

1 Salisbury, MD 21801



Price	\$1,400,000
Building Size	10,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New retrofit Dollar General - 10-year NN lease that features a 10% rent increase in each of the (4) five-year option periods. The lease is guaranteed by Dollar General Corporation (NYSE: DG), investment grade, rated BBB- by Standard & Poor's. This property resides on 1.27 acres, and provides full access to Business Route 13 N. Salisbury Blvd., and easy access to signalized intersection at Naylor Street from its side entrance. This building provides 10,000 sq ft versus the standard Dollar General 9,100 sq ft prototype, and a non-standard graded loading dock. Existing Clear Channel Billboard ground lease provides additional income with an opportunity to increase NOI with renegotiated lease terms when Clear Channel lease expires July 1, 2016.

2 Mount Airy, MD 21771



Price	\$6,400,000
Building Size	4,000 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Bank of America Ground Lease with ASSUMABLE NON RECOURSE financing (10 years, \$3.4 million at 3.875%) resulting in Leveraged IRR of 7.05%.

3 Gambrills, MD 21054



Price	\$3,200,000
Building Size	3,886 SF
Cap Rate	4.28%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare McDonald's fee simple absolute NNN ground lease in Gambrills, MD located 22 miles south of Baltimore and 25 miles northeast of Washington, DC. The ground lease calls for zero landlord obligations. The 100% fee simple interest in the underlying land is being offered. The lease calls for significant rental increases at four different points in the initial term, which is extremely rare. There are also 12% increases at each of the eight 5 year options to renew. Beginning in year 5 of the lease (October 2018), the rent increases to \$135,000 per year, increasing the CAP rate on the purchase price to 4.22%.

4 Cumberland, MD 21503



Price	\$2,866,024
Building Size	3,076 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Brand new 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5 Percent Bumps Every Five Years Right off the Interstate Dense Urban Infill Location Scheduled for Image Activation Brand New building with New Wendy's Prototype Over 23% in Increased Income Since 2000 Income Projected to Increase by 19% in the next 5 Years Signalized Intersection (Both Sides) Ample Parking with Drive Thru Over 60,000 vehicles Per Day on I-68 Single Tenant Net Leased Asset.

5 Lavale, MD 21502



Price	\$2,199,121
Building Size	2,714 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Brand new 20-Year Lease Absolute Triple-Net Zero Landlord Responsibilities Experienced Franchisee 7.5 Percent Bumps Every Five Years Right off the Interstate Ingress and Egress from both Directions Large 1.18 Acre Lot Over \$60,000 in High Average Household Income Household Income Increased by 30% Since 2000 Household Income to Increase 20% in 5 Years Ample Parking with Drive Thru Dense Retail Corridor Single tenant Net Leased Asset.

6 Lanham, MD 20706



Price	\$2,800,000
Building Size	24,588 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Full Service Center, with great potential for expansion.

7 Towson, MD 21204



Price	\$13,431,372
Building Size	12,280 SF
Cap Rate	5.10%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Fee simple interest in this Walgreen's (NYSE: WAG), in the vibrant college town of Towson, Maryland. The Tenant, Walgreen's, executed a 25-year lease approximately four years ago and operates in a unique, architecturally charming 12,360 SF building featuring many details not seen at other suburban locations. In terms of credit, Walgreen's is investment grade, rated BBB by Standard & Poor's. The Property is offered free and clear of debt and ideal for the 1031 exchange investor seeking a secure investment in proximity to the coveted Baltimore-Washington, DC Metropolitan region.

8 Easton, MD 21601



Price	\$13,324,682
Building Size	63,036 SF
Cap Rate	6.15%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Fee simple interest in this BJ's Wholesale Club in Easton, Talbot County, Maryland in the heart of Maryland's Eastern Shore Resort Area. The Tenant, BJ's Wholesale Club, is subject to a new 20-year NNN Corporately Guaranteed lease that will tentatively commence in December 2015 and features 3% and 3.65% rental increases in years 11 and 16 respectively as well as 5% increases in each option period. The Tenant is strategically located in Easton's new commercial corridor on the western side of Easton, a town ranked 8th by the 100 Best Small Towns in America publication.

