

VERIZON - STARBUCKS - THE VITAMIN SHOPPE

Burlington, New Jersey

2601 MOUNT HOLLY ROAD BURLINGTON, NEW JERSEY 08016



SAB GROUP IS PLEASED TO PRESENT THE
VERIZON-STARBUCKS-THE VITAMIN SHOPPE IN BURLINGTON, NJ

VERIZON, STARBUCKS, AND THE VITAMIN SHOPPE CENTER IN BURLINGTON, NEW JERSEY

26 MILES NORTHEAST OF PHILADELPHIA

SUBJECT PROPERTY 100 PERCENT BACKED BY CORPORATE GUARANTEES

NYSE: VZ, NASDAQ: SBUX, NYSE: VSI

HEDGE AGAINST INFLATION

100 PERCENT OF ASSET FEATURING 10 PERCENT RENT INCREASES EVERY FIVE YEARS

OUT LOT TO A TARGET ANCHORED SHOPPING CENTER

OTHER TENANTS INCLUDE: KOHL'S, AND THE HOME DEPOT | MORE THAN 460,000 SQUARE FEET

IDEALLY LOCATED ALONG BURLINGTON-MOUNT HOLLY ROAD

SIGNALIZED HARD CORNER (SHC) | MORE THAN 34,000 VEHICLES PER DAY (VPD)

BETWEEN NJ TURNPIKE AND I-295

MORE THAN 153,000 VEHICLES PER DAY (VPD)

NEARBY BURLINGTON CENTER MALL RECENTLY SOLD TO CLARION PARTNERS

WAREHOUSE REDEVELOPMENT PROJECT PLANNED | \$20 MILLION PROJECT

STRONG DEMOGRAPHICS

MORE THAN 38,000 RESIDENTS WITHIN THREE MILES | AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE:
 \$128,000

ADDITIONAL TENANTS IN THE IMMEDIATE VICINITY INCLUDE

AT&T, TGI FRIDAYS, BP, DICKS SPORTING GOODS, REGAL CINEMAS BURLINGTON 20, DUNKIN' DONUTS, DOLLAR
 TREE, AND MANY MORE.



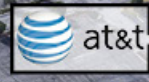


31,564 VPD

NJ Turnpike

Burlington Mount Holly Rd

29,927 VPD



PROPERTY ADDRESS

**2601 Mt Holly Rd
Burlington, NJ 08016**

VERIZON-STARBUCKS-VITAMIN SHOPPE BURLINGTON, NEW JERSEY

FINANCIAL OVERVIEW

PRICE:	\$9,666,666
CAP RATE:	6.00%
NOI:	\$580,000
PRICE PER SQUARE FOOT:	\$980.09
RENT PER SQUARE FOOT:	\$58.81
YEAR BUILT:	2017
APPROXIMATE LOT SIZE:	1.64 Acres
GROSS LEASEABLE AREA:	9,863
TYPE OF OWNERSHIP:	Fee Simple



TENANT SUMMARY

TENANT	GUARANTOR	GLA	% OF GLA	LEASE COM-MENCEMENT	LEASE EXPIRA-TION	TERM RE-MAINING	ANNUAL RENT	RENT (PSF)	INCREASES	LEASE TYPE	OPTIONS
VERIZON	Cellco Partnership	5,000	50.69%	10/1/2022	9/30/2027	8+ Years	\$320,000	\$64.00	10% Every Five	NN	2, 5-Year
STARBUCKS	Starbucks Corpo-ration	1,853	18.79%	10/1/2022	10/1/2027	8+ Years	\$125,000	\$67.46	10% Every Five	NN	4, 5-Year
VITAMIN SHOPPE	Vitamin Shoppes Industries, Incorpo-rated (Inc.)	3,010	30.52%	12/1/2022	11/30/2027	8+ Years	\$135,000	\$44.85	10% Every Five	NN	2, 5-Year
Total		9,863	100%				\$580,000				

P&L STATEMENT

Base Rent	\$580,000
Expense Reimbursements	
Real Estate Taxes	\$71,988
Insurance	\$9,564
CAM	\$47,169
TOTAL EXPENSE REIMBURSEMENTS	\$149,983
Effective Gross Income	\$729,983
Expenses	
Real Estate Taxes	\$71,988
Insurance	\$9,564
CAM	
Landscaping	\$10,269
General Repairs & Maintenance	\$5,250
Accounting	\$2,200
Pest Control	\$600
Pressure Washing	\$1,000
Back Flow Prevention	\$150
Trash	\$12,600
Snow	\$5,000
Irrigation	\$5,000
Firemonitoring	\$2,600
Total CAM	\$47,169
Total Expenses	\$149,983
Net Operating Income	\$580,000





