



FORTUNE

REALTY ADVISORS
Commercial Real Estate Services

TURNING REAL ESTATE INTO A REAL FORTUNE

INVESTMENT OPPORTUNITY

FORTUNE REALTY ADVISORS

1020 W PAPAPSCO AVENUE | BALTIMORE, MD 21230



OFFERING MEMORANDUM

CONTACT

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VIRGINIA MARYLAND WASHINGTON D.C.

1020 W Papapsco Avenue Baltimore, MD 21230

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ASKING PRICE \$1,388,000

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Property Type	Retail / Free Standing
Ownership Type	Fee Simple Estate
Tenancy	Single
Year Built	1985
Rentable Square Feet	2,700 +/- SF
Land Area	0.91 +/- Acres
Legal Subdivision	Baltimore City
Zoning Code	Fast Food / Commercial
APN / Parcel ID	0325057628 036A
Utilities	Gas, Electric
Sewer Septic	Public Sewer
Water	Public
Parking spaces	50 on-site Parking Spaces

INVESTMENT HIGHLIGHTS

- Former KFC Kentucky Fried Chicken, Single tenant asset in rapidly developing area of Baltimore
- Constructed in 1985 and is situated on 0.91 acres of land
- Included in the sale; Property, kitchen Equipment, On-premise liquor license
- Successful Liquor and Food Services on premise bringing in 200K+ of income per year
- SBA business loan available for qualified buyers
- Ideal for owner/user/Value add project/developers



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REGIONAL DATA

Baltimore is the largest city in the U.S. state of Maryland, and the 30th most populous city in the United States. Baltimore was established by the Constitution of Maryland and is an independent city that is not part of any county.

Baltimore- the colorful, diverse city that is Maryland's largest city and economic hub, is known for its beautiful harbor; quirky, distinct neighborhoods; unique museums and the world-renowned Johns Hopkins hospital to the east and the University of Maryland Medical Center to the west. With the rich history the city boasts however, it's amazing that Baltimore hasn't been deemed one of America's greatest historical destinations.

On September 19, 2016 the Baltimore City Council approved a \$66-million bond deal for the \$5.5 billion Port Covington redevelopment project championed by Under Armour founder Kevin Plank and his real estate company Sagamore Development. The waterfront development that includes the new headquarters of Under Armour, as well as shops, housing, offices, and manufacturing spaces is projected to create 26,500 permanent jobs with a \$4.3 billion annual economic impact.

111,7372017 Total Population
within a 3 mile**\$622,200**Residents in the city
of Baltimore**2.8 Million**

Metro area population

\$296,727

Total Housing Units



The local economy is anchored by four employment sectors; government, education and health services, professional and business services, and trade, transportation and utilities. These industries employ 70 percent of the area's workforce. The Baltimore economy continues to shift away from manufacturing to more white-collar industries.

