



FORTUNE
Realty Advisors

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ELDERSBURG PLAZA | 1438 Liberty Road, Eldersburg, MD



OFFERING MEMORANDUM

Investment Overview

ELDERSBURG PLAZA | 1438 Liberty Road, Eldersburg, MD



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Investment Highlights

On behalf of ownership, Fortune Realty Advisors is pleased to exclusively offer for sale the Eldersburg Plaza located in Eldersburg, MD. This 59,210 square foot shopping center is located on 6.05 acres of land, included in the sale retail pad site with 420' + frontage along Liberty Road.

The anchor tenant, Dollar Tree which has a standard & poor's BB+ (Investment grade) credit rating. The remaining Fourteen (14) tenants have been in the Eldersburg Plaza for multiple years. Many long term tenants with great payment history and established businesses.

INVESTMENT HIGHLIGHTS

- True repositioning opportunity for an investor looking to add value in growing retail corridor
- Diversified tenant mix – Community shopping center consists of national tenants, including Dollar Trees, Popeyes Chicken and regional tenant
- Superior visibility and access, Traffic count exceeding 29,770 cars a day
- Strong retail corridor, including Super Wal-mart, Starbucks, Panera bread and Home Depot
- With Median HH Income of \$116,600
- Retail demand in the area is still vibrant, 420' +/- frontage on Liberty Road
- Tenants with long term operation in the community
- 330+ parking spaces for the property
- Highly adaptable corner real estate
- Raise below-market rents and convert all tenants to NNN



Executive Summary

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EXECUTIVE SUMMARY

Eldersburg Plaza offers an investor the opportunity to own a stabilized asset in the affluent region of Carroll county, just 20 minutes from Ellicott City and 30 miles northwest of Baltimore.

The Property also has great potential through repositioning the asset through rental upside. The current lease rates are under market allowing an investor to take advantage of future increased market rents.

PRICING & FINANCIAL ANALYSIS

Price	\$12,055,000
CAP Rate	6.5%
Net Operating Income	\$813,716
Gross Leasable Area	59,210
Year Built	1980
Lot Size	6.05 Acres
Parking	330+ Spaces
Lease Type	NNN W/CAM Reimbursement
Ownership Type	Fee Simple



Rent Roll Summary

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Tenant	Suite	Area SF	Commence	Expiration	Rent PSF	Month	Annual	%of Escalation / option / comments
Oscar's Alehouse	10-B	8,330	11/21/2009	12/21/2024	\$18.24	\$12,667	\$152,004	4% Two(2) 5 Year Option
Dollar Tree	11	8,450	10/01/2016	11/01/2025	\$12	\$8,450	\$101,400 0.5%	Two (2) 5 Year Option
Abar Homes	10-R	3,100	06/31/1999	07/31/2020	\$9.45	\$2,443	\$29,316	4% 3 Year Option / Gross Lease
Copy Post	10-A	5,678	11/01/2004	11/30/2018	\$12.36	\$5,678	\$68,136	3% 5 Year Option / VACANT
Tobacco Stop	12	2,100	04/01/2011	05/01/2023	\$18	\$3,150	\$37,800	3% 5 Year Option /Modified Gross Lease Pay prorated share of Taxes
Georgetown Salon13		2,100	04/01/1998	04/30/2020	\$18.85	\$3,200	\$38,400	Modified Gross Lease Pay prorated share of CAM & Insurance
Franks Pizza	9	3,600	09/01/2015	10/01/2025	\$21.14	\$6,342	\$76,104	3% Two (2) 5 Year Option
Popeyes Chicken	14	2,950	06/01/2017	07/01/2027	\$27.35	\$6,722	\$80,664	2% 10 Year Option
Ice Planet	15	400	09/01/2000	09/30/2021	\$13.75		\$5,500	\$100/Year Increas Operating May through September (5 Month)
Verizon			05/01/2017	05/31/2020		\$703	\$8,436	2% Four(4) 5 year Options / Satellite Antenna
Lily Nail & Spa	5	1,200	08/01/2012	09/01/2023	\$21	\$2,100	\$25,200	4% 5 Year Option
Lily Spa Facial	4	1,360	04/01/2019	04/30/2029	\$16.15	\$1,830	\$21,960	3% 5 Year Option / Modified Gross Lease Pay prorated share of taxes
Spirit Shoppe	10	12,842	02/01/1994	03/01/2025	10.30	\$11,028	\$132,336	3% Two (2) 5 Year Options
Eldersburg Barber	6	1,200	05/01/2004	06/01/2024	\$20.10	\$2,133	\$25,596	2% 5 Year Option
China House	7	1,020	10/01/2005	10/31/2020	\$28.98	\$2,464	\$29,568	4% 5 Year Option
Medical Lab	2	1,685	09/01/2019	10/01/2024	\$17.95	\$2,520	\$30,240	3% 5 Year Option
Arts Paper Wonders 8		1,320	08/01/2019	09/01/2022	\$17.60	\$1,935	\$23,220	Gross Lease
Jackson Hewitt	1	1,315	04/01/2019	04/30/2024	\$15.50	\$1,700	\$20,400	2 Year Option /Gross Lease
Elite Spa	3	960	04/15/2019	05/15/2024	\$24	\$1,920	\$23,040	3% 5 Year Option/Modified Gross Lease Pay prorated share of taxes
S.F. Vacancy (%)		9.58%						



