





4001 POWDER MILL RD
BELTSVILLE, MD 20705

\$6,204,350 PURCHASE PRICE | **10.00%** CAP RATE



2.19
ACRES



4+
YEARS REMAIN



40,000
BUILDING SIZE



8-SCREEN
STADIUM SEATING



NNN
GROUND LEASE



~\$5M
RENOVATION (2014)

THE OFFERING

Building Area	40,000
Lot Size	2.19 Acres
Year Built/Renovated	1992-3/2014
Lease Type	NNN Ground Lease
Rent Commencement	5/28/1993
Lease Expiration	6/30/2030
Increases	None
Options	One; Ten-Year Option

ANNUALIZED OPERATING DATA

7/1/20-6/31/30	\$565,425 (\$14.13 PSF)
CAM Reimbursement By Tenant	\$82,710
CAM Expense	\$27,700
Net Operating Income	\$620,435
Final Option Period 7/1/30-6/30/2040	\$565,425

INVESTMENT HIGHLIGHTS

32-YEAR OPERATING HISTORY WITH MULTIPLE RENEWALS

LOCATION RENOVATED IN 2014 AT TENANT'S EXPENSE (~\$5M)

REGIONAL LOCATION AT DC BELTWAY/I-95 CORRIDOR

DENSE AFFLUENT WASHINGTON, DC METRO LOCATION

REPORTED SALES SHOWING COVID RECOVERY

ESTABLISHED, 32-YEAR OPERATING HISTORY – The Tenant, American Multi-Cinema, Inc., (d/b/a AMC Theaters) has operated in this location for 32 years, underscoring the site's strategic importance within AMC's regional portfolio. The tenant has renewed various times over the term of its lease, most recently exercising its contract option in 2019. With renewed momentum in the theatrical release calendar, and innovative new initiatives - such as AMC's exclusive distribution of Taylor Swift's The Official Release Party of a Showgirl, AMC has a bright future at this infill location. The tenant reports store sales (see page 8) and is currently operating at a healthy rent-to-sales ratio. The lease has approximately four years of term remaining, with one, 10-year renewal option. With no additional extension options thereafter, this provides the new owner many possibilities for the property in the future.

The lease is corporately guaranteed by the largest publicly traded movie theater chain in the world, operating approximately 860 theatres and 9,600 screens and serving hundreds of millions of guests annually. AMC operates in a freestanding 40,000-square-foot theatre housing eight auditoriums, and serves as a destination entertainment anchor within the surrounding retail node. AMC Entertainment Holdings, Inc. is publicly traded on the New York Stock Exchange under the ticker NYSE: AMC. The chain renovated the location in 2014 at its estimated expense of \$5M, transitioning from a 2,500-seat configuration to its current power-recliner prototype with 820 seats. This location offers reserved seating and in-seat food and beverage service, which is a significant source of profitability for the tenant.

