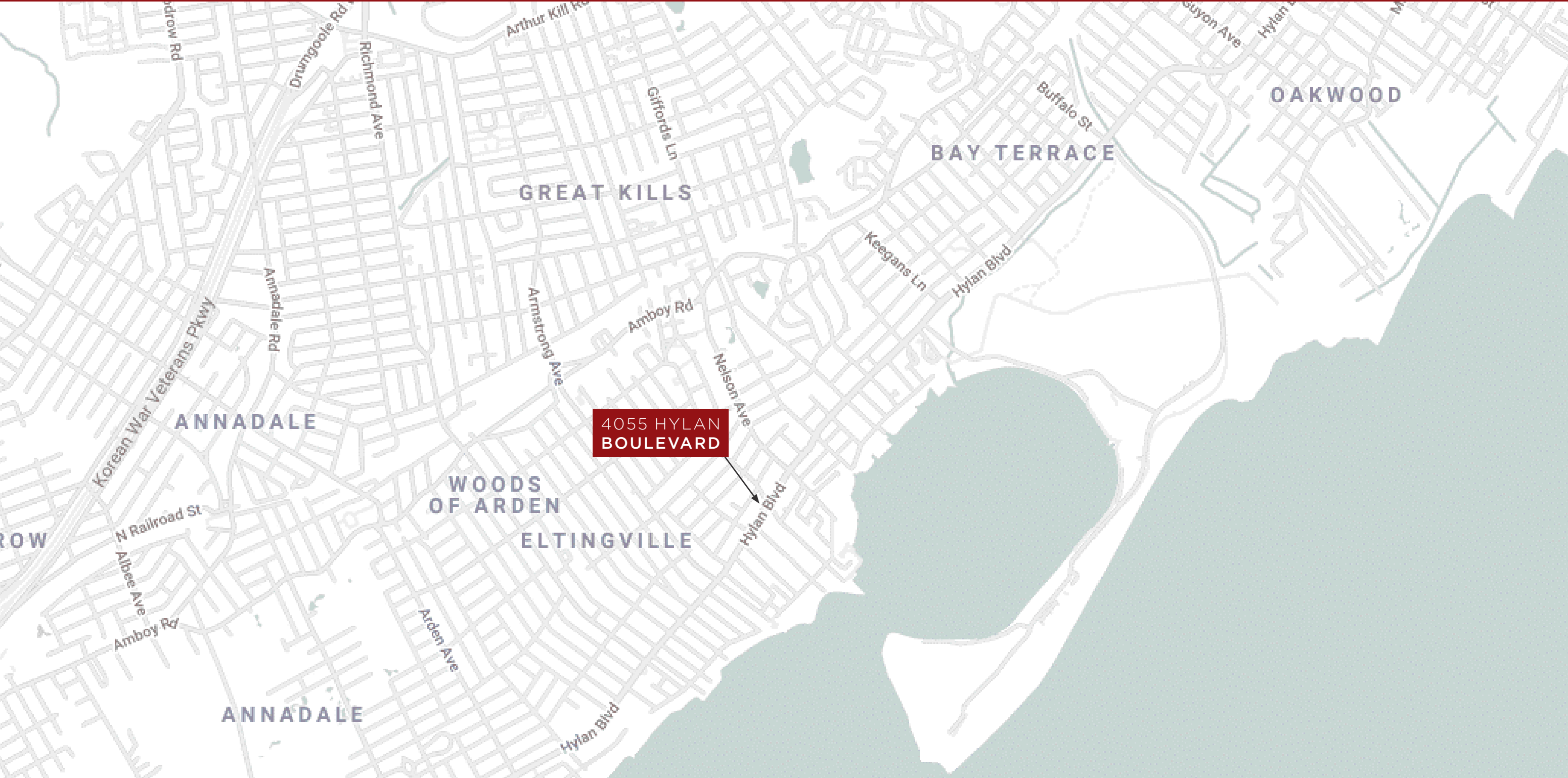




REAL ESTATE ADVISORS



4055 HYLAN
BOULEVARD



REAL ESTATE
ADVISORS

TABLE OF CONTENTS

- I. Investment Overview
- II. CVS Description
- III. Location Overview
- IV. Retail Map
- V. Confidentiality & Conditions

B6 Real Estate Advisors
1040 Avenue of the Americas, 8th Floor
New York, NY 10018

