

**NNN WAWA  
(Ground Lease)  
Newark (Roselle), NJ**



Representative Photo

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Savlov Properties, LLC | Lic#7865709

**CALKAIN**  
AMERICA'S NET LEASE COMPANY™

**\$ Asking Price**  
\$7,173,900

**% Cap Rate**  
4.60%

**1171 E St Georges Ave**  
**Roselle, NJ 07203**

### Asset Summary

Net Operating Income (NOI)	\$330,000
Rent/Month	\$27,500
Rentable Square Feet	4,670+/- SF
Land Area	1.56+/- Acres
Tenant	Wawa, Inc.
Website	www.wawa.com
Credit Rating	Fitch: BBB
Guarantor	Corporate
Ownership Type	Ground Lease
Lease Type	NNN
Landlord Responsibilities	None
Store Opening	Q2 2019
Lease Term Remaining	20 Years
Rent Commencement	Est. May 9, 2019
Lease Expiration	Est. May 31, 2039
Increases	Varies, See Rent Schedule
Options	Six (6), Five (5) Year

### Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
5/9/2019 – 4/30/2024	-	\$330,000	\$27,500.00
5/1/2024 – 4/30/2029	8%	\$358,500	\$29,875.00
5/1/2029 – 4/30/2034	8%	\$389,850	\$32,487.50
5/1/2034 – 4/30/2039	8%	\$424,335	\$35,361.25
5/1/2039 – 4/30/2044 (Option 1)	-	\$424,335	\$35,361.25
5/1/2044 – 4/30/2049 (Option 2)	8%	\$458,995	\$38,250.00
5/1/2049 – 4/30/2054 (Option 3)	10%	\$504,895	\$42,075.00
5/1/2054 – 4/30/2059 (Option 4)	10%	\$555,384	\$46,282.00
5/1/2059 – 4/30/2064 (Option 5)	10%	\$610,923	\$50,910.00
5/1/2064 – 4/30/2069 (Option 6)	10%	\$672,015	\$56,001.00

### Investment Highlights

- Brand new 20-year corporate ground lease
- Investment grade tenant – Fitch rated BBB
- 1.5-acre hard corner location at lighted intersection
- Located off Route 27; the most significant highway in Roselle with traffic counts of 23,000 VPD
- Rent increases every 5 years of 8% - 10%
- Population of over 489K people with average HH income of over \$87K within 5 mile radius of the property
- Wawa operates over 800 locations





Construction Photos as of February 2019





## Tenant Overview

### About Wawa

Wawa Inc. is an American chain of convenience stores and gas stations.

Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia and Central Florida. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks.

Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 800 convenience retail stores (500 offering gasoline), over 165 of those are in Florida. They plan to open 50+ stores in 2019.

Most stores are open 24 hours a day, 365 days a year.