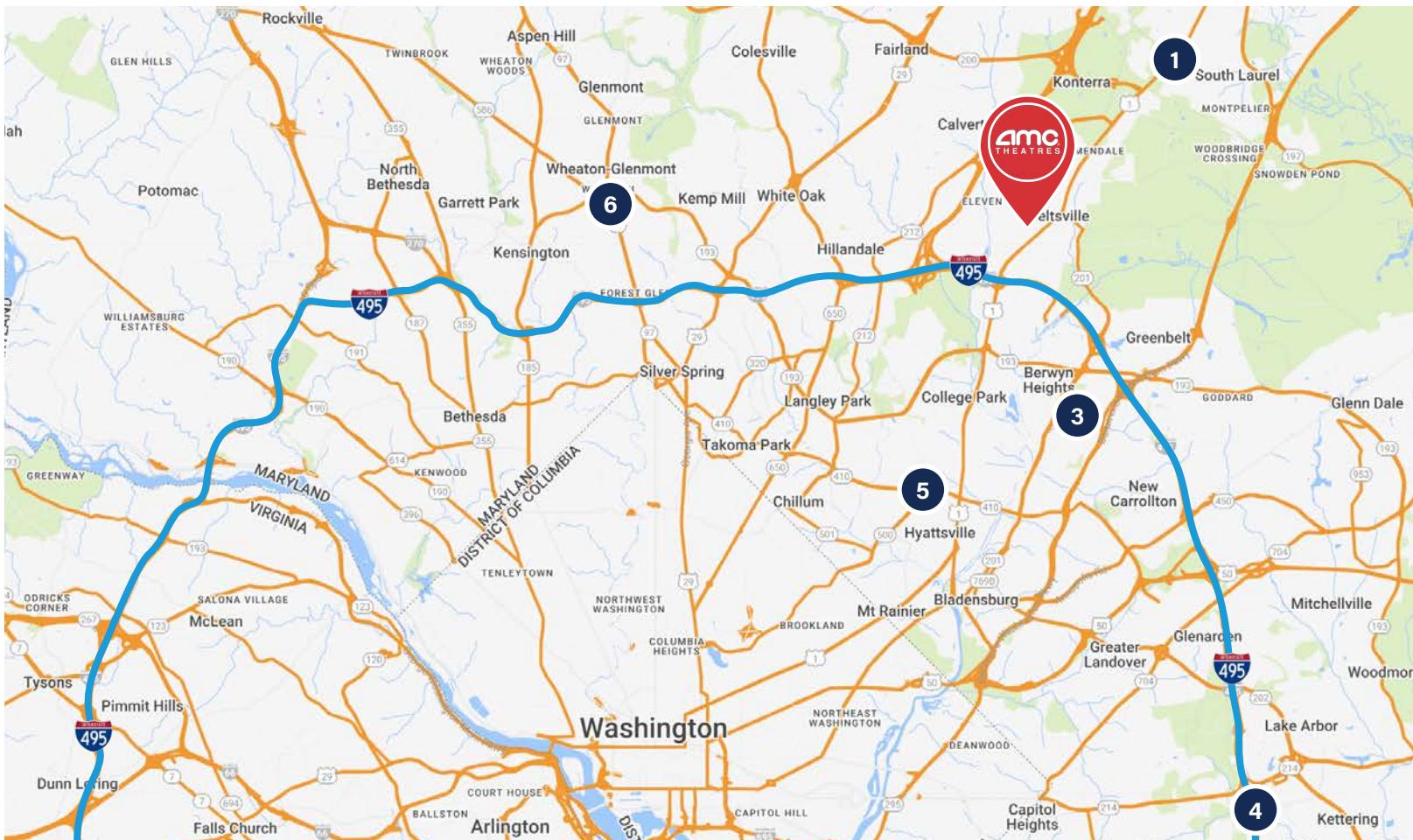
STRATEGIC LOCATION TO DAYTIME DRIVERS – AMC is strategically located at the interchange of Powder Mill Road/Route 212 (21,810 VPD) and Interstate-95 (187,161 VPD) within the Centerpark Business Park. The site is only minutes from the Capital Beltway, allowing expanded reach with short drivetimes. The tenant benefits from prominent signage along Powder Mill Road, a primary east-west arterial serving Beltsville and the surrounding communities. Centerpark Business Park is a master-planned employment center featuring a dense concentration of office, research, and light industrial users that generate a strong daytime population, complimented by an on-site Wyndham hotel currently undergoing renovation. Additionally, the property is located directly across Powder Mill Road from Calverton Shopping Center, a 73,356-square-foot neighborhood center anchored by Grocery Outlet and CVS. Collectively, these drivers generate consistent customer traffic and create meaningful synergy.

REGIONAL ACCESSIBILITY – This property offers exceptional regional access, located just minutes from Interstate-95, the Capital Beltway, and the Baltimore-Washington Parkway (MD-295), three of the most heavily traveled transportation corridors in the Mid-Atlantic. AMC further benefits from limited competition, with the nearest AMC locations approximately five miles south in Greenbelt and nine miles west in Wheaton. The closest Regal Cinemas are seven miles north in Laurel and south in Hyattsville, reinforcing the site's position as a primary entertainment destination within the submarket. Notably, this location outperforms the nearest AMC theater. Per Placer.ai, the subject location averages 227,400 annual customer visits, compared to 196,500 visits to the Laurel location, as well as the Regal Hyattsville with only 165,600 visits.

