





INVESTMENT HIGHLIGHTS

- Rite Aid in Sewell, New Jersey 18 MILES SOUTH OF DOWNTOWN PHILADELPHIA
- More Than Five Years Remaining on a Triple Net Lease with Zero **Landlord Responsibilities** FOUR, FIVE-YEAR OPTIONS TO EXTEND
- ▶ Tenant Demonstrates Commitment EXTENDED THE LEASE EARLY IN 2015 INVESTED IN CAPITAL EXPENDITURE PROJECTS
- Signalized Hard Corner on the Intersection of Lambs Road and Woodbury Glassboro Road

MORE THAN 25,000 VEHICLES PER DAY (VPD)

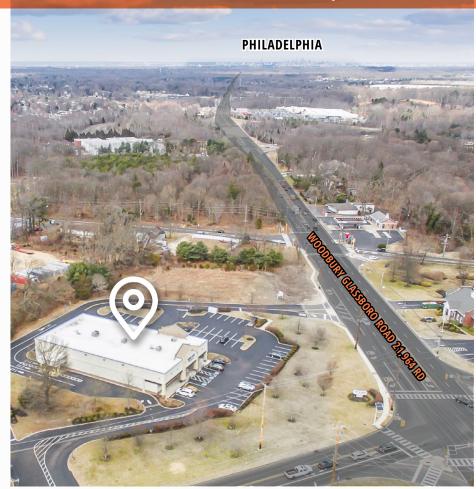
- ▶ Ideally Located Adjacent to a Brand-New Construction Wawa SERVICE ORIENTED TENANT DRIVING HIGHER TRAFFIC
- Dense Demographics HIGHLY VISIBLE FROM THE INTERSTATE HIGHWAY WITH MORE THAN 53,000 VPD
- ▶ Significant Investment to Sewell Market KENNEDY HEALTH SYSTEM - NEW PATIENT TOWER | \$182 MILLION PROJECT | 3.2 MILES EAST
- Nearby Pitman High School 2.2 MILES SOUTH | MORE THAN 400 STUDENTS



FINANCIAL OVERVIEW

PRICE	\$2,874,263
CAP RATE	8.00%
NOI	\$229,941
PRICE PER SQUARE FOOT	\$263.50
RENT PER SQUARE FOOT	\$21.08
YEAR BUILT	1999
APPROXIMATE LOT SIZE	3.48 Acres
GROSS LEASEABLE AREA	10,908 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Eckerd Corporations
LEASE TYPE	Triple-Net (NNN)
ROOF AND STRUCTURE	Tenant Resposnibility

SEWELL, NEW JERSEY 08080



ANNUALIZED OPERATING DATA				
BA	SE RENT	ANNUAL RENT	MONTHLY RENT	
CURRENT	1/27/2025	\$229,941.00	\$19,161.75	1.25%
0	PTIONS			
1/27/2025	1/26/2030	\$235,395.00	\$19,616.25	1.25%
1/27/2030	1/26/2035	\$240,849.00	\$20,070.75	1.25%
1/27/2035	1/26/2040	\$246,303.00	\$20,525.25	1.25%
1/27/2040	1/26/2045	\$251,757.00	\$20,979.75	1.25%





LEASE SUMMARY

LEASE COMMENCEMENT DATE	3/3/2000
LEASE EXPIRATION DATE	1/27/2025
LEASE TERM	20 Years
TERM REMAINING	5+ Years
INCREASES	In Options
OPTIONS TO RENEW	4, 5-Year
OPTIONS TO TERMINATE	None









TENANT OVERVIEW

Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania; it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968.

In late 2015, Walgreens announced it would acquire Rite Aid for \$9.4 billion pending approval. However, on June 29th, 2017, over fear of antitrust regulations, Walgreens Boots Alliance announced it would buy roughly half of Rite Aid's stores for \$5.18 billion. On September 19th, 2017 the Federal Trade Commission approved a fourth deal agreement to purchase Rite Aid with 1, 932 stores for \$4.38 billion total.

Rite Aid Corporation is a retail drugstore chain in the United States and a Fortune 500 company. It is headquarter in East Pennsboro Township, Cumberland County, Pennsylvania, near Camp Hill. The company's segments include retail pharmacy and pharmacy services. The company operates under the Rite Aid Name. It operates approximately 2,691 stores in over 30 states across the country and in the district of Columbia. Rite Aid is the largest drugstore chain on the East coast and the third largest in the United States, employing roughly 890,000 associates. The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

TENANT PROFILE		
TENANT TRADE NAME	Rite Aid	
OWNERSHIP	Public	
TENANT	Rite Aid	
LEASE GUARANTOR	Eckerd Corporation	
NUMBER OF LOCATIONS	2,600+ Locations	
SALES VOLUME	\$21.5 Billion (2018)	
NET WORTH	\$1.6 Billion (2018)	
CREDIT RATING	В	
RATING AGENCY	Standard & Poor	
STOCK SYMBOL	RAD	
BOARD	New York Stock Exchange (NYSE)	