TENANT OVERVIEW



VITAMIN SHOPPE

Vitamin Shoppe helps vitamin-takers meet their recommended daily requirements. The fast-growing company sells vitamins, supplements, and minerals, as well as herbal, homeopathic, and sports nutrition and wellness products at more than 750 company-operated stores located in some 45 states, the District of Columbia, Puerto Rico, and Canada. It also sells directly via catalog, and the websites VitaminShoppe.com and BodyTech.com. Stores offer about 20,000 items, including food and beverages and pet products, under more than 800 national and private-label brands. Vitamin Shoppe was founded in 1977

TENANT PROFILE

TENANT TRADE NAME	Vitamin Shoppe
OWNERSHIP	Public
TENANT	Vitamin Shoppes Industries, Incorporated (Inc)
LEASE GUARANTOR	Vitamin Shoppes Industries, Incorporated (Inc)
NUMBER OF LOCATIONS	785 Units (12/31/2017)
HEADQUARTERED	Secaucus, New Jersey
WEB SITE	https://www.vitaminshoppe.com/
SALES VOLUME	\$1.1 Billion (2018)
STOCK SYMBOL	VSI
BOARD	NYSE

VERIZON WIRELESS

Cellco Partnership, doing business as Verizon Wireless, is an American telecommunications company which offers wireless products and services. It is a wholly owned subsidiary of Verizon Communications. Verizon Wireless is the second largest wireless telecommunications provider in the United States.

It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone. Verizon Communications became the sole owner in 2014 after buying Vodafone's 45-percent stake in the company.

TENANT PROFILE

TENANT TRADE NAME	Verizon Wireless
OWNERSHIP	Wholly Owned Subsidiary
TENANT	Cellco Partnership
LEASE GUARANTOR	Cellco Partnership
NUMBER OF LOCATIONS	2,330 Locations
HEADQUARTERED	Basking Ridge, New Jersey
WEB SITE	www.verizonwireless.com
SALES VOLUME	\$130 Billion (2018)
STOCK SYMBOL	VZ
BOARD	NYSE

TENANT OVERVIEW

STARBUCKS

Starbucks opened in 1971, a single store in Seattle's historic Pike Place Market and grew into a global public company with more than 29,000 retail stores in 78 markets.

Starbucks sells handcrafted coffee, tea, and other beverages and a variety of fresh food items, including snack offerings, through company-operated stores. They also sell a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and foodservice accounts. In addition to their flagship Starbucks Coffee brand, they also sell goods and services under the following brands: Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange and Ethos.

Starbucks has 8,222 company-operated stores and 5,708 licensed stores across the country. Starbucks plans to open an additional 12,000 stores globally by 2021. Starbucks is # 131 on the Fortune 500 (2018).

TENANT PROFILE

TENANT TRADE NAME Starbucks

OWNERSHIP Public

TENANT Starbucks Corporation

LEASE GUARANTOR Starbucks Corporation

NUMBER OF LOCATIONS 29,000+

HEADQUARTERED Seattle, WA

WEB SITE www.starbucks.com

SALES VOLUME \$24.7 Billion

STOCK SYMBOL SBUX

BOARD NASDAQ



ABOUT BURLINGTON

Burlington is a city in Burlington County, New Jersey, United States and a suburb of Philadelphia. The county is the second largest in New Jersey by total area behind Ocean County which has a total area of 915.40 square miles and its county seat is Mount Holly.

The Burlington Historic District is known for being a regional shopping destination.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	1,965	40,497	127,288	2010 Households	688	14,172	46,920	2018 Average HH Income	\$128,891	\$100,449	\$90,628
2018 Population	1,940	40,083	128,393	2018 Households	679	14,018	47,343	2018 Median HH Income	\$119,548	\$85,034	\$73,573
2023 Population	1,933	39,968	128,499	2023 Households	676	13,977	47,386	2018 Per Capita Income	\$45,112	\$35,129	\$33,418

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*Burlington,
New Jersey*

BROKER OF RECORD:

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