



RETAIL PROPERTY FOR SALE

# NNN Investment Property At Solomon's Pier

**14575 SOLOMONS ISLAND RD S., SOLOMONS, MD 20688**



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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.





# Section 1

## PROPERTY INFORMATION

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**KAYVAN MEHRBAKHS, CCIM, MBA**

703.734.2822

[kayvan@svndc.com](mailto:kayvan@svndc.com)



## OFFERING SUMMARY

Sale Price:	\$2,950,000
Cap Rate:	7.2%
NOI:	\$216,000
Lot Size:	0.31 Acres
Year Built:	1967
Building Size:	12,500
Renovated:	2017
Zoning:	TC
Market:	Washington DC
Price / SF:	\$236.00

## PROPERTY OVERVIEW

K & M Commercial as the Exclusive Brokerage Firm is happy to present this NNN Investment Restaurant with the Pier Restaurant Group for SALE. Unique property located on the historic island of Solomon which sits on Solomon's pier. The only restaurant on the island with dock access and views. Property is situated where the Patuxent River meets the Chesapeake Bay. Newly renovated and updated. Landlord holds a license to pier granted by War Department of 1933. For more information, please call 703-734-2822.

## PROPERTY HIGHLIGHTS

- 9 Years Remaining on Lease with Options (The Pier Restaurant Group)
- 7.3% Cap Rate
- 1% Annual Escalations
- Newly Renovated and Updated Restaurant and Pier
- Located on Patuxent River
- Only Restaurant on Island with Pier Views and Access





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### LOCATION OVERVIEW

Located at the point of Solomon's Pier with views of the Patuxent River. Solomon's Island and Pier is a historic island surrounded by docks, beach homes, and multiple shops and restaurants. Approximately 90 minutes from Washington DC.