### Tenant Snapshot

# of Locations  
802

Established  
1964

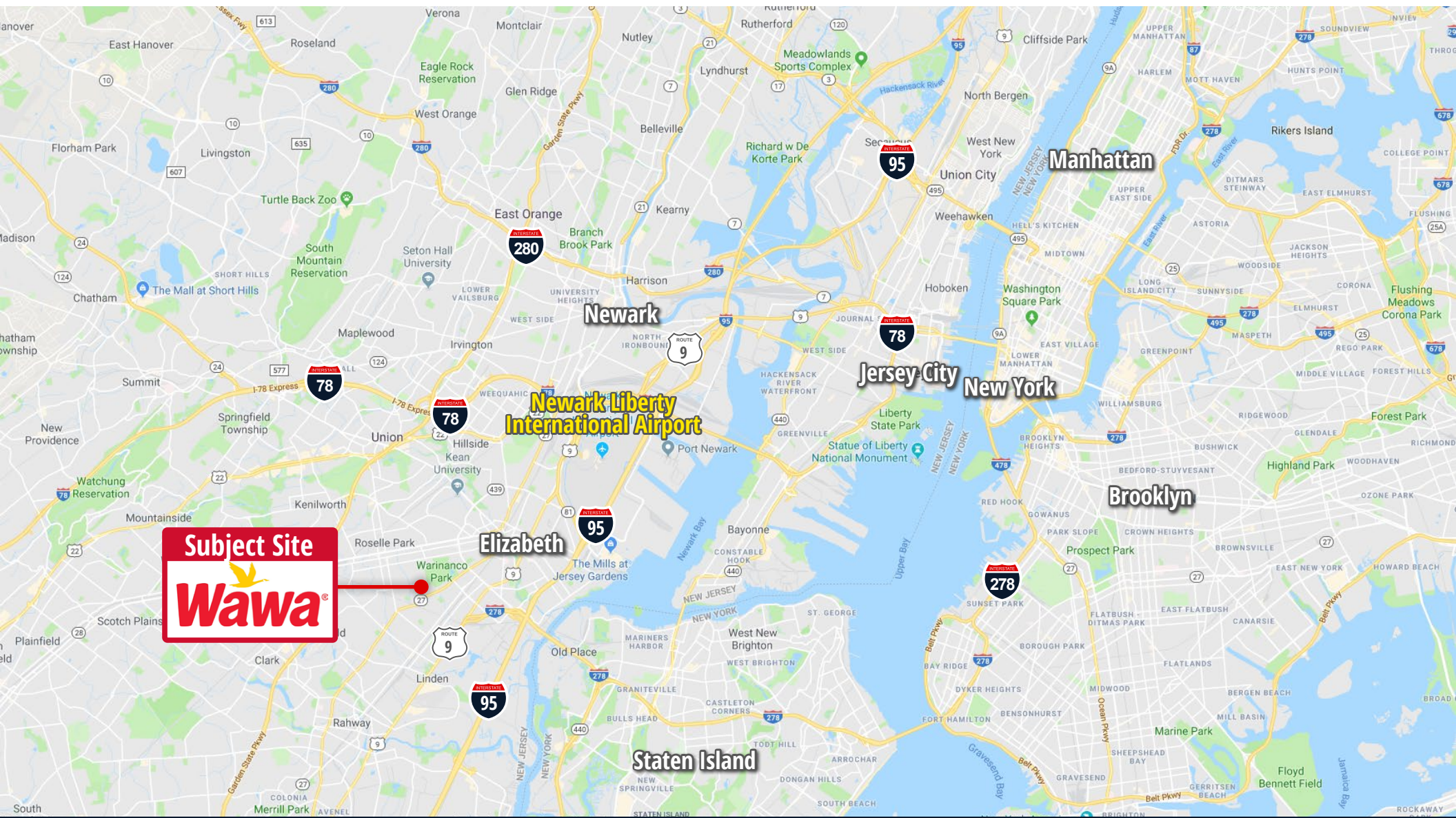
Credit Rating  
Fitch: BBB

2017 Revenue  
\$10.6Bil

# of Employees  
31,000