9 Pasadena, MD 21122



Price	\$2,347,000
Building Size	4,698 SF
Cap Rate	3.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee-simple interest in a 4,698 square foot, single-tenant, triple net (NNN) ground leased Chick-fil-A (the Property or Asset) on a 1.29 acre site. The Property's lease features over 15 years of remaining primary term and five, five-year renewal options with rental increases every five years.

10 Princess Anne, MD 21853



Price	\$2,066,128
Building Size	8,400 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located in Princess Anne, MD. The subject property is a relocation store from an in-line space less than one mile away. Family Dollar has signed an initial 16-Year lease, which include a 10% rent increase after year 10 (which would yield an average cap rate of 6.57% over the base term, assuming a purchase at list price.) There are 6 - 5 Year renewal options, all of which also include a 10% rent increase.

11 Elkridge, MD 21075



Price	\$4,350,280
Building Size	9,970 SF
Cap Rate	5.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant absolute-net leased Kindercare Learning Center located in Elkridge, Maryland. The subject property is 9,970 square feet, was built in 1998, and is located about one mile from Route 100, the major east-west highway connecting US Route 29 in Ellicott City and MD 177 in Pasadena. The surrounding area is highly conducive to childcare centers and includes elementary schools, parks, dance/karate centers and abundant residential housing. The property is ideally located off the Meadowridge exit from Route 100, across the street from a corporate park with several large employers including Sun Microsystems.

12 Baltimore, MD 21230



Price	\$2,250,000
Building Size	3,200 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Purchase two freestanding, contiguous pad sites occupied by Burger King and Ace Cash Express. The Property is well positioned in the Southwest Baltimore Sub market at the traffic light controlled corner of Patapsco Avenue and Annapolis Road. This represents a rare opportunity for an urban in-fill location, ideal for a 1031 Buyer or local investor.

13 Pocomoke City, MD 21851



Price	\$1,740,000
Building Size	7,400 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

15-year absolute NNN AutoZone Ground Lease located on Route 13 in Pocomoke City, Maryland. A+ Location. AutoZone Corp, at its own expense, will build a 7,400 sq. ft. building. The property is 1.35 acres on a prime corner. New 15 year absolute net lease ground lease with no Landlord responsibilities. Rent increases 7.5% after year 7 and 8% in each of the four 5-year options. Lease commenced 12/2015.

14 Germantown, MD 20876



Price	\$2,675,000
Building Size	3,080 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

PNC Bank GROUND LEASED property. Property consists of a 26,571 square foot parcel of land improved with a 3,080 square foot one story building constructed in 1995. Approximately \$50MM in deposits!! 2% annual increases!! PNC exercised 5 year option in May of 2015. 3 additional 5 year options remain.

15 California, MD 20619



Price	\$2,465,879
Building Size	3,037 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Exclusively marketed for sale is the fee simple interest of a free standing Wendy's in California, Maryland. Wendy's signed a twenty-year triple net (NNN) lease in February 2005 with (4) five year options. Rental escalations of ten percent (10%) are scheduled every five years throughout the base term and option periods. Wendy's is operated by the franchise Davco Restaurants, Inc, an operator of 150+ Wendy's restaurants.

16 Essex, MD 21221



Price	\$7,589,000
Building Size	14,688 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

14,688-squarefoot free standing Walgreen's situated on 1.53 acres in the suburban community of Essex, Maryland. Essex is a densely developed residential and commercial community located within the Baltimore MSA (Population: 2.8 million) just 10 miles east of the city's CBD and immediately outside of the Interstate 695 loop that encircles the entire city of Baltimore. Walgreen's signed a 25- year absolute NNN lease which has 16.5 years of primary term remaining. The property is ideally positioned on a signalized hard corner of two of the area's heaviest traveled arteries, Eastern Boulevard and Marlyn Avenue (Combined Traffic Count: 40,045 VPD)

17 Elkridge, MD 21075



Price	\$3,017,500
Building Size	12,000 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS Pharmacy located in Elkridge, Maryland. The lease is 100%guaranteed by CVS Health Corporation with no Landlord responsibilities whatsoever. The lease has 7 years remaining and includes 10 options at 5 years each. For the twelve month period ended December 31, 2014, CVS Health Corporation had total revenue of \$139.37 billion, net income of \$4.64 billion and a net worth in excess of \$37.96 billion. CVS currently holds a Standard & Poor's credit rating of BBB+/Stable.