DJ Johnston
Partner, Sr. Managing Director
646 933 2619
djohnston@b6realestate.com

William Cheng
Director
646 933 2623
wcheng@b6realestate.com

Daniel O'Mahony
Senior Associate
646 933 2607
domahony@b6realestate.com

Zach Redding
Director
212 473 2646
zredding@b6realestate.com

INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

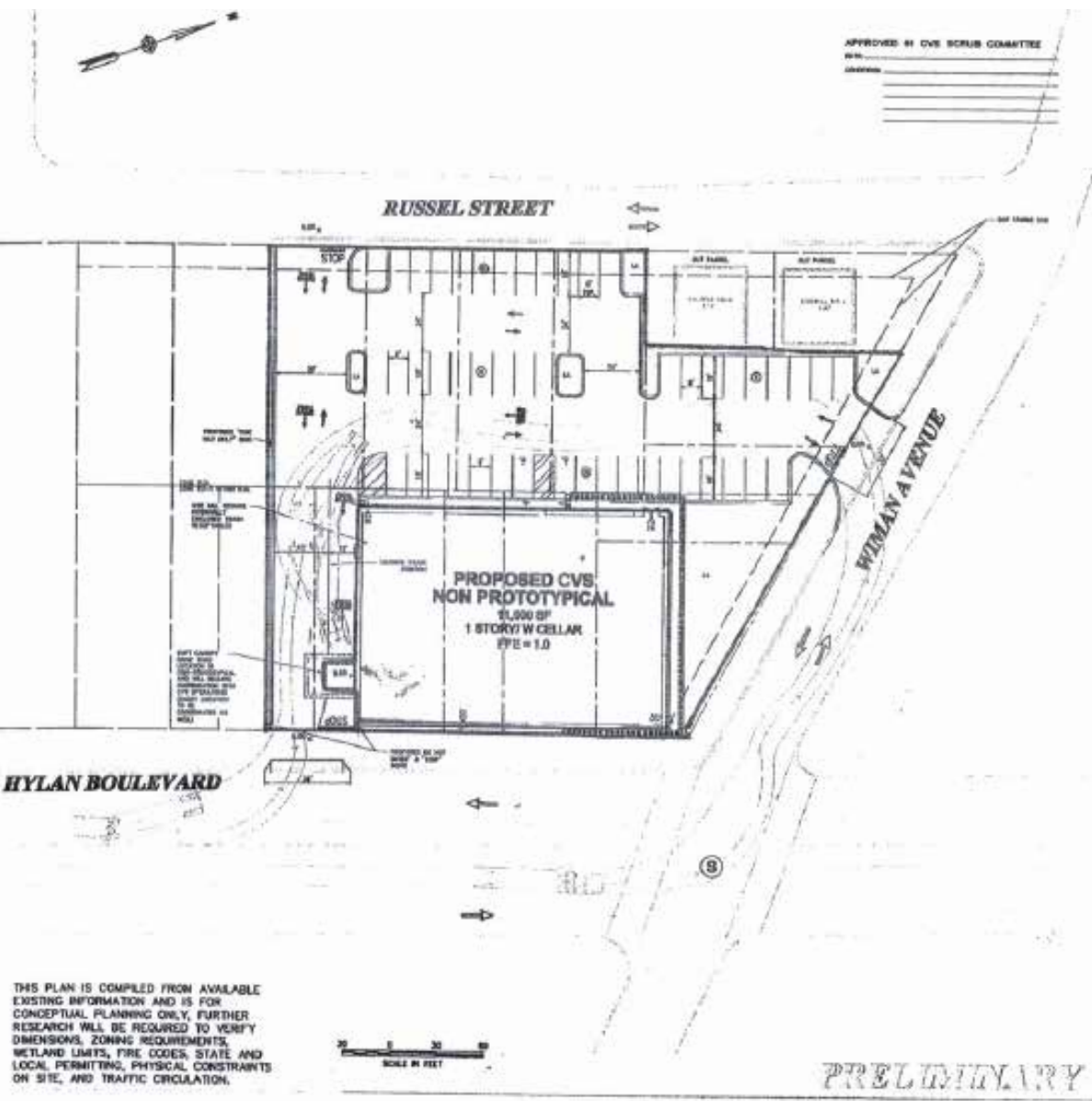
- Triple Net CVS lease with 22 years remaining
- Four (4) 5-year extension option periods
- Property size is 1 Acre, Building is 11,970 sq. ft. with 42 car on site parking
- Excellent location along the highly desirable Hylan Boulevard