Location Overview



  
Distance To

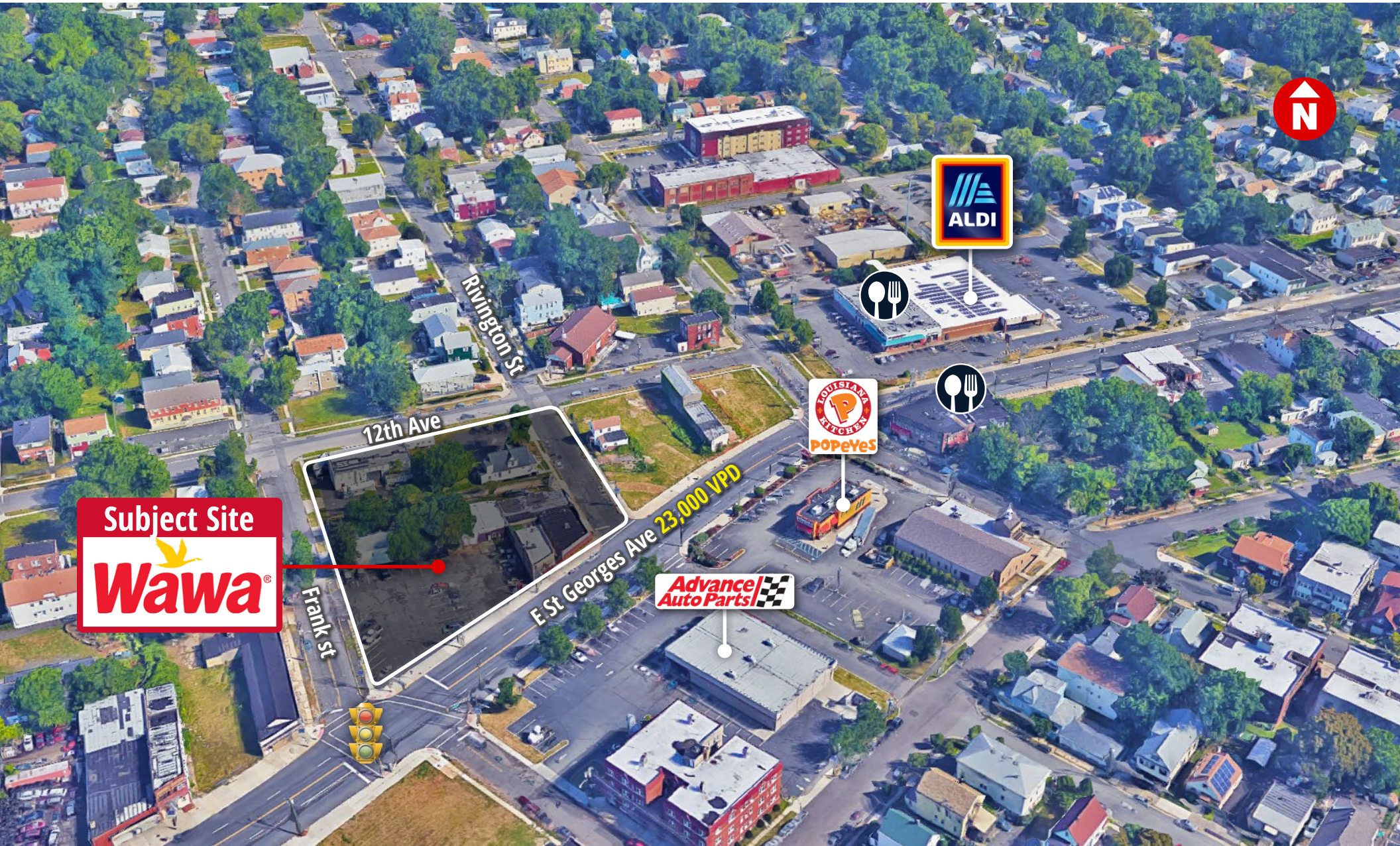
Newark	9 miles	Jersey City	16 miles	Brooklyn	22 miles
Staten Island	11 miles	New York	18 miles	Manhattan	24 miles