18 Capitol Heights, MD 20743



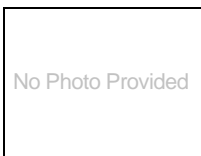
Price	\$2,342,769
Building Size	7,470 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in this Dollar General in Capitol Heights, Prince George's County, Maryland. The Tenant, Dollar General, is subject to a new 10-year NN lease that features a 10% rental increase in year six and in each of the four, five-year option periods. This 7,470 SF block and brick building was retrofit for the Tenant and is now open. The lease is guaranteed by Dollar General Corporation (NYSE: DG), investment grade, rated BBB- by Standard & Poor's.

19 Baltimore, MD 21224



Price	\$1,395,000
Building Size	1,000 SF
Cap Rate	6.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate leased by Avis, NNN Investment opportunity.

20 Ridgely, MD 21660



Price	\$1,801,248
Building Size	9,026 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in the Dollar General located at 103 6th Street, Ridgely, MD. Built in 2013, this freestanding, single tenant, absolute NNN, retail property consists of a 9,100 SF building sited on a 1.13 acre lot. With approximately 13 years remaining on the initial lease term the lease calls for a 3% rental increase in year 11 of the lease. The lease includes (5) five-year options with 10% rental increases during each of the option periods.

21 Conowingo, MD 21918



Price	\$1,833,000
Building Size	9,026 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in the Dollar General located at 401 Conowingo Road, Conowingo, MD. Built in 2012, this freestanding, single tenant, absolute NNN, retail property consists of a 9,026 SF building sited on a 2.90 acre lot. The lease calls for a 3% rent increase in year 11 and has just under 12 years remaining on the initial lease term. The lease calls for (5) - five year rental options with a 10% rent increase in each option period.

22 Frederick, MD 21704



Price	\$1,750,000
Building Size	1,985 SF
Cap Rate	6.43%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Enterprise Rent-A-Car located in Frederick, MD. The lease is corporately guaranteed by Enterprise Rent-A-Car and currently has 6+ years remaining on its original 10-year lease term; with four, five-year options inclusive of 12.5% rental increase upon each renewal. Enterprise Rent-A-Car currently holds an investment grade BBB+ credit rating with a stable outlook according to Standard & Poor's. Enterprise Holdings reported 2014 sales in excess of \$17.8 billion and Enterprise Rent-A-Car has been ranked first in rental car customer satisfaction 9 out of the last 11 years.

23 Clinton, MD 20735



Price	\$7,500,000
Building Size	4,100 SF
Cap Rate	5.16%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

20 Year | Absolute NNN Ground Lease | 10% Rent Increases Every 5 Years. 4 Drive Thru Lanes. AA- Credit Rating from S&P. As of June 30th, 2015 Branch Deposits in Excess of \$36M+ a 23% Increase since 2010.

24 Germantown, MD 20874



Price	\$11,098,400
Building Size	11,812 SF
Cap Rate	4.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

CAN BE SOLD INDIVIDUALLY! NO CO BROKER FEES PAID 7 11 Portfolio of 3 PREMIUM Corporate Leased 7 11s with GASOLINE in upscale Montgomery County Maryland. Great locations doing plenty of business! NO LANDLORD RESPONSIBILITIES ABSOLUTE NNN LEASED! SEE LOCATION INFORMATION!.RENTS 1: Germantown, MD \$15,208.00 Monthly.2: Gaithersburg, MD \$11,863.00 Monthly.3: 1Germantown, MD \$14,548.00 Monthly ALL WITH 15% increases every 5 years. ALL HAVE 20 PLUS YEARS LEFT IN LEASES-OPTIONS!

