

2436 Wisconsin Ave NW,
Washington, DC





INVESTMENT HIGHLIGHTS

- Pearson's has been at establishment since 1933
- Strong traffic 29,816 VPD
- Close proximity to Georgetown Waterfront park, Georgetown University, National Cathedral , national tenants such as Chipotle, CVS , Dominoes and more .
- Excellent Cap Rate with annual rental increases to hedge against inflation.
- Strong tenant with high net worth and store sales
- 15 year NNN lease at close of escrow.



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase Pearson's Wine and Spirits located at 2436 Wisconsin Avenue Washington DC on a sale leaseback. The building is 4,910 +square feet and is situated approximately .06 acres of land. The subject property has been in the same location since 1933 and the tenant is prepared to sign a 15 year term at the close of escrow with 2-5year options. Property is located in the vicinity of historic Georgetown University and the National Cathedral and along the heavily trafficked Wisconsin Avenue. This is a stable NNN Tenant and Investment for years to come.

Property Information		Year Built Renovated	1930 1995
Property	Pearson's Wine and Spirits	Lease Type	Absolute NNN
Property Address	2436 Wisconsin Ave, Washington DC	Lease:	15 years
Land Size	0.06 Acres	Option:	2- Five-year—periods
Building Size	4,910 SF Total 1st Floor 2,455 SF, 2nd Floor 2,455 SF	Lease Type:	NNN
NOI	\$240,000	Purchase Price	\$4,363,363.00
Rent Increases	2% Annually	Cap Rate	5.5%

About the Tenant

Pearson's is a family owned business which was established in 1933 when "Doc" Eisenberg bought Pearson's Pharmacy on Wisconsin Avenue. Alcoholic beverages were sold by prescription during Prohibition but when alcohol became legal again, liquor sales overtook the small neighborhood pharmacy. Doc and his wife, Sarah, opened Pearson's Liquor Annex a few doors down the street. During the 1940s and '50s, Pearson's became a major force in Washington D.C.'s liquor market. Everyone in Washington knew Pearson's. It became a D.C. institution and a major wine and spirits destination with many customers traveling many miles and states to visit us. In the '60s, Pearson's entered the sophisticated world of Bordeaux, Burgundy, and fine German wines. New world California wines were introduced at Pearson's a decade before most of the wine-drinking public knew they existed.

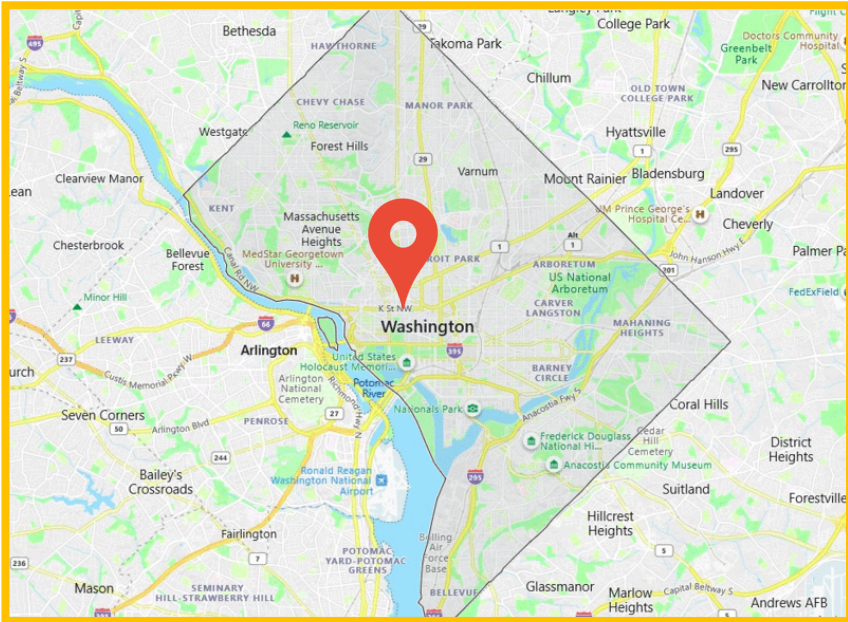
About the Area

Situated near the midpoint of the nation's Mid-Atlantic coast, the Washington, D.C. Core Based Statistical Area (CBSA) is the seventh most populous metropolitan area in the nation. The Property is approximately three blocks east of Glover Park, a residential neighborhood in the northwest section of Washington, D.C. Glover Park is about a half a mile north of Georgetown and just west of the United States Naval Observatory. The northern border of Glover Park is Fulton Street near the Washington National Cathedral and the Cathedral Heights neighborhood. The southern border is Whitehaven Park, another branch of Rock Creek Park, and further south lies the Burleigh neighborhood and Georgetown University.



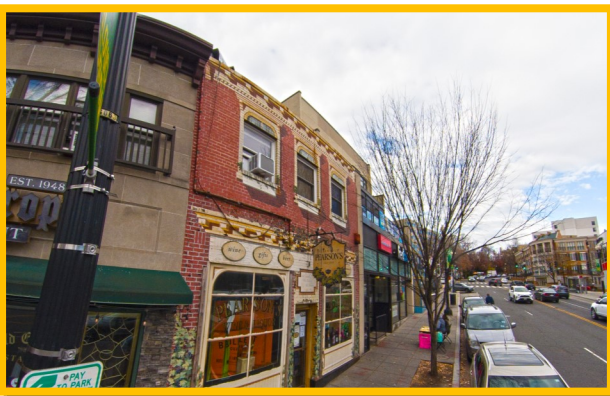
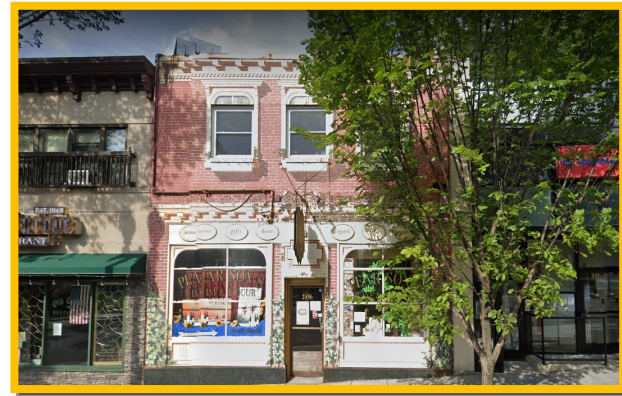
Demographics

	1 Mile	5 Mile	10 Mile
Population	150,449	762,065	2,170,391
Income	\$154,994	\$145,102	126,749
Median Home Value	\$858,148	\$762,888	\$571,885











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