@stanjohnsonco.com

Josh Dicker
Senior Analyst
jdicker@stanjohnsonco.com

Nick O'Brien
Analyst
nobrien@stanjohnsonco.com

In Association With:
Brad Moulder
District of Columbia Broker #BR98374520

Stan Johnson Company
303 E Wacker Dr, Suite 1111
Chicago, IL 60601
stanjohnsonco.com

 **Stan Johnson Co.**

A R C Real Estate Group
200 S Wacker Dr #1325
Chicago, IL 60606
arcgrp.com