Income & Expenses

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INCOME

Current Base Rental Income	\$861,184
Expense Reimbursements	\$47,468

NET OPERATING INCOME **\$813,716**

EXPENSES

Real Estate Taxes	\$68,100
Insurance	\$12,279
CAM	
Repairs & Maintenance	\$77,117
Grounds & Landscaping	\$48,785
Utilities	\$38,558 (Water \$25,000)
Security & Legal Fees	\$6,480
Management Fee	\$30,703

TOTAL EXPENSES **\$282,022**

EXPENSES / SF **\$4.75**



Location Overview

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Property Discription

ELDERSBURG PLAZA | 1438 Liberty Road. Eldersburg, MD



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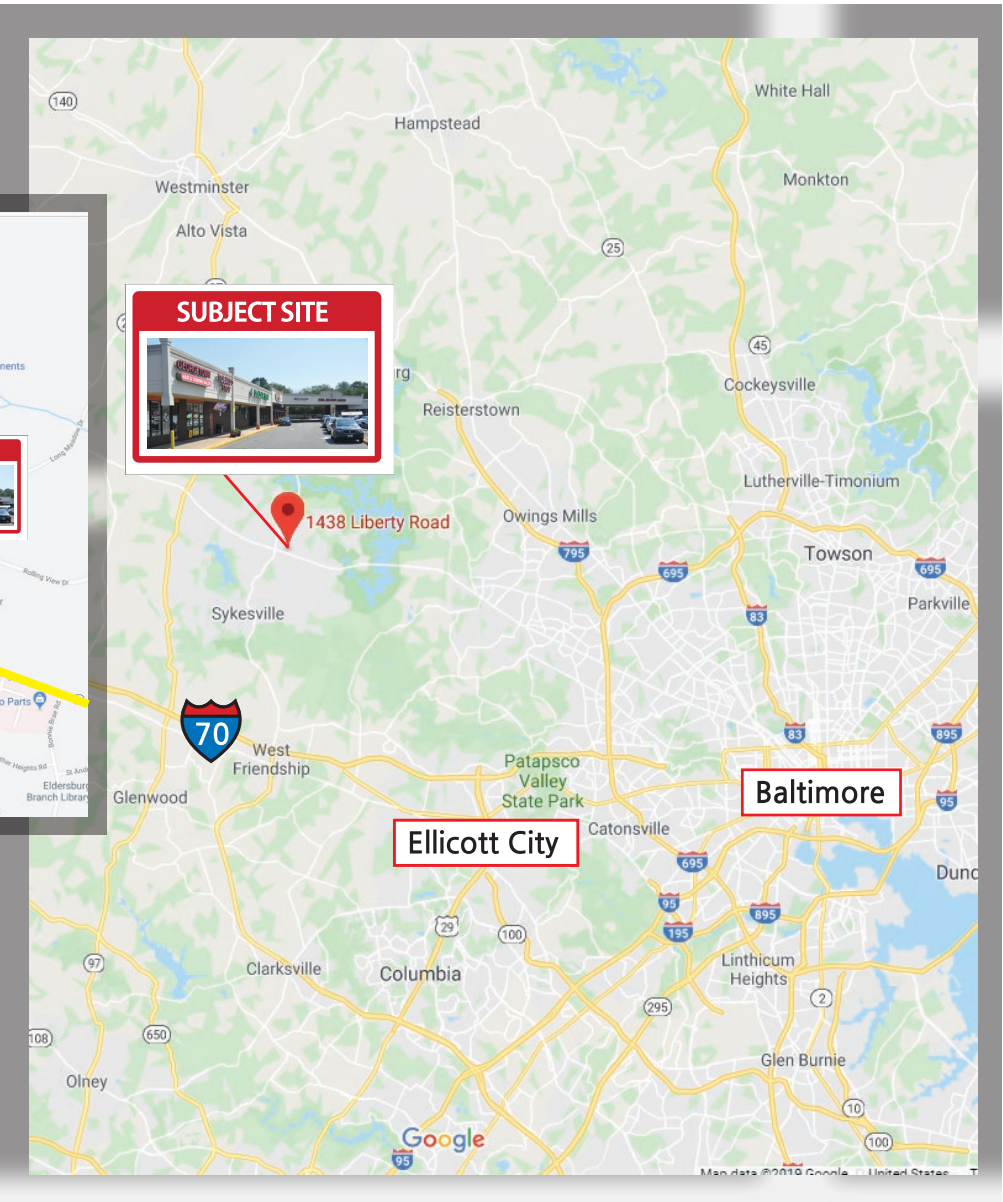
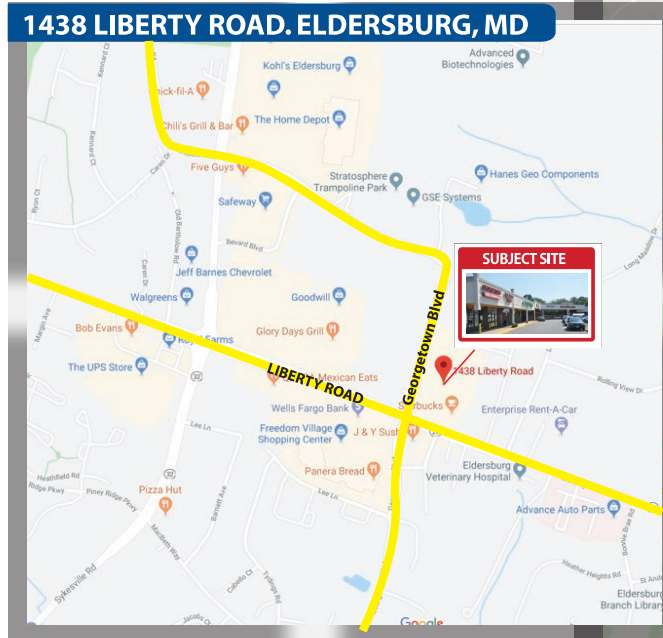
Demographic Summary