1171 E St Georges Ave | Roselle, NJ 07203



Location  
Highlights



Signalized  
Intersection



23,000 VPD  
Pass the Site



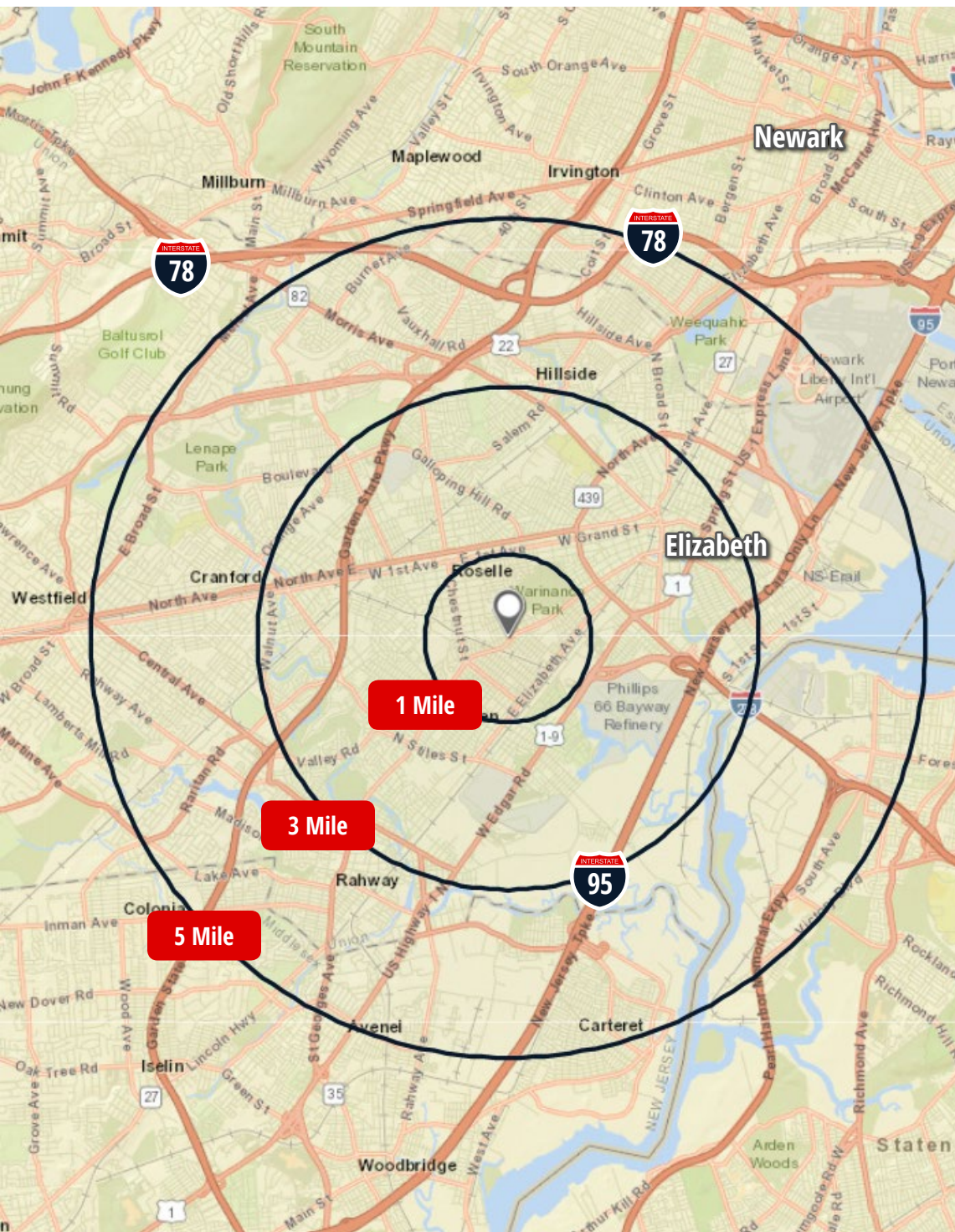
1.56+/- Acre  
Parcel







## Location Overview, 1/3/5 Miles



**1 Mile      3 Miles      5 Miles**

### Population

2018 Population	27,618	229,319	489,773
2023 Population	28,291	237,086	505,449
2018 Median Age	38.1	37.6	38.1

### Households

2018 Total Households	9,670	79,729	169,718
2023 Total Households	9,856	82,014	174,398

### Median Household Income

2018 Median HH Income	\$54,253	\$57,633	\$63,223
2023 Median HH Income	\$60,654	\$64,974	\$72,330

### Average Household Income

2018 Average HH Income	\$70,887	\$78,902	\$87,392
2023 Average HH Income	\$83,310	\$91,662	\$101,012

### 5 Mile Radius | Demographics



**Population**  
489,773



**Avg HH Income**  
\$87,392



**Total Businesses**  
16,219



**Total Employees**  
219,196



## About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.



**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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**calkain.com**

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12930 Worldgate Dr  
Ste 150 | Herndon, VA  
Tel: 703.787.4714

### Fort Lauderdale

200 SW 1st Ave  
Ste 880 | Fort Lauderdale, FL  
Tel: 813.282.6000

### Atlanta

111 Village Pkwy, Bldg 2  
Ste 202 | Marietta, GA  
Tel: 404.900.5629

### Boston

101 Federal St  
Ste 1900 | Boston, MA  
Tel: 617.261.8584

### Philadelphia

3477 Corporate Pkwy  
Ste 100 | Center Valley, PA  
Tel: 610.410.5410

### New York

450 Lexington Ave  
4th Fl | New York, NY  
Tel: 703.787.4714

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