# COMPLETE HIGHLIGHTS



## SALE HIGHLIGHTS

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# Section 2

## LOCATION INFORMATION

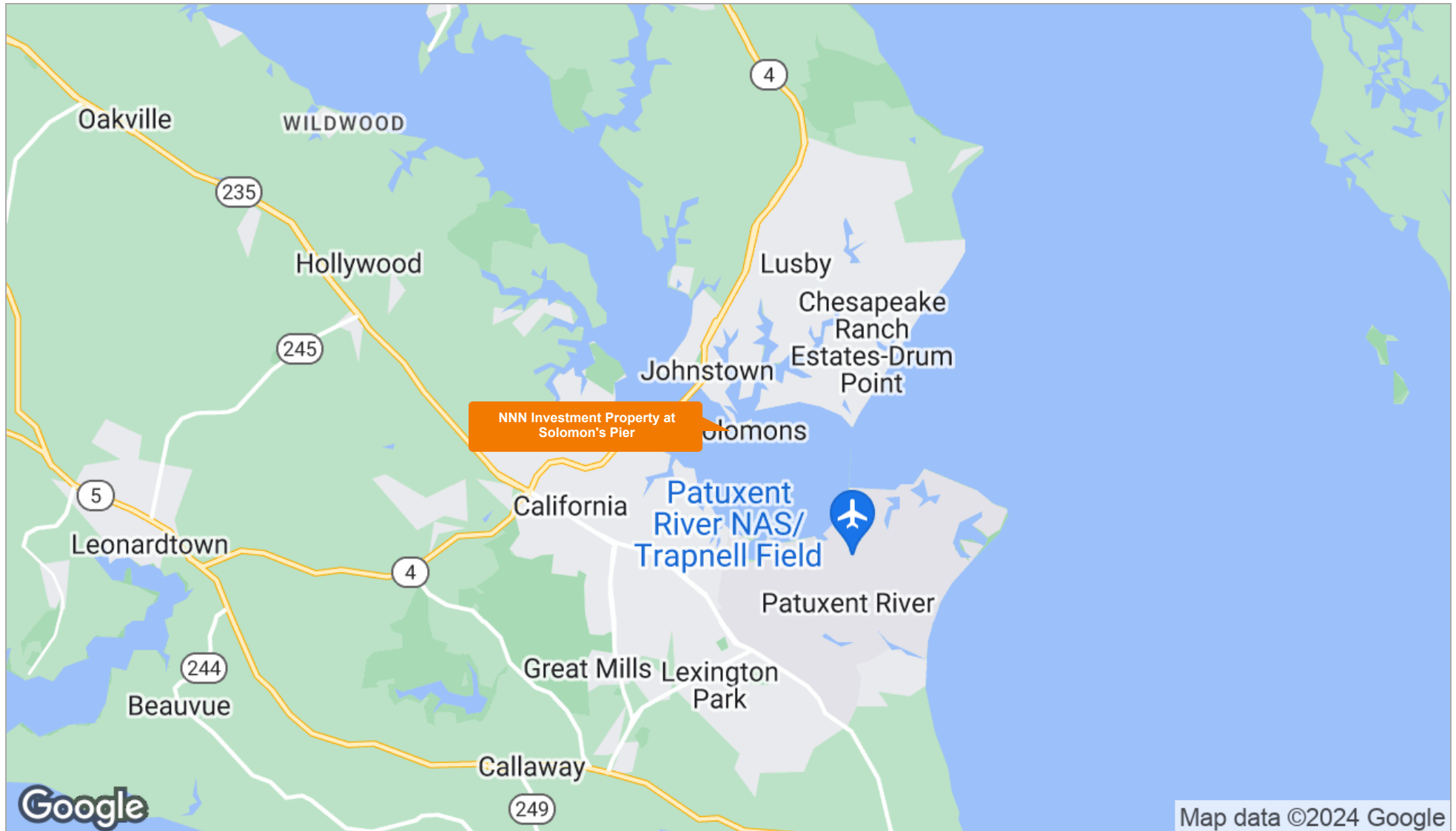
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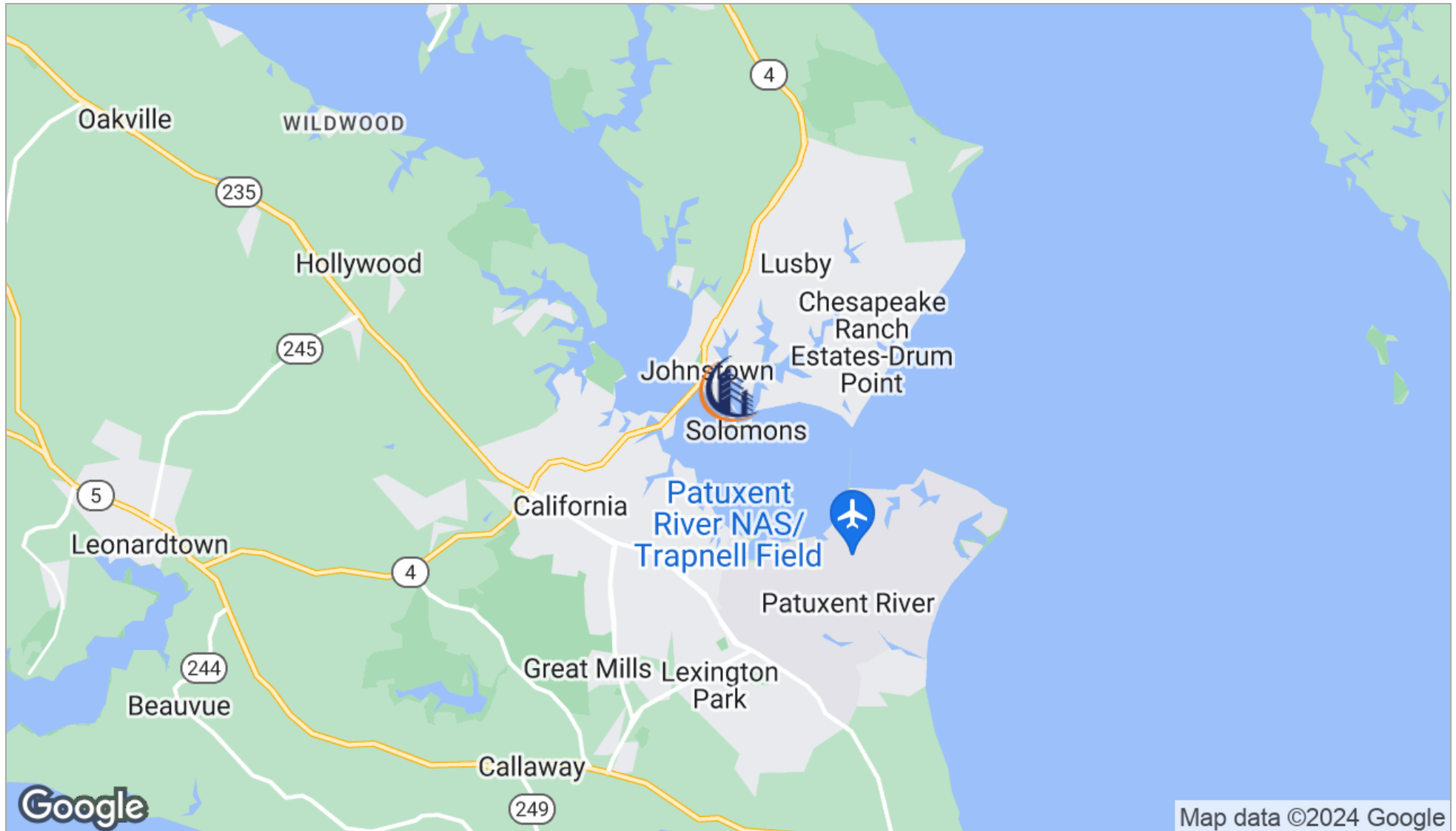
**KAYVAN MEHRBAKHS, CCIM, MBA**