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The subject property is located in the heart of Eldersburg, on the Routh 26 Retail corridor. This region of Maryland is in Carroll county, just 20 minutes from Ellicott City and 7.3 miles from interstate 70 (I-70). Eldersburg Plaza has two entrances and exits located on Liberty Road (Routh 26) and Georgetown Blvd.



DEMOGRAPHIC

2,812,997

Westminster MSA Population

\$116,600

5 Mile Average HH Income

44,363

5 Mile Population

29,795

5 Mile Daytime Population

Company Overview

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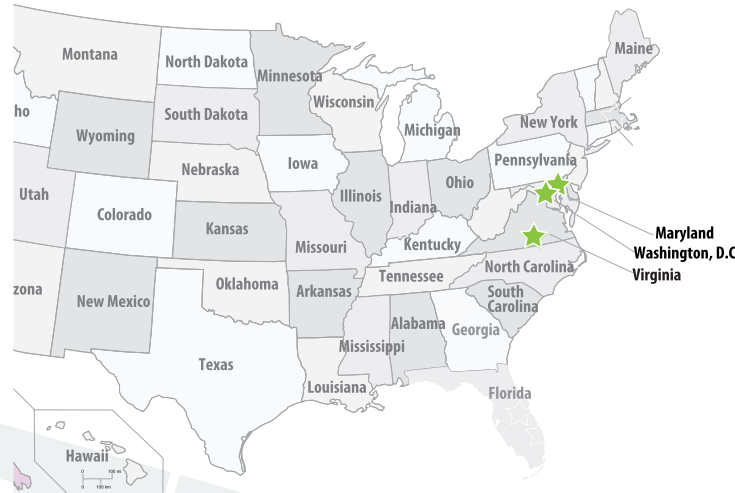
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Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are 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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