PROPERTY INFORMATION

Block	5276
Lot	12
Lot Size (Approx.)	180' x 200'
Lot Area (Approx.)	42,100 SF
Building Dimensions (Approx.)	130' x 71'
Stories	1
Gross SF (Approx.)	12,487 SF
Zoning	C2-2 / R3A / SRD
FAR	0.5 Residential / Community Facility 1.0 / 0.6 With Attic Allowance / 1.0 Commercial
Available Air Rights (Approx.)	29,613 SF (Commercial)
RE Assessment (18/19)	\$1,312,443
RE Taxes (18/19)	\$124,764
Total RE Taxes	\$124,764



FLOOR PLANS



CVS DESCRIPTION

CVS Pharmacy is currently the second largest retail pharmacy in the US, behind Walgreens.

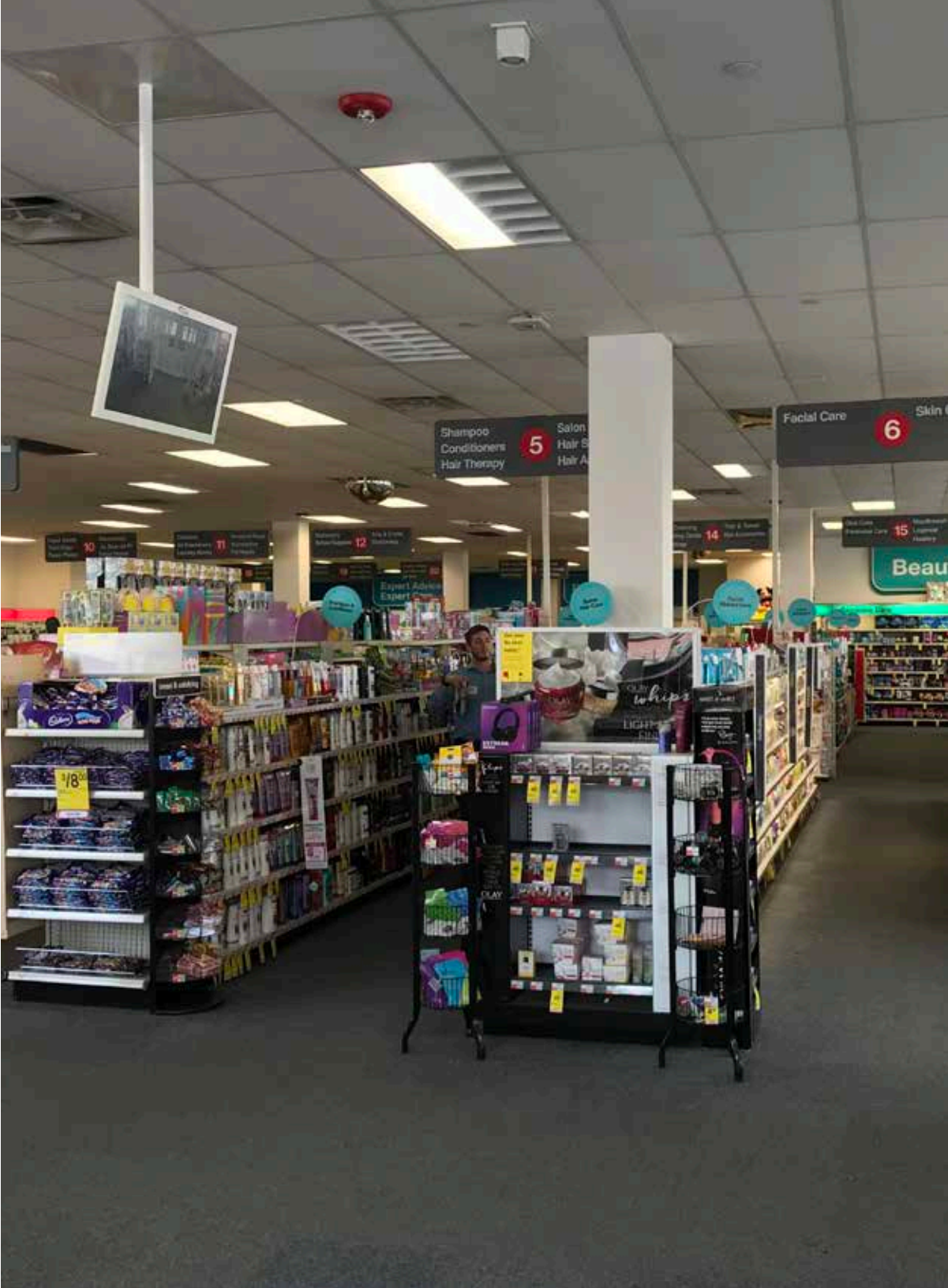
CVS continues to deliver new net lease properties to the market. CVS has annual retail sales per square foot totaling more than \$840, compared to the sector average of \$680 for its publicly traded peers. CVS also now boasts a higher credit rating than Walgreens (historically CVS had a lower credit rating than Walgreens) and is considered investment grade with a stable outlook, which improves the value and marketability of corporate guaranteed net lease properties.