25 Glenarden, MD 20720



Price	\$8,227,560
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Glenarden, MD. The property is offered free and clear of debt. The store is newly constructed and opened for business in December of 2014. The property has a 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

26 Baltimore, MD 21220



Price	\$2,820,000
Building Size	11,528 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This location consists of an 11,528 SF Rite Aid store built in 1996 situated on 1.93 acres of land. This is an investment property leased to a corporate owned Rite Aid whose current lease term expires in August, 2017 with 6 - 5 year lease options with rent increases with each option.

27 Pikesville, MD 21208



Price	Price Not Disclosed
Building Size	4,545 SF
Cap Rate	3.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The property is located in the heart of northwest Baltimore County on Reisterstown Road near I-695. Near a Double Tree Hotel and Ramada Inn that is located right off exit. Suburban Club Golf Course, Woodholme Golf Course and Druid Ridge Cemetery are located nearby. Reisterstown is a busy major road way with many commercial properties located on or just adjacent to including, Staples, Petco, PNC Bank, US Post Office, Shell, Wells Fargo, Walgreen's, Office Depot, Mobil, Giant Food, carwash, church and animal hospital. Property is near a large residential area with nearby schools including Elementary School of St Marks, Woodholme Elementary School, the Day School at Baltimore Hebrew, Pikesville Middle School, and Beth Tfiloh Dahan Community School. South of 1-695 on Reisterstown Road, where the property is located in Pikesville, was one of the seventeen designated Commercial Revitalization Districts in Baltimore County eligible for available resources aimed to maintain the health and vitality of commercial area. The chosen districts are the front doors to the desirable established communities. The revitalization is currently ongoing.

28 Columbia, MD 21045



Price	\$1,300,000
Building Size	2,837 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

BB&T Bank located at 8001 Columbia 100 Parkway in Columbia, Maryland. This property was an operating Susquehanna Bank branch with \$50 million in deposits, until it was just recently acquired by BB&T. The closest BB&T Bank to this location is closing as of November 6, 2015, and folding into this location, at which time all Susquehanna Bank signage will become BB&T Bank. This new bank branch will now have a total of \$100 million in deposits.

29 Bowie, MD 20716



Price	\$9,427,180
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Bowie, MD. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

30 Clinton, MD 20735



Price	\$9,620,000
Building Size	14,550 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

18 Years Remaining on NN Lease. Property is located on hard corner of signalized intersection of Branch Ave. and Woodyard Rd. Strategically located opposite Lowe's, Walmart, and Safeway. Strong Store Sales.

31 Taneytown, MD 21787



Price	\$1,626,818
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

13 + Years Remaining on a 15 year Corporate NN Lease from Dollar General Corporation. 3% Rent Increase during the primary term and 10% Rent Increases with in Option Periods.



Price	\$2,333,714
Building Size	12,608 SF
Cap Rate	7%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

CVS/Pharmacy located at 5407 Harford Road in Baltimore, Maryland. Baltimore is the largest city in Maryland, and brings in over 23 million tourists per year. CVS, a Standard & Poor's rated BBB+ investment grade credit, originally executed a corporately guaranteed 20 year double net lease with four, five year options. The tenant recently exercised the first option period. The property was originally built in 1995 for Revco Drug Stores and has been converted to a CVS/Pharmacy. This is a double-net lease structure with the landlord having responsibilities for roof, structure, and common area maintenance.



Price	\$8,899,000
Building Size	45,000 SF
Cap Rate	6.70%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

- Tenant: Lotte Plaza Market- Location: Festival at Muddy Branch Montgomery County, MD- Lease: NEW 25-year absolute NNN lease (began January 2014)- Rent Increases: 1.5% annually beginning in Year 6, NNN- Lease: Tenant responsible for taxes, insurance, and condo fee- Landlord Responsibility: Roof* & structure *Roof is new as of May 2014 with a 20-year warranty- 1st Year Rent: \$ 596,250- Cap Rate: 6.70%- Terms: Fee Simple or Note Sale- Sale Type: Condo.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.