



FORTUNE
Realty Advisors

www.FortuneRealtyAdvisors.com
VIRGINIA MARYLAND WASHINGTON D.C.

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Mixed Use - DC's most prestigious neighborhoods NW 4826 MacArthur Blvd NW Washington DC



OFFERING MEMORANDUM

Investment Overview

4826 MacArthur Blvd NW Washington DC



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Investment Highlights

- ▶ Value-add investment opportunity through an active leasing and long-term upside potential.
- ▶ Premier NW Washington DC submarket
- ▶ Zoned MU-4, opportunity for mixed-use or owner/operator
- ▶ The Charming three-level 2,700 SF ideal for owner-user



Financial Aummary

4826 MacArthur Blvd NW Washington DC



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OFFERING / FINANCIAL SUMMARY

Offering Price	\$1,600,000
CAP	6.5%
Property Type	Mixed-Use
Zone	MU-4 Mixed-Use Retail, Residential
Lot Acres / SF	1,776 SF
Leasable SF	2,700 SF
Ownership Type	Fee Simple

INCOME

Gross Rental Income	\$129,600
Reimbursement Rent	\$10,184

EXPENSES

Real Estate Tax	\$22,618
Insurance	\$3,136
CAM	\$4,800
Utilities	\$5,042

TOTAL EXPENSES	\$35,595
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NET OPERATING INCOME **\$104,189**

Executive Summary

Investor Alert! A prime opportunity awaits with this mixed-use property in the heart of NW DC. Zoned MU-4, provides a variety of opportunities for multi-family or business owner/operators, live/work occupants, or investors looking for a cash-flowing asset.

This charming three-level 2,700 SF mixed-use building located in one of DC's most prestigious neighborhoods.

2 Retail units and 1 residential apartment unit. Building can be delivered partially leased for an owner-user seeking long-term cost stability and ownership benefits.

The lower two floors are currently leased to a Tailor Shop and Nail Salon, included third floor features a residential apartment (2 Bedrooms 1 Bathroom) offering rental income.

Private backyard two (2) parkings.

Please DO NOT DISTURB the current operator!

Lease Overview

4826 MacArthur Blvd NW Washington DC



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OFFERING / FINANCIAL SUMMARY

TENANT

Blue Bell Spa	\$50,400
Lease commencement date:	10/2019-09/2029
Park's Tailor	\$48,000
Lease commencement date:	11/2015-10/2025
Apartment	\$31,200
Lease commencement date:	07/2024-05/2026

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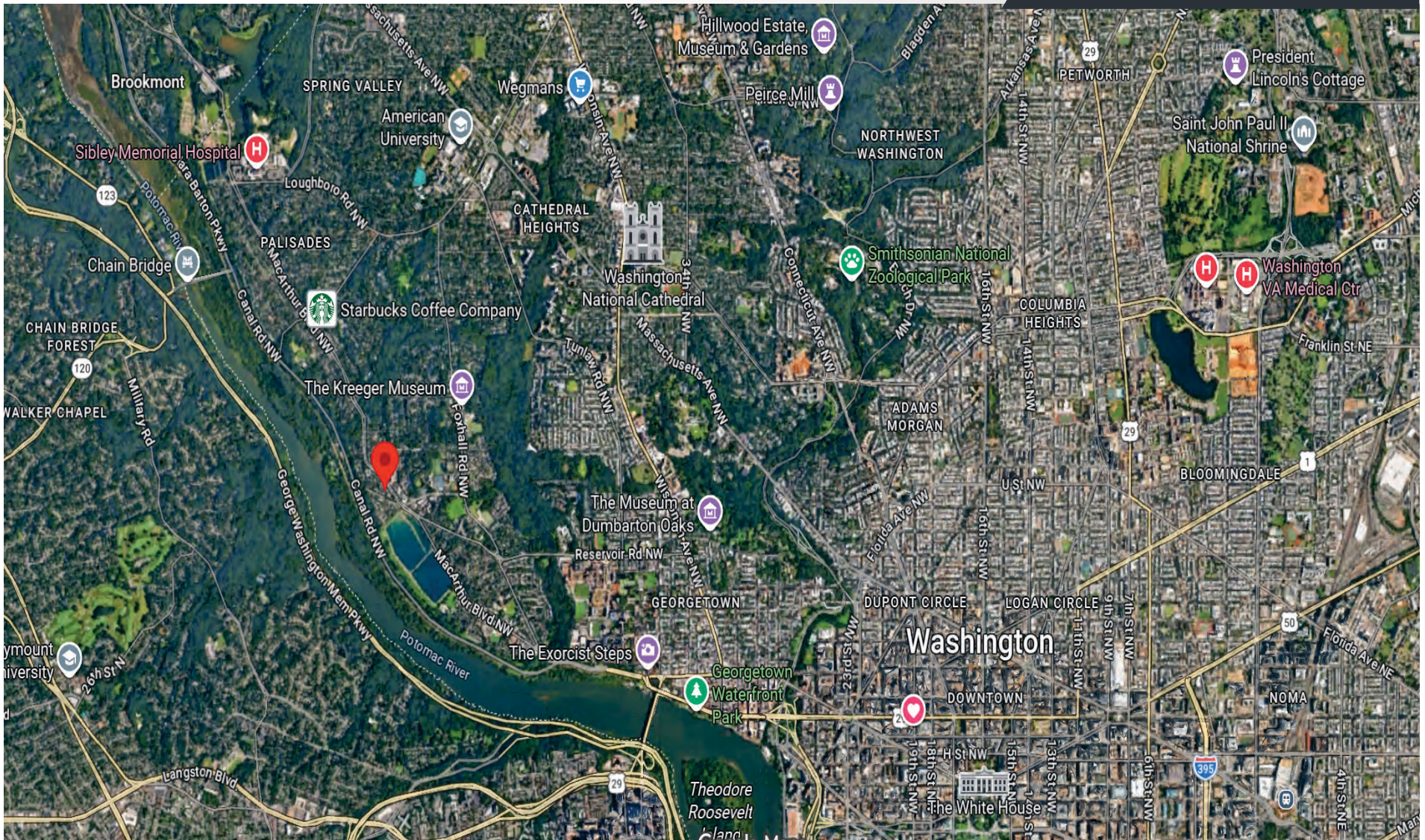


Location Overview

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Company Overview

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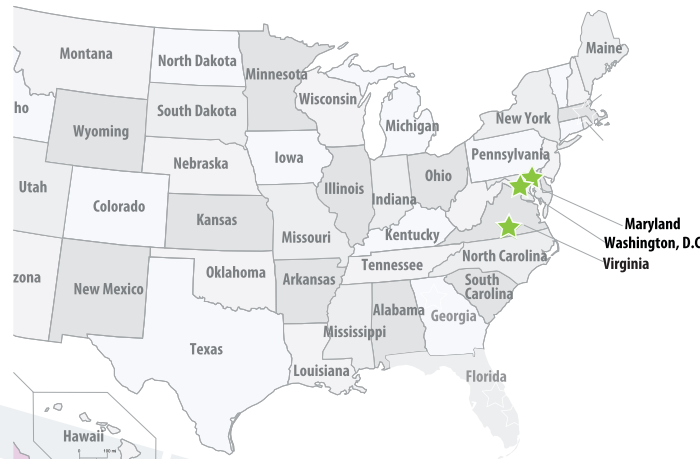
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Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are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