HIGHLY DENSE, AFFLUENT WASHINGTON, DC SUBMARKET – Beltsville is located in Prince George's County, one of the most populous counties in Maryland, and benefits directly from proximity to Washington, DC, Silver Spring, College Park, and Laurel. The area is supported by a diverse employment base that includes government agencies, life science and research institutions, and major corporate users along the Interstate-95 corridor. The tenant is further supported by 94,352 residents within a three-mile radius and more than 306,691 within a five-mile radius, with average household income levels exceeding \$117,000.

INDUSTRY-LEADING MOVIE THEATRE BRAND – AMC is the largest movie exhibition company in the world. The company has propelled innovation in the exhibition industry by deploying signature power-recliner seating, reserved seating, enhanced in-seat delivered food and beverage choices, and premium large-format experiences, while driving customer engagement through its loyalty and subscription programs, website, and mobile applications. AMC also programs a wide variety of content to broaden audience appeal. AMC Entertainment reported \$4.64 billion in revenue for fiscal year 2024, with trailing twelve-month (TTM) revenue of approximately \$4.87 billion as of late 2025. The company has demonstrated continued momentum, including approximately \$1.4 billion in revenue during Q2 2025, underscoring the continued recovery revenue in Q2 2025, underscoring continued recovery and demand for theatrical exhibition.

COMPETITION MAP



“
**THIS LOCATION'S PLACER.
 AI DATA SUPPORTS THAT
 IT IS ONE OF THE HIGHER
PERFORMING AMC THEATERS
IN ITS IMMEDIATE MARKET.
 A STRONG INDICATOR OF
 FUTURE RENEWALS!**
 ”

#	PROPERTY	VISITS- LAST 12 MONTHS	NUMBER OF SCREENS	VISITS PER SCREEN**	CROW FLY DIST. (MILES)
1	Regal Laurel Towne Centre 12	395.5K	12	32,958	5.43
#2 SUBJECT	AMC Center Park 8	227.4K	8	28,425	N/A
3	AMC Academy 8	196.5K	8	24,563	3.51
4	AMC Magic Johnson Capital Center 12	248.3K	12	20,692	11.07
5	Regal Hyattsville Royale Stadium 14	165.6K	14	11,829	5.38
6	AMC Wheaton Mall 9	N/A**	9	N/A	6.18

* AMC Wheaton Mall 9 does not report data to placer. Location is part of Wheaton Mall, and due to the vertical nature of the development Placer.Ai will not provide date.

** According to Placer.Ai Data

HISTORICAL SALES REPORT & RENEWAL HISTORY

RENEWAL HISTORY	YEAR	ADMISSIONS	A LIST	CONCESSIONS	MISC	TOTAL	RENT TO SALES
	2015	\$2,671,135	\$0	\$1,590,413	\$0	\$4,261,549	10.68%
	2016	\$3,069,586	\$0	\$1,747,810	-\$1	\$4,817,395	10.39%
	2017	\$3,053,284	\$0	\$1,691,606	\$0	\$4,744,890	11.61%
	2018	\$2,890,678	\$55,182	\$1,659,753	\$0	\$4,605,613	12.28%
Contract Renewal Occurred (A)	2019	\$2,619,967	\$208,430	\$1,630,811	\$25	\$4,459,232	12.68%
	2020	No Data Available - Covid Closure Period					
	2021 (C)	\$766,007	\$69,216	\$579,908	\$0	\$1,415,131	39.96%
	2022	\$1,362,754	\$126,118	\$984,124	\$0	\$2,472,995	22.86%
	2023	\$1,684,592	\$141,912	\$1,267,896	\$1,086	\$3,095,486	18.27%
	2024	\$1,540,085	\$144,188	\$1,168,761	\$135	\$2,853,169	19.82%
	2025 (B)	\$1,541,426	\$162,236	\$1,216,147	\$17	\$2,919,826	19.37%

Footnotes

A: Rental rate at time of this contract renewal is same as present rental rate.