Traditionally, CVS leases featured a flat rental structure, however, recently prime locations have been able to demand rental bumps during options - making these properties highly sought after by the net lease investor. The attraction to the investor is likely due to the stability and profitability of the Pharmacy segment as well as the investment grade credit of CVS. The real estate also plays an important driver in these assets, as they are almost exclusively hard corner locations with premiere visibility, and generous access on 1.00 - 2.00 acres of land.

Over the past decade, CVS has signed a variety of lease types. Originally, CVS stores operated under NN leases, holding the landlord responsible for the roof and structure of the building, and in some cases parking and landscaping. These NN leases might provide rental increases as often as every 5 years. However, new leases typically contain flat rents over the primary term, (some prime locations can demand rental bumps) and can vary from ground leases to NN fee simple transactions.

CVS Health Corporation is a publicly traded company on the New York Stock Exchange and has been in business for more than 50 years with the start of first store in Lowell, Massachusetts.

CVS Health Corporation includes CVS Pharmacy which approximately has 9,700 retail pharmacies, CVS MinuteClinic with more than 1,100 walk-in health care clinics, CVS Caremark, a leading pharmacy benefits manager with more than 90 million plan members, and CVS Specialty, a dedicated senior pharmacy care business serving more than one million patients per year, and expanding specialty pharmacy services.