MARKET OVERVIEW

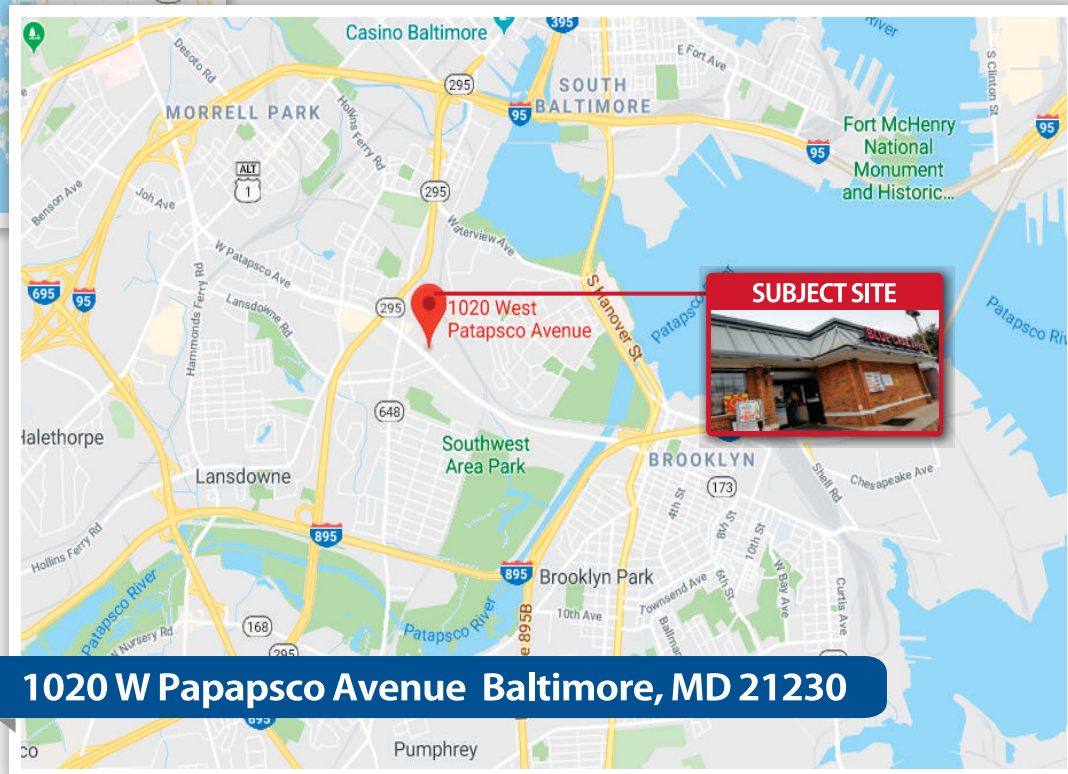


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Baltimore is the biggest city of Maryland and the 29th-most crowded city in the nation. It was built up by the Constitution of Maryland and is not part of any area; along these lines it is the biggest free city in the United States.



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LOCATION OVERVIEW



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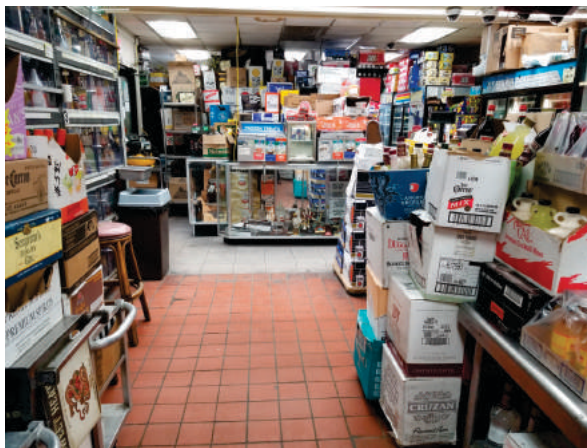


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SITE PHOTOS

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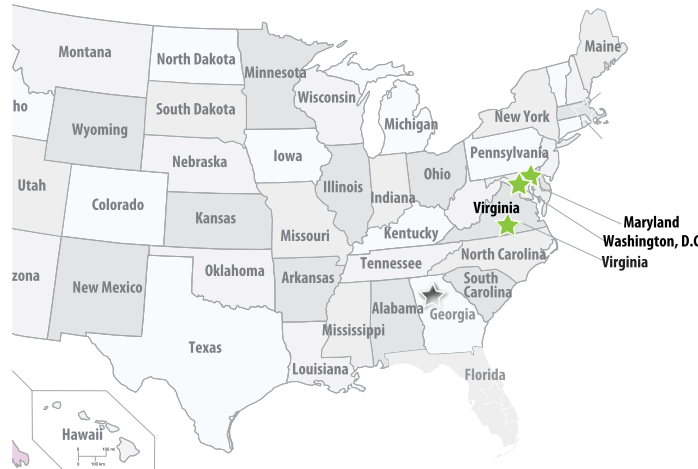
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COMPANY OVERVIEW

Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are not given the level of service they deserve by the larger commercial real estate firms. Simply because their transactions are not large enough. Whether transaction size is \$100 or \$100M, our clients will be given the same level of attention and service they deserve.

Kevin Shin is the President of Fortune Realty Advisors, exclusively contracted by Fairfax Realty. His expertise is in disposition and acquisition of Business Properties and single tenant properties. Kevin started his career as a retail specialist with Marcus and Millichap, had experience as a shopping center owner and as a restaurant owner/operator. Born and raised in Seoul, Korea, familiar with the Asian cultures, traditions and the regions. He utilizes his bicultural skills and he has ability to engage Asian/American relations through facilitating cross-cultural commercial real estate transaction in VA, MD and Washington D.C. markets.



"I asked myself is this how I'd like to be treated if I was a client? I fight for my clients, I don't sit behind a desk. Every day, I am out hitting the pavement, talking with tenants, landlords, business owners and gathering market knowledge."

CONTACT A BROKER



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