B: Annualized based on data through Q3 2025

C: There was forced closure of the theater for Covid through May 2021.





ORCHARD CENTER



RIDERWOOD
SENIOR LIVING
COMMUNITY
2,000 UNITS



POWDER MILL RD - 21,810 VPD

POWDER MILL
VILLAGE
250 UNITS



CALVERTON SHOPPING
CENTER
GROCERY OUTLET
CVS
BR
(NEWLY OPENED)

BELTSVILLE DR - 18,270 VPD



INTERSTATE
95

187,161 VPD

TENANT INFORMATION

AMC is the largest movie exhibition company in the United States and the largest throughout the world with approximately 860 theatres and 9,600 screens across the globe. AMC has propelled innovation in the exhibition industry by: deploying its Signature power-recliner seats; delivering enhanced food and beverage choices; generating greater guest engagement through its loyalty and subscription programs, web site and mobile apps; offering premium large format experiences and playing a wide variety of content including the latest Hollywood releases and independent programming.

AMC Entertainment reported \$4.64 billion in revenue for FY 2024, with trailing twelve-month (TTM) revenue of approximately \$4.87 billion as of late 2025. The company has shown quarterly strength as well, including roughly \$1.4 billion in revenue in Q2 2025, underscoring continued recovery and demand for theatrical exhibition.



REVENUE
\$4.64 Billion



ASSETS
\$8.25 Billion



HEADQUARTERS
Leawood, KS



NO. OF EMPLOYEES
34,000+



NO. OF LOCATIONS
860



YEAR FOUNDED
1922

REGIONAL MAP

\$120K

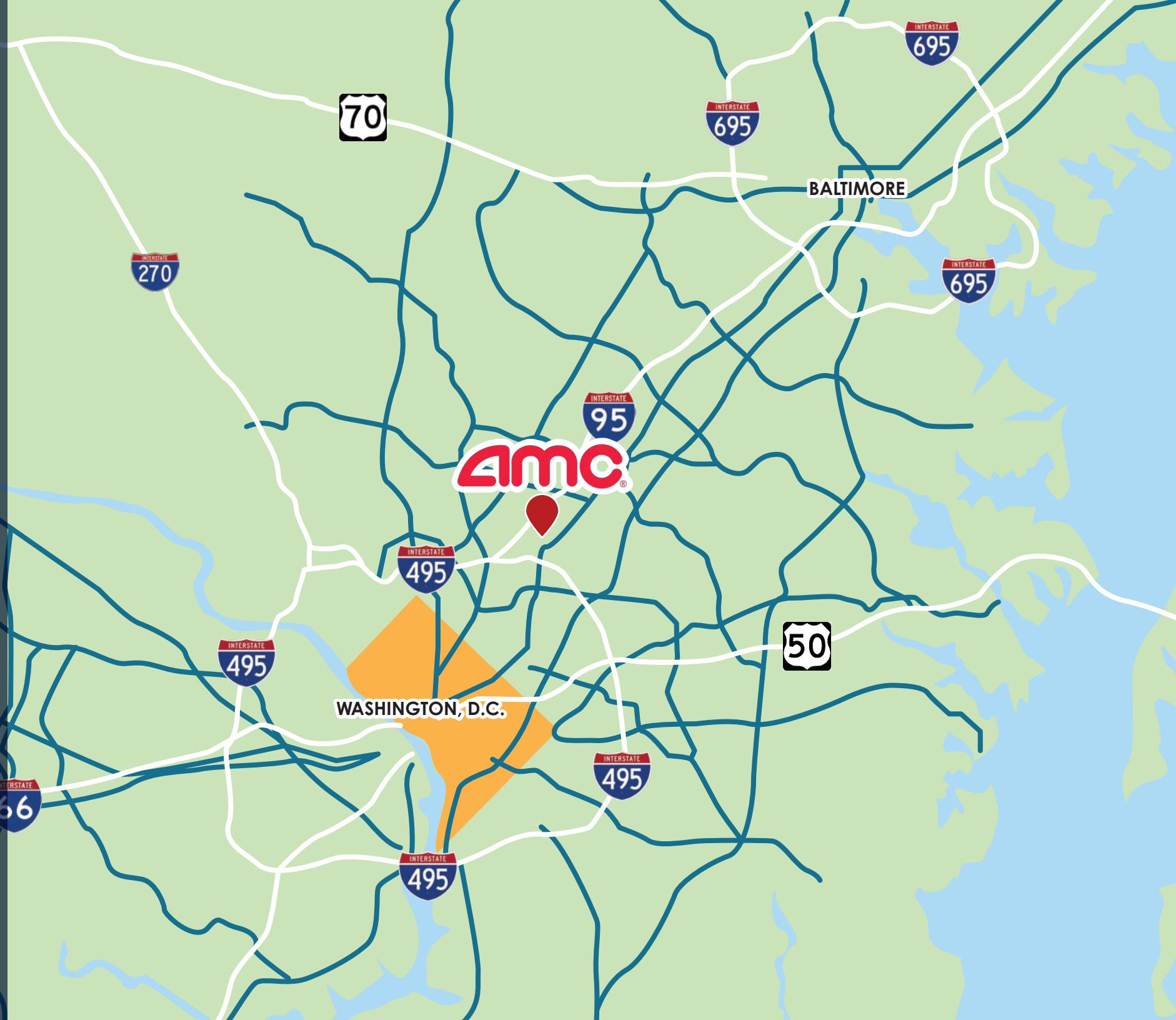
Within a 10-mile radius, the average household income is \$120,696

