



# RITE AID PORTFOLIO

## FOUR PROPERTIES IN PENNSYLVANIA

EQUITY RETAIL BROKERS



Mahoney City, PA

**KEN YANNI**  
484.417.2223  
kyanni@equityretailbrokers.com

**ED GINN**  
484.417.2201  
eginn@equityretailbrokers.com

**SHANE DOLAN**  
484.482.2544  
sdolan@equityretailbrokers.com

**BART DELFINER**  
484.417.2217  
bdelfiner@equityretailbrokers.com

**BRI BARRATT**  
484.417.2225  
bbarratt@equityretailbrokers.com

**EQUITY RETAIL BROKERS**  
531 W. Germantown Pike, Suite 103  
Plymouth Meeting, PA 19462  
(t) 610.645.7700  
(w) www.equityretailbrokers.com

 price  
**\$8,297,051**

 CAP rate  
**6.75%**

 NOI  
**\$560,051**

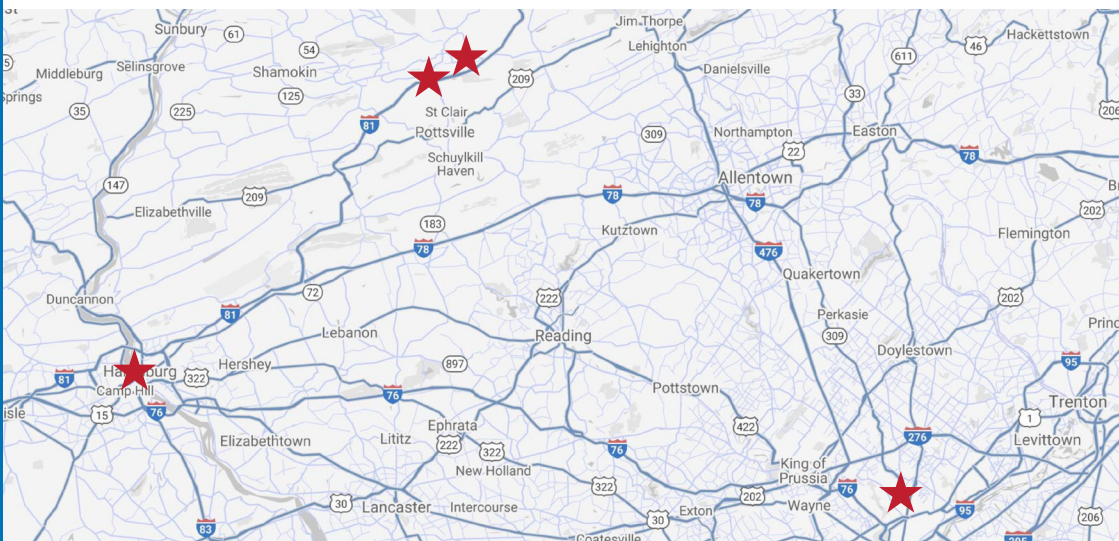
 lease type  
**NNN**

 term remaining  
**9.75 years**

### REGISTRATION & OFFERING MEMORANDUM

#### INVESTMENT HIGHLIGHTS

- Portfolio includes four Rite Aid locations in Eastern Pennsylvania, including Philadelphia and Harrisburg.
- Each location has an absolute NNN lease which expires on January 31, 2029.
- Fifteen year lease extensions were signed for all locations on 1/1/2014.
- Average rent per square foot is \$12.97, which is significantly lower than comparable drug store locations.
- Recent remodels made to update stores to Rite Aid’s “Wellness” format.
- Ideal for 1031 exchange buyers looking to leverage proceeds into multiple proven performing assets.



Equity Retail Brokers is the founding member of Capital Markets Real Estate Network and a northeast US member of the Retail Brokers Network Investment Sales division.

This email and any attachments to it contain information from Equity Retail Brokers, Inc. which is confidential and privileged. Some information may have been obtained from sources considered to be reliable, but Equity Retail Brokers, Inc. makes no representations and/or warranties, expressed or implied, as to the accuracy of the information. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. Equity Retail Brokers, Inc. and Ed Ginn are licensed in PA, NJ, & DE, Ken Yanni & Bart Delfiner are Licensed in PA & NJ and Shane Dolan is licensed in PA.