LEASE ABSTRACT

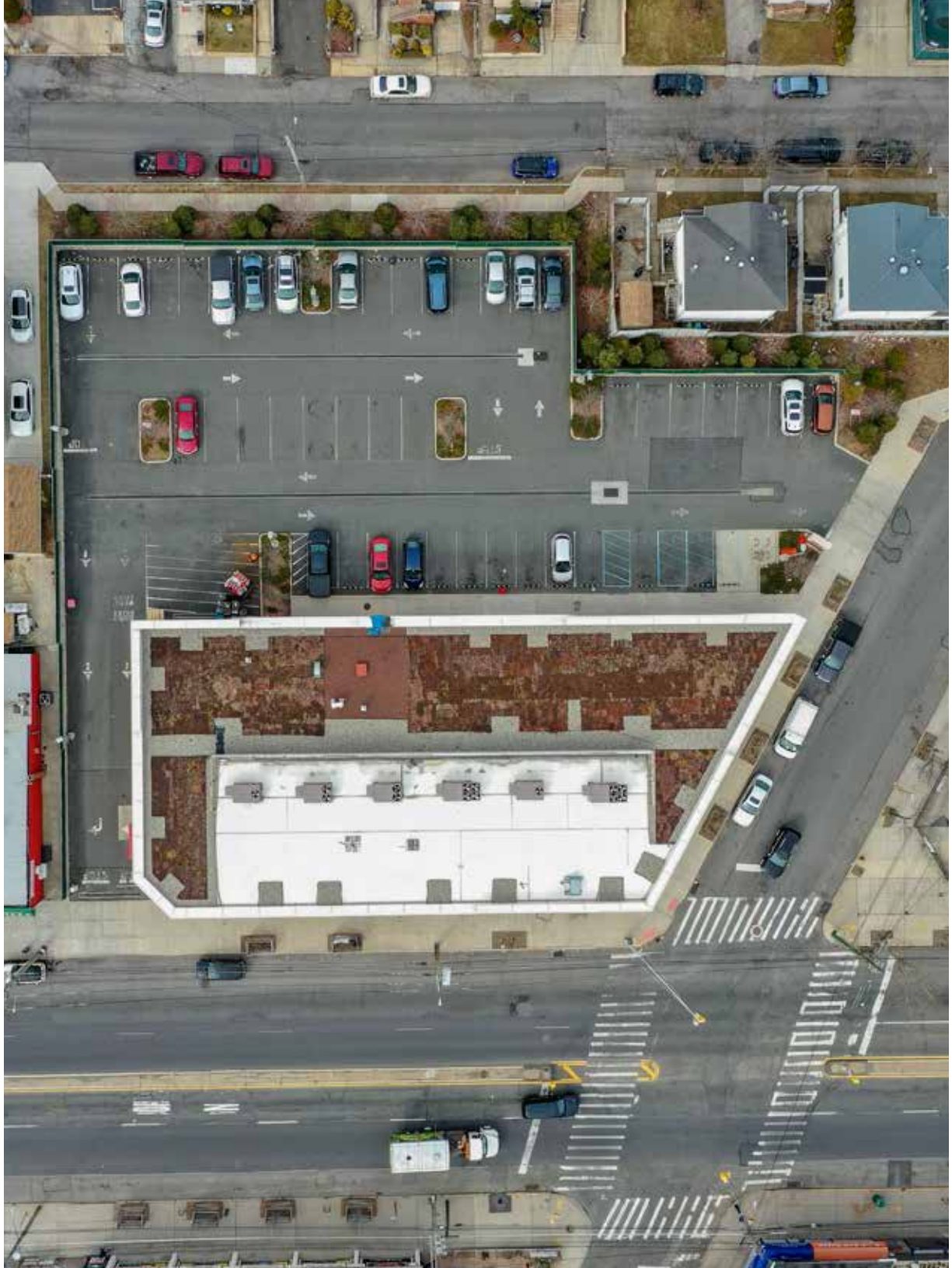
Tenant	CVS
Building Size	11,970 SF First Floor 4,000 SF Basement
Lot Size	42,000 SF
Lease Commencement	27-Mar-15
Lease Expiration	31-Jan-41
Lease Term	~ 22 Years
Renewal Options	(4) Four - (5) Five Year Options
Rent Increases	10% During Option Periods
Lease Type	Triple Net (NNN)
Use	Drug Store
Property Taxes	Tenant's Responsibility
Common Area	Tenant's Responsibility
HVAC	Tenant's Responsibility
Utilities	Tenant's Responsibility
Insurance	Tenant's Responsibility
Roof & Structure	Landlord Responsibility
Repairs & Maintenance	Landlord Responsibility

LOCATION OVERVIEW

Staten Island is one of the five boroughs of New York City. Located in the southwest portion of the city, Staten Island is the southernmost part of both the city and state of New York, with Conference House Park located at the southern tip of the island. The borough is separated from New Jersey by the Arthur Kill and the Kill Van Kull, and from the rest of New York by New York Bay. Staten Island is renowned for its museums, historic landmarks, beaches and parkland—including the City’s largest forest preserve in the Staten Island Greenbelt. Motor traffic can reach the borough from Brooklyn via the Verrazano-Narrows Bridge and from New Jersey via the Outerbridge Crossing, Goethals Bridge, and Bayonne Bridge. Staten Island has Metropolitan Transportation Authority (MTA) bus lines and an MTA rapid transit line, the Staten Island Railway, which runs from the ferry terminal at St. George to Tottenville. Staten Island is the only borough that is not connected to the New York City Subway system. The free Staten Island Ferry connects the borough to Manhattan and is a popular tourist attraction, providing views of the Statue of Liberty, Ellis Island, and Lower Manhattan.