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NNN Investment Property at  
Solomon's Pier

Google

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# Section 3

## FINANCIAL ANALYSIS

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**KAYVAN MEHRBAKHS, CCIM, MBA**

703.734.2822

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**FINANCIAL SUMMARY****INVESTMENT OVERVIEW**

Price	\$2,950,000
Price per SF	\$236.00
CAP Rate	7.2%
Cash-on-Cash Return (yr 1)	9.42 %
Total Return (yr 1)	\$115,769
Debt Coverage Ratio	1.44

**OPERATING DATA**

Gross Scheduled Income	\$216,000
Other Income	-
Total Scheduled Income	\$216,000
Vacancy Cost	\$0
Gross Income	\$216,000
Operating Expenses	-
Net Operating Income	\$216,000
Pre-Tax Cash Flow	\$65,925

**FINANCING DATA**

Down Payment	\$700,000
Loan Amount	\$2,250,000
Debt Service	\$150,075
Debt Service Monthly	\$12,506
Principal Reduction (yr 1)	\$49,844

## INCOME & EXPENSES



### INCOME SUMMARY

PER SF

The Pier Restaurant Group	\$216,000	\$17.28
<b>Gross Income</b>	<b>\$216,000</b>	<b>\$17.28</b>

### EXPENSE SUMMARY

PER SF

<b>Gross Expenses</b>	-	-
<b>Net Operating Income</b>	<b>\$216,000</b>	<b>\$17.28</b>





# Section 4

## DEMOGRAPHICS

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**KAYVAN MEHRBAKHS, CCIM, MBA**

