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VIRGINIA MARYLAND WASHINGTON D.C.

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2900-2924 Minnesota Avenue SE | Washington DC 20019

**Retail strip center 0.45 Acre Lot, 9,200 SF
Occupying an Entire City Block**



OFFERING MEMORANDUM

Investment Overview

2900-2924 Minnesota Avenue SE | Washington DC 20019



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Investment Highlights

2900-2924 Minnesota Avenue SE, on a 0.45 Acre Lot, 9,200 SF occupying an ENTIRE CITY BLOCK. Nine (9) multi-tenant, Zoned MU-3A allows for retail, childcare and medical in Hillcrest neighborhood of Washington, D.C.

Located in HUB and Opportunity Zones, future upcoming potential from its current MU-3A zoning designation (1.0 FAR + IZ / Affordable housing) to an MU-4 zoning designation (2.5 FAR + IZ / Affordable housing) through the map amendment or PUD process.



Financial Aummary

2900-2924 Minnesota Avenue SE | Washington DC 20019



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OFFERING / FINANCIAL SUMMARY

Offering Price	\$3,700,000
Property Type	Retail
Lot Acres / SF	0.45 Acres
Zoning Code	MU-3A Development of Retail, Residential
Leasable SF	9,200 SF

INCOME

Gross Rental Income	\$218,400
Reimbursement Rent	\$4,217

EXPENSES

Real Estate Tax	\$32,787
Insurance	\$7,900
Stormwater Fee	\$4,000
NET OPERATING INCOME	\$168,918



Lease Overview

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TENANT

2900 Minnesota Avenue O'Connor's Liquor Lease commencement	Monthly Rent \$4,349 08/2023-09/2033
2902 Minnesota Avenue Moruss Seafood Lease commencement	2018-2025 Monthly Rent \$2,500 11/2018-10/2030 OPT 1, 5-Year
2904 Minnesota Avenue DaCulture Arts & Fashion Vacant	Vacant
2906 Minnesota Avenue Bamou African Braiding Lease commencement	Monthly Rent \$2,000 08/2024-09/2027
2918 Minnesota Avenue House of Prosperity Lease commencement	Monthly Rent \$2,100 01/2024-01/2026
2920 Minnesota Avenue Barber Lease commencement	Monthly Rent \$2,000 02/2024-03/2027
2922 Minnesota Avenue Nail Lease commencement	Monthly Rent \$2,000 11/2025-11/2028
2924-B Minnesota Avenue Creep Lease commencement	Monthly Rent \$1,000 05/2023-06/2026
2924 Minnesota Avenue Grocery Beer & Wine Lease commencement	Monthly Rent \$2,000 10/2025-11/2035