RENT ROLL

PERIOD	ANNUAL FIXED RENT	MONTHLY INSTALLMENTS
From Date of Rent Commencement to end of initial term 3/15/2041	\$694,260.00	\$57,855.00
First extension period	\$760,095.00	\$63,341.25
Second extension period	\$760,095.00	\$63,341.25
Third extension period	\$831,915.00	\$69,326.25
Fourth extension period	\$831,915.00	\$69,326.25



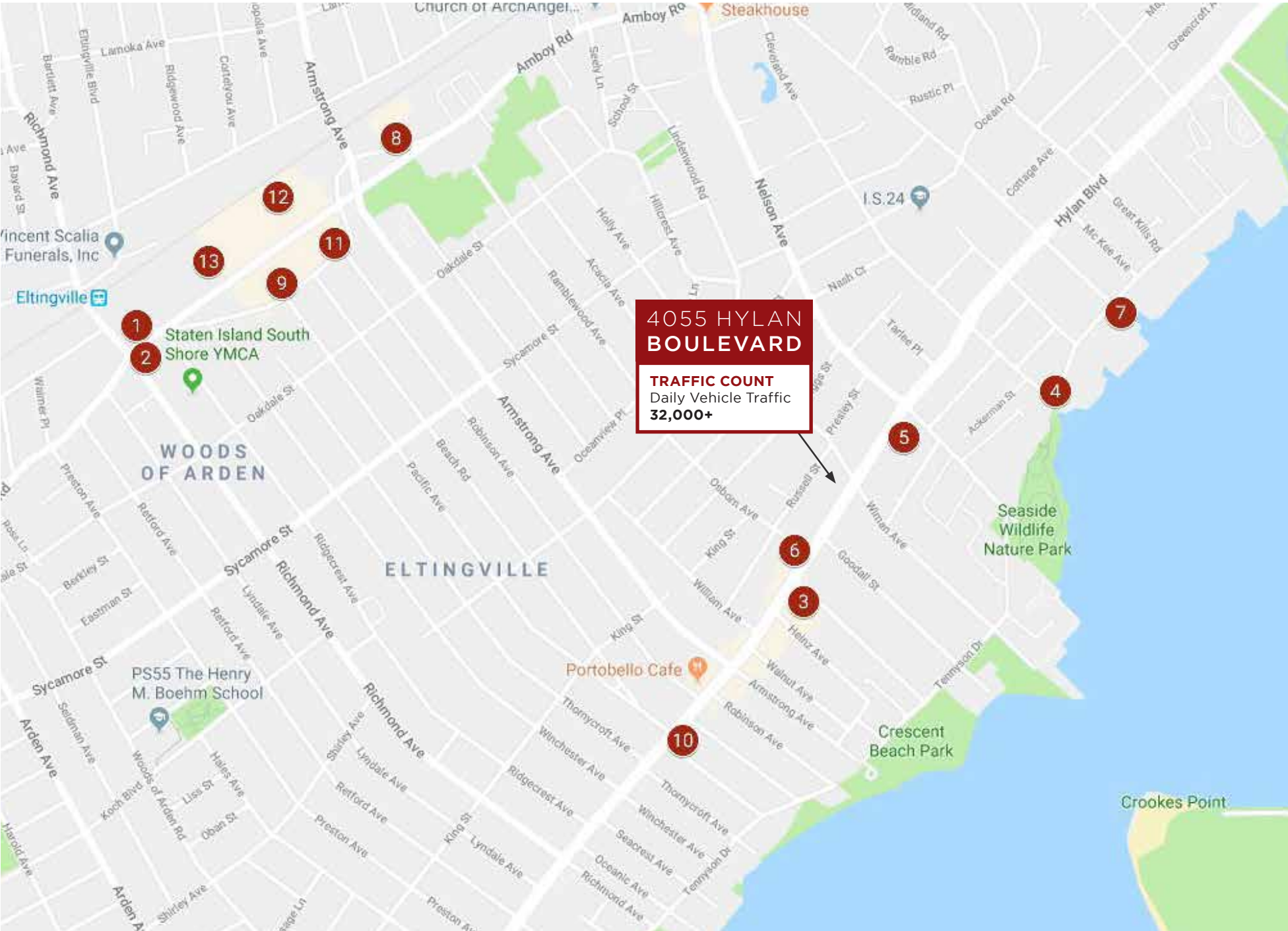
DEBT GUIDANCE

CAPITAL ADVISORY
The team has a long track record of successfully sourcing debt & equity financing for owners, operators and developers across the United States. Given extensive experience across all asset classes, B6’s Capital Advisory Division is positioned to secure the most favorable financing that is currently available. Further, B6’s Capital Advisory team works closely with the firm’s Investment Sales agents to create synergies that produce a highly efficient execution for our clients – which ultimately creates a cohesive unit that easily bridges gaps and creates compelling client-lender relationships.