ABOUT SEWELL

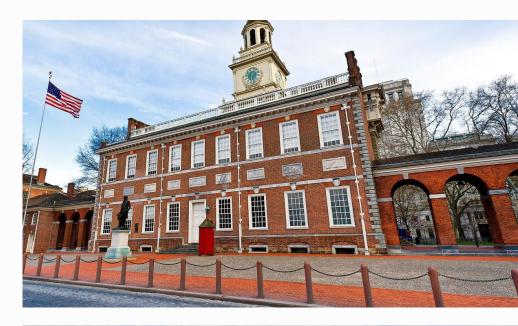
(PHILADELPHIA MSA)

Philadelphia is the largest city in the Commonwealth of Pennsylvania, and the sixth-most populous city in the United States. Philadelphia is the economic and cultural anchor of the Delaware Valley—a region located in the Northeastern United States at the confluence of the Delaware and Schuylkill Rivers with 7.2 million people residing in the eighth-largest combined statistical area in the United States.

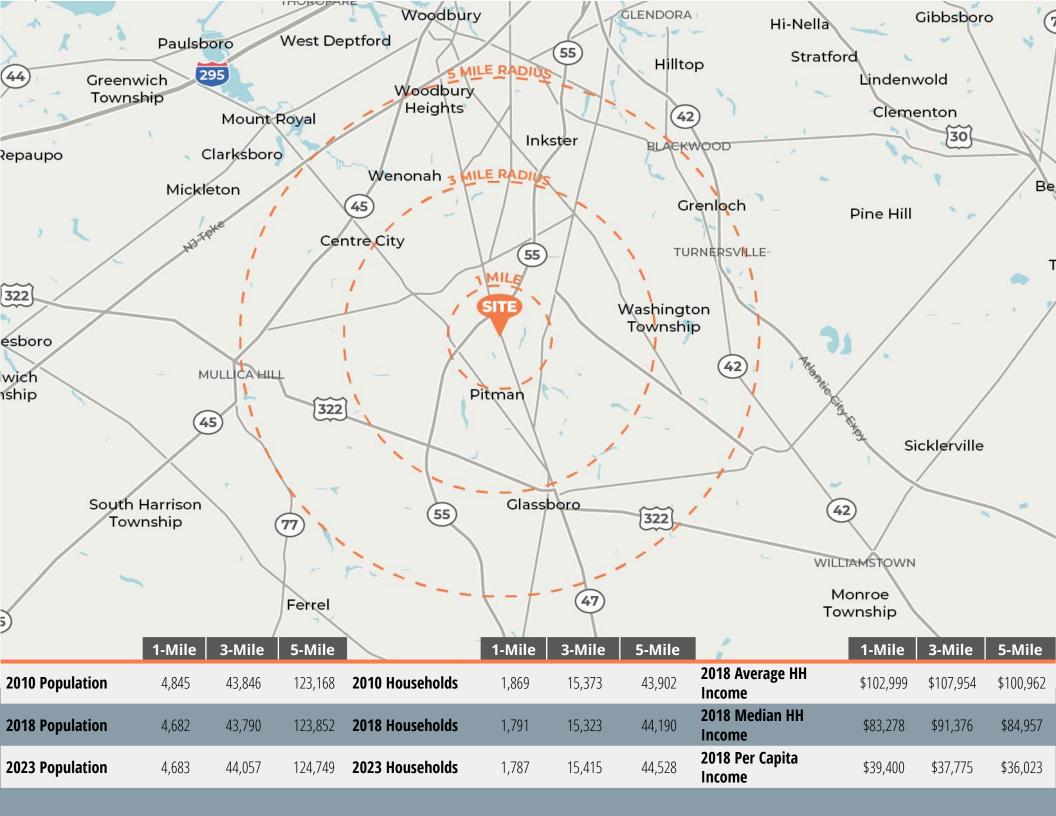
The area's many universities and colleges make Philadelphia a top international study destination, as the city has evolved into an educational and economic hub. The city is known for its arts, culture, and rich history, attracting over 41 million domestic tourists alone in 2015.

Philadelphia is the center of economic activity in Pennsylvania with the headquarters of seven Fortune 1000 companies located within city limits. According to the Bureau of Economic Analysis, the Philadelphia area had a total gross metropolitan product of \$347 billion in 2010, the seventh-largest metropolitan economy in the United States. Philadelphia was rated by the GaWC5 as an 'Alpha- City' in its categorization of world cities.

The city's economic sectors include information technology, manufacturing, oil refining, food processing, health care, biotechnology, tourism, and financial services. Financial activities account for the largest sector of the metropolitan area's economy, and it is one of the largest health education and research centers in the United States. The city is home to the Philadelphia Stock Exchange and some of the area's largest companies: Comcast, Colonial Penn, CIGNA, Independence Blue Cross, Sunoco, Aramark, Crown, Boeing Rotorcraft Systems, and Pep Boys.







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