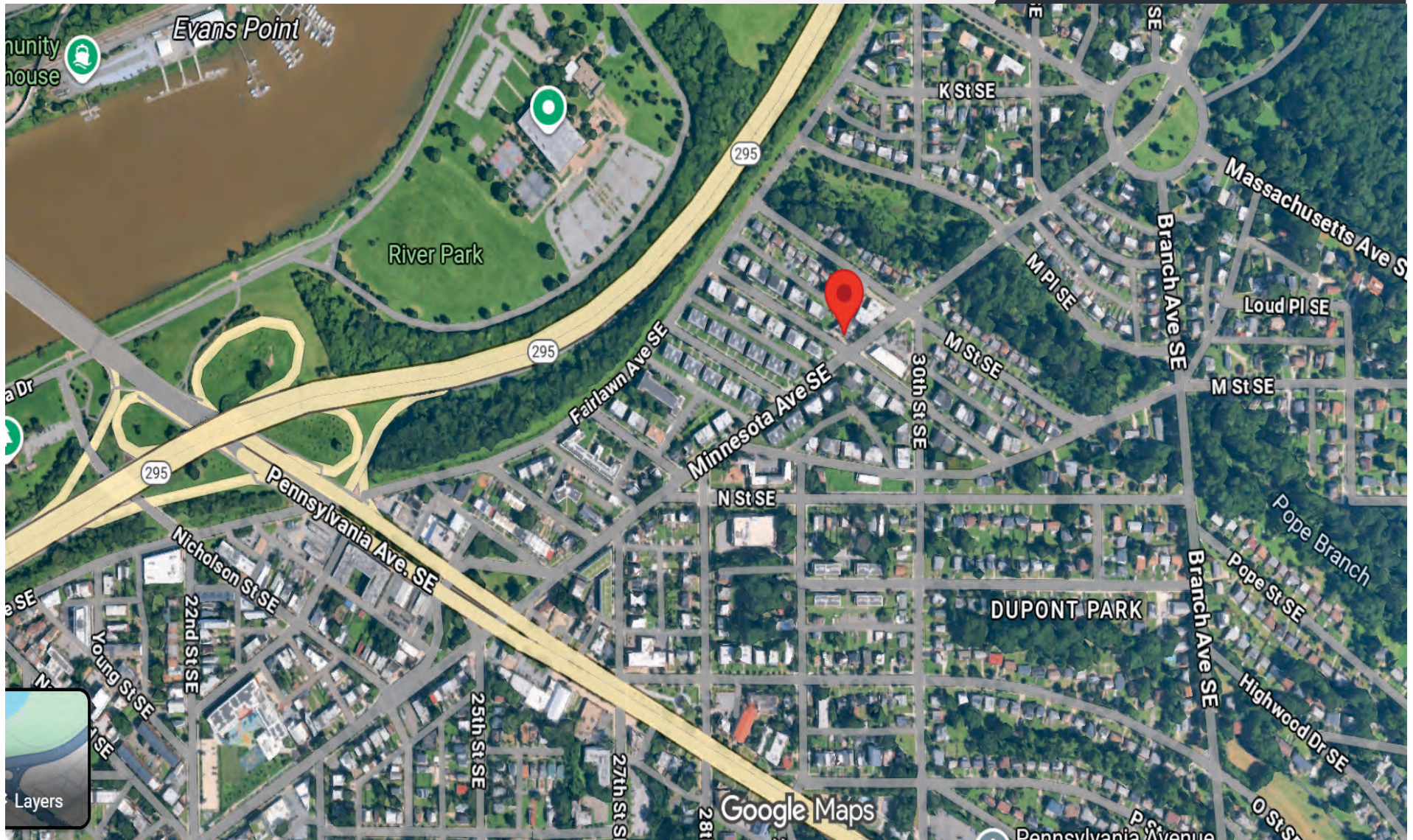


Location Overview

2900-2924 Minnesota Avenue SE | Washington DC 20019



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Company Overview

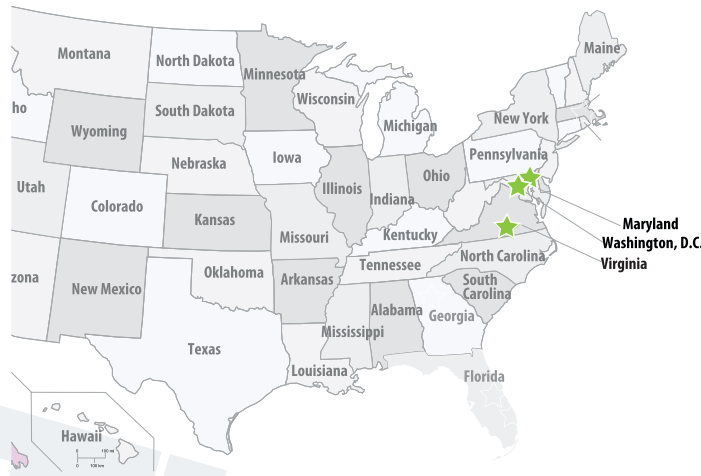
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Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are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