LONG TERM, FIXED RATE FINANCING
Below is focused debt guidance for long-term, fixed rate financing to facilitate the acquisition of 4055 Hylan Boulevard.

Listed below represents two executable long-term, fixed rate loan requests:

	LOW LEVERAGE	MAX LEVERAGE
LENDER TYPE	BANK	CMBS
LOAN-TO-VALUE	55% LTV	70% LTV
SENIOR LOAN PROCEEDS	\$7,837,500	\$9,975,000
MIN DEBT YIELD	9.0%	7.0%
LOAN TERM	5 OR 7 YEARS	10 YEARS
AMORTIZATION	25 YEAR AMORTIZATION	NONE
INTEREST ONLY	1-3 YEARS	FULL-TERM
SENIOR PRICING	3.95% - 4.30%	S + 200-250 (4.63% - 5.13%)
ORIGINATION FEE	5-15 BPS	NONE (PAR)
PREPAYMENT PENALTY	STEPDOWN	DEFEASANCE
RECOURSE	NONE	NONE



DEMOGRAPHICS

HOUSING	Housing Units - 2017	180,599
	Median Value of Owner-occupied Housing Units - 2017	\$460,200
POPULATION	Population Estimates - 2017	479,458
INCOME	Median Household Income	\$90,000

RETAIL MAP

- 1

Bank of America
- 2

Burger King
- 3

Capizzi
- 4

Cole's Dock Side
- 5

Dunkin' Donuts
- 6

Giuliana's
- 7

Marina Cafe
- 8

Patrizia's Of Staten Island
- 9

Rite Aid
- 10

Shell
- 11

Smash Burger
- 12

Stop & Shop
- 13

TD Bank



CONFIDENTIALITY & CONDITIONS

The information contained in this offering memorandum (“Offering Memorandum”) is proprietary and strictly confidential. This Offering Memorandum was prepared by and is the property of B6 Real Estate Advisors LLC (“B6”) and has been reviewed by the owner (the “Owner”) of the Property. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of the Owner or B6. By accepting this Offering Memorandum, the party in possession hereof agrees to return it to B6 immediately upon request of B6 or Owner. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of B6 and Owner. Each prospective purchaser and/or broker proceeds at his, her or its own risk.

You have the obligation to keep this Offering Memorandum, and any various papers, documents, legal instruments, studies, leases, brochures, computer output, and other materials concerning the Property (all of the aforementioned information is collectively referred to as “Evaluation Material”) confidential. Certain Evaluation Materials, including the leases, are described in summary form. The summaries do not purport to be complete nor accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither B6 nor the Owner makes any representation or warranty whatsoever regarding the accuracy, veracity, or completeness of the information provided herein and each of Owner and B6 (and their agents, advisors and representatives) expressly disclaim any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material or for omissions therefrom.

Financial projections and information contained herein and in any Evaluation Material, shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to (and subject to) the general economy, market conditions, competition, and other factors beyond control and, therefore, are subject to material change, volatility or variation. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of the Property. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Offering Memorandum does not constitute an offer of securities.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner and B6 reserve the right to negotiate with one or more prospective purchasers at any time. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by B6. Only a fully-executed real estate purchase agreement, approved by the Owner, and executed and delivered to Owner and a prospective purchaser shall bind the property. In no event shall a prospective purchaser have any claims against the Owner or B6 or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



B6 REAL ESTATE ADVISORS

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New York, NY 10018



REAL ESTATE ADVISORS

FOR MORE INFORMATION, PLEASE CONTACT ONE THE FOLLOWING INDIVIDUALS**INVESTMENT SALES****DJ Johnston**

Partner, Senior Managing Director
646 933 2619
djohnston@b6realestate.com

Daniel O'Mahony

Senior Associate
646 933 2607
domahony@b6realestate.com

William Cheng

Director
646 933 2623
wcheng@b6realestate.com

Zach Redding

Director
212 473 2646
zredding@b6realestate.com

CAPITAL ADVISORY**Steven Sperandio**

Partner, Senior Managing Director
646 933 2638
ssperandio@b6realestate.com

Peter Cabrera

Associate
646 933 2643
pcabrera@b6realestate.com