40K

An average of 40,080 vehicles per day drive by Powder Mill Road and Beltsville Drive

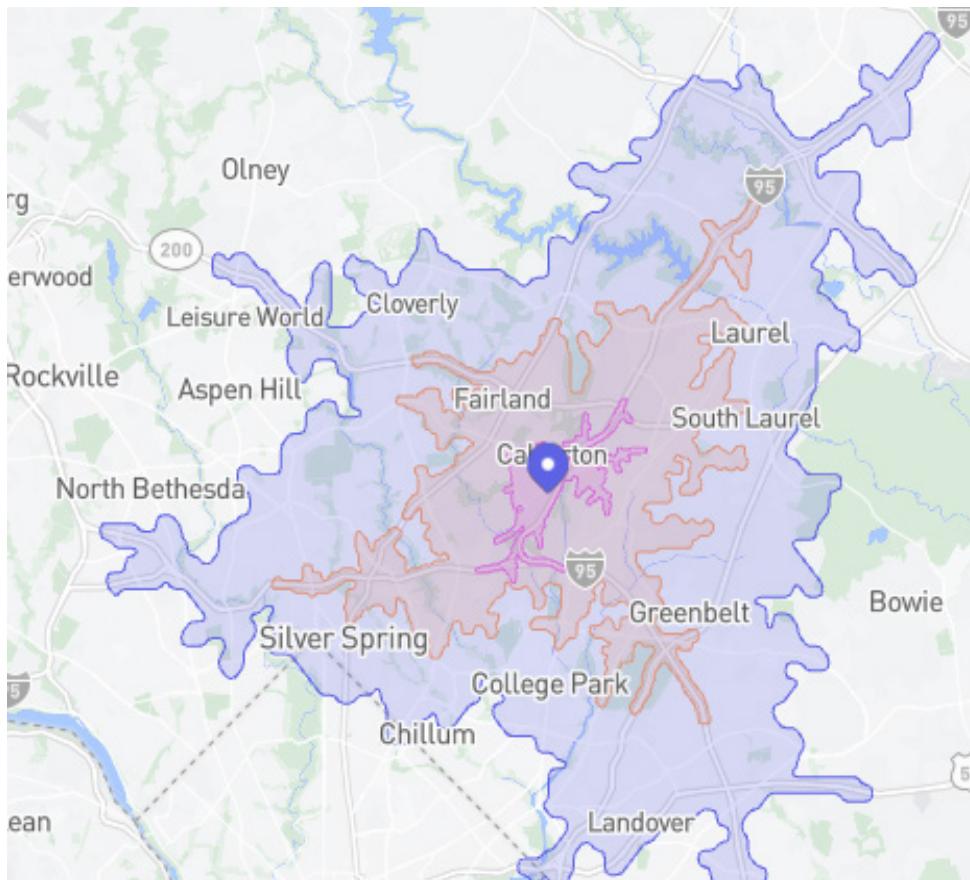
306K

Within a 5-mile radius, the population density is 306,691



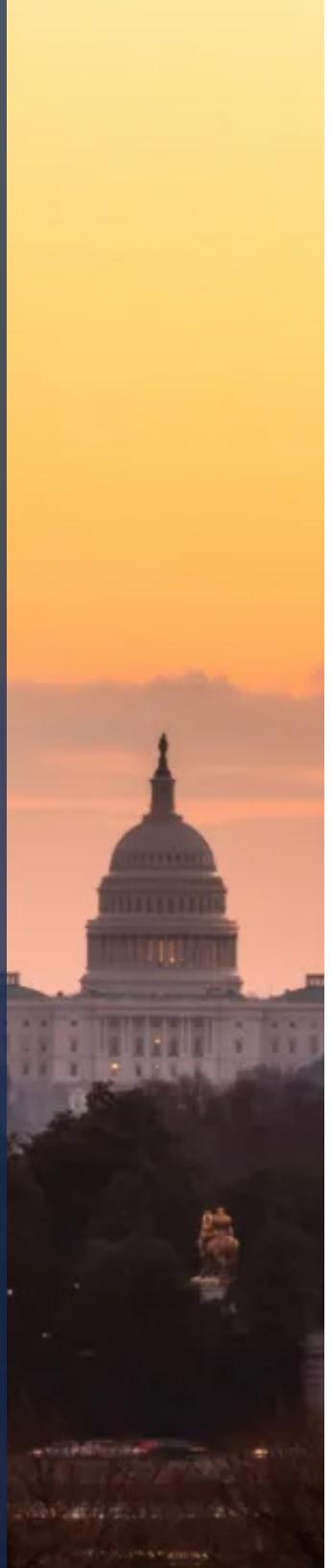
DEMOGRAPHIC SUMMARY

POPULATION	1-MILE	3-MILES	5-MILES
2029 Projection	18,506	95,023	308,717
2024 Estimate	18,560	94,352	306,691
2020 Census	19,045	96,347	311,536
2010 Census	16,277	87,590	282,674
HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	\$111,166	\$117,447	\$120,696
Median	\$94,558	\$99,874	\$100,166
Per Capita	\$42,606	\$41,098	\$42,065
HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2029 Projection	7,341	34,033	104,983
2024 Estimate	7,319	33,865	104,340
2020 Census	7,295	33,642	103,467
2010 Census	6,290	32,072	94,715
HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	\$427,541	\$445,886	\$469,047
EMPLOYMENT	1-MILE	3-MILES	5-MILES
2024 Daytime Population	16,501	97,853	257,420
2024 Unemployment	1.69%	1.83%	1.62%
Average Time Traveled (Minutes)	38	38	37
EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	2.83%	2.64%	2.24%
Some College (13-15)	27.23%	25.87%	23.22%
Associate Degree Only	12.02%	11.27%	9.80%
Bachelor's Degree Only	6.03%	6.73%	7.03%
Graduate Degree	35.76%	38.11%	40.06%



DRIVE TIMES	5-MINUTE	10-MINUTE	15-MINUTE
Population	20,053	174,761	715,712
Population Density (Per Sq Mile)	5,345	4,105	4,180
Area (Square Miles)	3.8	42.6	171.2

WASHINGTON, D.C.



WASHINGTON, D.C. OVERVIEW

As the capital city of the United States, Washington, D.C., is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. Washington, D.C., is the largest city in the metro, with a population of over 700,000 residents. Amazon is growing its presence in Northern Virginia with its HQ2 headquarters and has more than 2 million square feet of office space under construction. The buildings are expected to house at least 25,000 workers upon completion in 2023, boosting the demand for additional housing options.

