

Goodwill Industries



FEE SIMPLE INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

9001 Woody Terrace, Clinton | MD 20735

**AVISON
YOUNG**

The offering

TRANSACTION SNAPSHOT



ASKING PRICE
\$4,267,795



CAP RATE
7.30%



ANNUAL RENT
\$311,549



LEASE TYPE
NN



TERM REMAINING
4+ Years

Investment highlights

- Goodwill Industries is #7 on Forbes List "The 100 Largest U.S. Charities"
- Ideally located within the Clinton Gardens Shopping Center, co-tenancy with Walgreens, TD Bank and Dash-In
- Washington, DC suburb with population in excess of 150,781 within 15 minutes of the property and an average household income over \$116,621 within one mile of the property
- High traffic location (45,834+ VPD) and located within two miles of Andrews Air Force Base with 15,000+ active duty military members, families and civilian employees

Rent schedule

Years	Annual Increases	Annual Rent	Monthly Rent	Rent/SF
9/01/2023-8/31/2024	2%	\$311,549	\$25,962	\$15.77
9/01/2024-8/31/2025	2%	\$317,780	\$26,482	\$16.09
9/01/2025-8/31/2026	2%	\$324,136	\$27,011	\$16.41
9/01/2026-8/31/2027	2%	\$330,619	\$27,552	\$16.74
9/01/2027-8/31/2028	2%	\$337,231	\$28,102	\$17.07
Options				
9/01/2028-8/31/2033	10%	\$372,330	\$31,028	\$18.85
9/01/2033-8/31/2038	10%	\$411,083	\$34,257	\$20.81

Net Operating Income (NOI)	\$311,549
Rent/Month	\$25,962.45
Rentable Square Feet	19,752+/- sf
Land Area	1.35+/- acres
Year Built	2008
Tenant Name	Goodwill Industries
Guarantor	Corporate: Goodwill of Greater Washington
Ownership Type	Fee simple
Lease Type	NN
Landlord responsibilities	Roof, structure, parking
Parking	85
Rent Commencement	01/01/2015
Lease Expiration	8/31/2028
Increases	2% annually
Options	Two, 5-year options
Right of First Refusal	No

Tenant overview

About Goodwill

Goodwill® is a 501(c)(3) nonprofit organization made up of a network of 155 local organizations throughout North America that sell donated goods to create job opportunities and training in local communities. In the past year, Goodwill has...

Supported millions of people to take action toward securing work:

- 1,174,657 individuals empowered themselves with Goodwill Services, including direct supports as well as training, education and job placement provided by local Goodwill organizations
- 157,416 individuals who identify as having disabilities
- 149,338 youth and younger individuals aged 16 to 24
- 149,060 individuals 55 years and older, et cetera
- 47,610 individuals who have been involved in the criminal justice system

Worked toward a healthier planet and more sustainable future for shoppers:

- 3 billion pounds of goods diverted from landfills
- More than 15 million pounds of electronics were collected across more than 2,000 Goodwill locations and recycled in new computer parts through a closed loop recycling process
- 2000+ e-recycling programs launched across the nation
- Progressed in becoming fully LEED certified

2 M
people served
by local
Goodwills

\$1.44 B
in private
donations
2022

120
years of
success



1902
founded



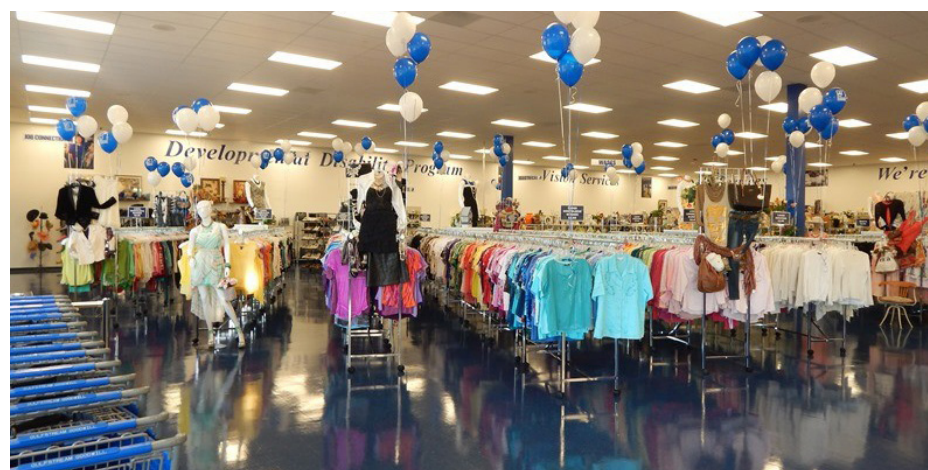
\$7.41 B
nonprofit
revenue



121,414+
employed by
Goodwill



155+
U.S. locations



Along highly trafficked Woody Terrace

45,834 VPD PASS THE SITE



15-MIN DRIVE

150,781

TOTAL POPULATION

\$124,543

AVERAGE HH INCOME

\$96,494

MEDIAN HH INCOME

40.7

MEDIAN AGE

80,128

DAYTIME EMPLOYEES

Surrounding retail



Strong retail corridor

EXCELLENT LOCATION



Site plan



Let's connect.

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