

Gold and Company, LLC
Commercial Real Estate in the Baltimore Metropolitan Area
5601 Newbury St.
Baltimore, MD 21209

www.goldcommercial.net

Property and Tenant Summary

3517 3519 Eastern Ave. Baltimore, MD 21224

Property Information

• Legal Description	Block 6424 and Lot 029
• Property Size:	6,425 sf
• Property Land Area:	2,800 sf
• Zoning:	C-2 Zoning
• Parking:	All Street Parking
• Real Estate Taxes:	\$12,182 Annually
• Year Built	1880
• Assessed Value:	\$519,900

Tenant and Lease Information

• Tenant	Famous Pawn, Inc
• Corporate Ownership	First Cash Inc. is the leading international operator of pawn stores with approximately 2,750 retail pawn locations - FirstCash's common stock (ticker symbol "FCFS") is traded on the Nasdaq
• Effective Date	May 7 th , 2013
• Lease Termination	May 31 st , 2023
• Tenant Options	Three (3) Five (5)-year options to renew
• Current Monthly Rent	\$5,400 per month
• Current Annual Rent	\$64,800
• Current Rent Per SF	\$10.09 psf
• Operating Expenses	Landlord pays Real Estate Taxes and Insurance
• Rent Escalation	Option 1: June 1 st , 2023 – May 31 st 2028 \$5,600 per month Option 2: June 1 st , 2028 – May 31 st 2033 \$5,800 per month Option 3: June 1 st 2033 – May 31 st 2038 \$6,000 per month