THE WASHINGTON, D.C. ECONOMY

The economy of the Washington, D.C., metro is one of the largest in the nation and is home to a wide variety of Fortune 500 companies, including Capital One Financial, Leidos Holdings, DXC Technology, AES, Danaher, Fannie Mae and Freddie Mac.

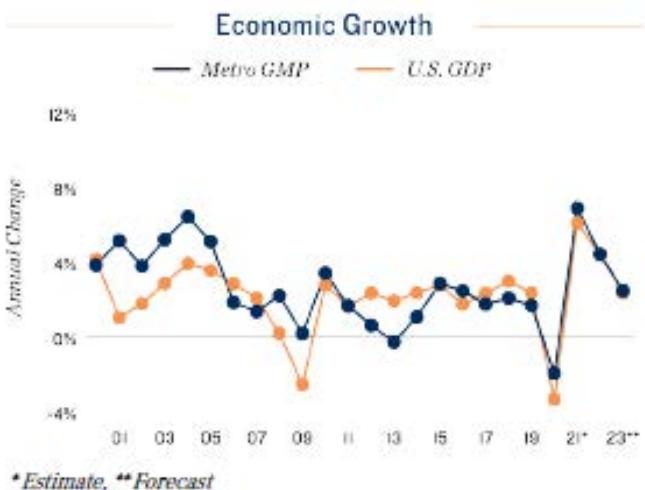
Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

The metro has a sizable hospitality sector that, while still recovering from the health crisis, typically employs more than 325,000 workers and supports the roughly 20 million annual visitors to the region's vast array of attractions.

SHARE OF 2022 TOTAL EMPLOYMENT



MAJOR AREA EMPLOYERS
George Washington University
Fannie Mae
Inova Health
Lockheed Martin
Georgetown University
Capital One Financial
Booz Allen Hamilton
MedStar Health
University of Maryland
Giant Food



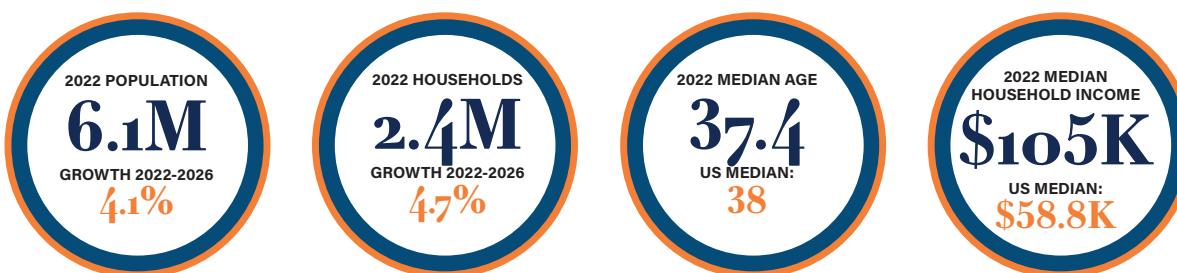
WASHINGTON, D.C. DEMOGRAPHICS

Nearly 113,000 households are expected to be formed through 2026, boosting housing demand. The median home price of \$562,000 is well above its national counterpart and contributes to a homeownership rate of 63 percent, slightly below the national rate of 64 percent.

Roughly 24 percent of residents ages 25 and older hold a graduate or professional degree, compared with 12 percent for the nation.

2022 POPULATION BY AGE

6% 19% 7% 26% 27% 15%
0-4 YEARS 5-19 YEARS 20-24 YEARS 25-44 YEARS 45-64 YEARS 66+ YEARS



QUALITY OF LIFE

The Washington, D.C., metro is one of the most dynamic in the U.S. It is the seat of the U.S. government. The region has a cosmopolitan air and is a destination for visitors from across the nation and around the world, containing numerous prominent public buildings and landmarks. It is home to many of the nation's leading media outlets, think tanks and universities. Washington, D.C., also has extraordinary museums, theaters and restaurants that are patronized by visitors and an affluent local population. Educational opportunities abound in the metro area's many institutions of higher learning. Prominent universities include George Washington University, American University, Georgetown University and the University of Maryland.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