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## DEMOGRAPHICS REPORT

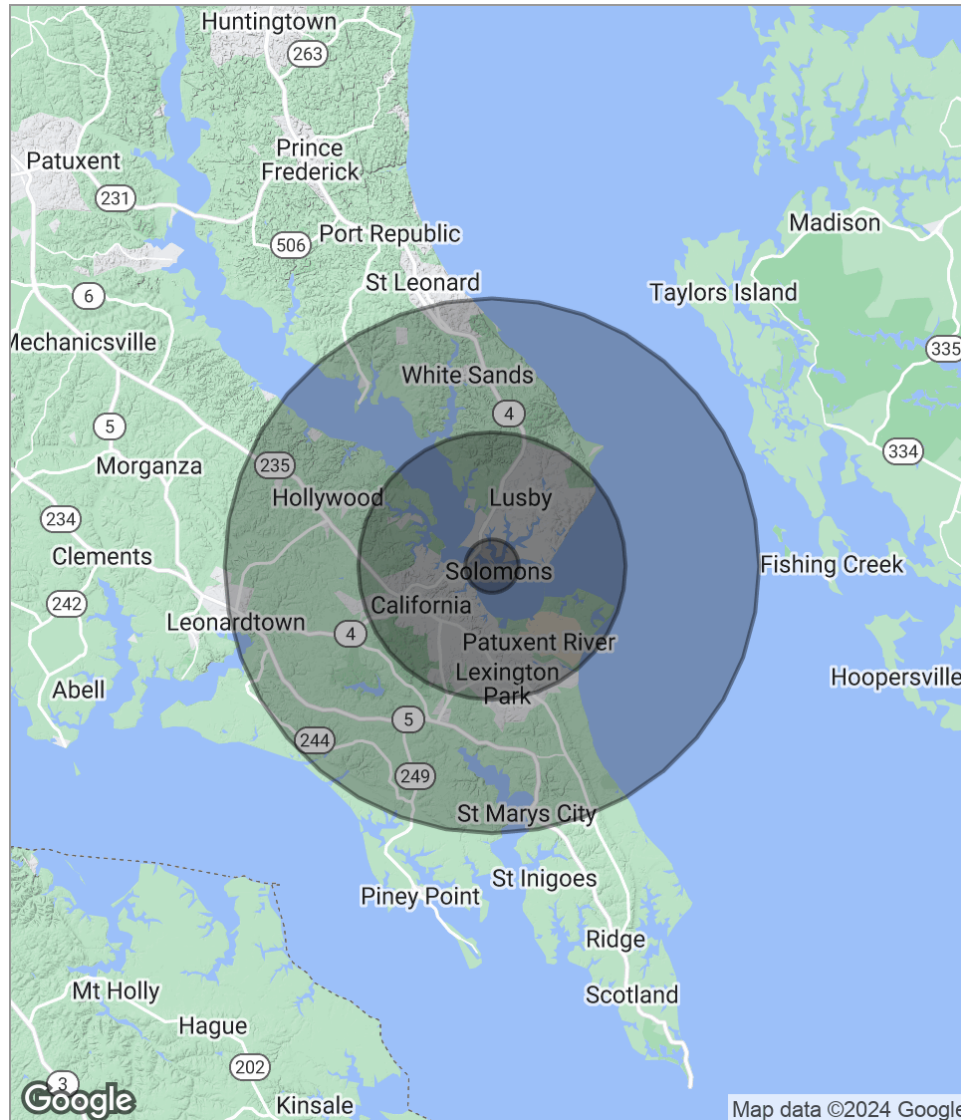


	1 MILE	5 MILES	10 MILES
Total population	1,304	35,311	80,769
Median age	42.1	36.1	35.7
Median age (Male)	42.1	35.9	35.5
Median age (Female)	42.5	36.5	36.0
Total households	492	12,943	29,504
Total persons per HH	2.7	2.7	2.7
Average HH income	\$88,743	\$83,155	\$89,967
Average house value	\$357,747	\$354,827	\$407,570

*\* Demographic data derived from 2020 ACS - US Census*



# DEMOGRAPHICS MAP



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# Section 5

## ADVISOR BIOS

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**KAYVAN MEHRBAKHS, CCIM, MBA**

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**KAYVAN MEHRBAKHSH, CCIM, MBA**

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**PROFESSIONAL BACKGROUND**

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

**EDUCATION**

MBA - American University  
BBA - Radford University

**MEMBERSHIPS & AFFILIATIONS**

CCIM - Certified Commercial Investment Member  
ICSC - The International Council of Shopping Centers  
NAIOP - National Association of Industrial and Office Properties