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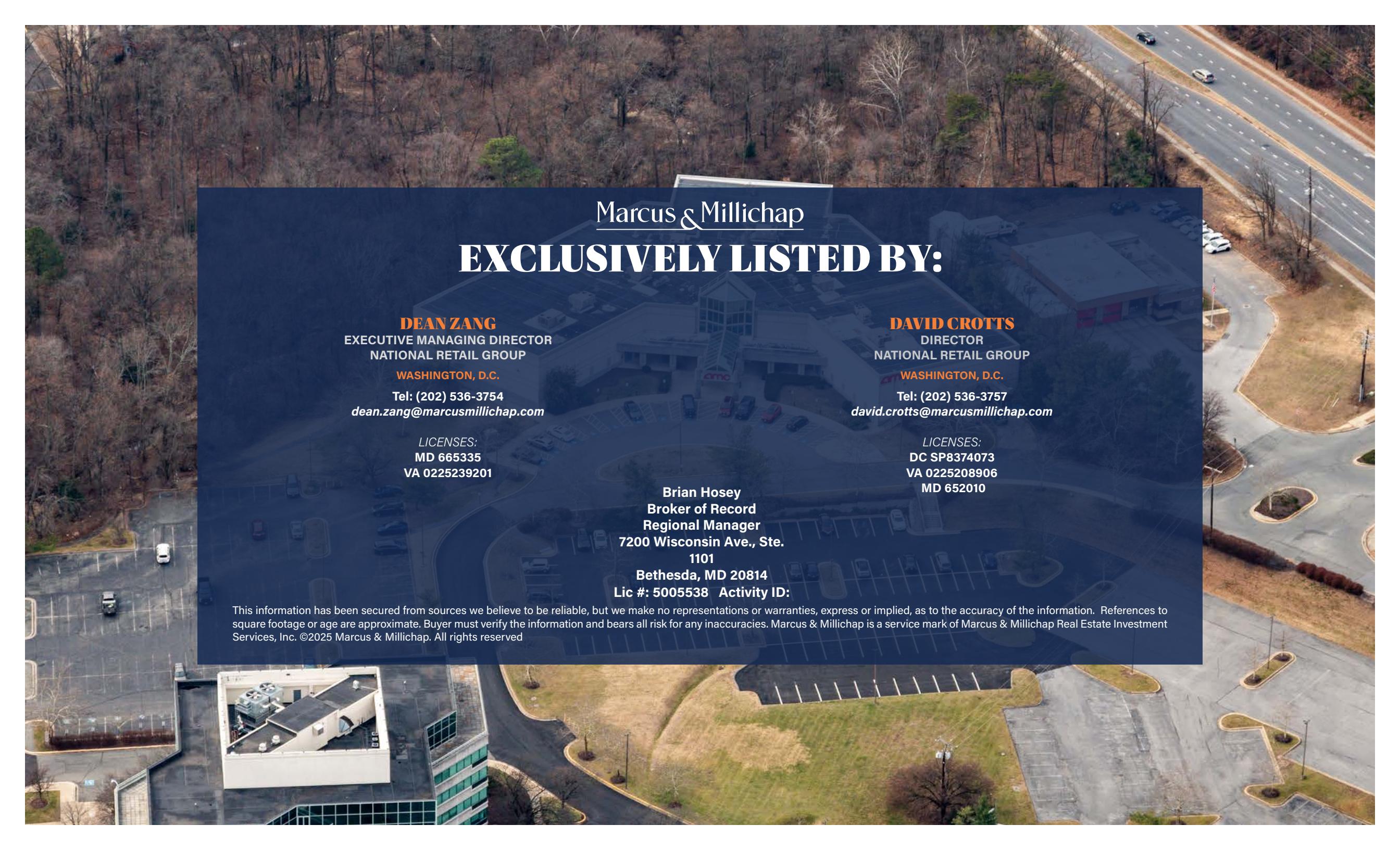
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