

J.H. WINOKUR, INC.

REAL ESTATE INVESTMENT AND CONSULTATION

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GOODWILL STORE NET LEASE ELKLAND, PENNSYLVANIA



- Long-term net lease with Goodwill Industries
- Lease expires 2/28/2031
- Rent increases every five-years
- 2 Five-year options
- Low rent/sf and price-point
- Elkland is north of Williamsport, near New York Border

PROPERTY DETAILS:

Location:	100 Forest View Drive Elkland, PA Elkland is located on the New York, Pennsylvania border, on the PA side in Tioga County. Elkland is north of Williamsport, PA and just south of Corning and Elmira, New York.
Tenant:	Goodwill Industries of North Central PA, Inc.
Building Size:	7,200 SF
Lease Commencement:	March 1, 2016
Lease Expiration:	Feb 28, 2031
Options:	2 five-year options with increases
Current Rent:	\$72,000
Expenses: Taxes	\$1,711
Expenses: Insurance	\$5,422
NOI:	\$64,867
Expenses:	NN Lease – See Lease Terms on page 3
Price:	\$900,000
CAP Rate:	7.21%

RENT SCHEDULE:

PRIMARY TERM

Months 1-3	\$21,600 per partial year (donation)
Months 4-12	\$40,500 per partial year
Years 2-5: CURRENT	\$72,000 per annum
Years 6-10	\$77,040 per annum
Years 11-15	\$82,440 per annum

OPTION PERIODS:

Years 16-20	\$105,912 per annum
Years 21-25	\$113,328 per annum

LEASE TERMS:

MAINTENANCE/RESPONSIBILITIES: Lessee assumes liability for damage to plate glass windows and doors except when caused by latent defects, or Lessor, its agents, employees, or contractors. Lessee is responsible for all interior and exterior maintenance of the Demised Premises with the exception of structural items during the term of this Lease (such as, but not limited to: interior painting, light bulbs, light fixtures, flooring repairs, doors, locks, bathroom fixtures, ceiling tile repair/replacement, and any item related to interior of space and any renewal periods and shall return the building to Lessor thereafter in its same condition, ordinary wear and tear excepted thru lease term. Lessor has the right and responsibility to enter the Demised Premises periodically, at any reasonable time, to inspect the condition of the premises and to make repairs with proper notice.

REAL ESTATE TAXES AND ASSESSMENTS. Lessor shall pay at its cost and expense all real estate taxes, assessments (including special assessments), and charges of a similar nature, which may be levied by any governmental entity with respect to the premises. Lessee shall reimburse Lessor for any amount of real estate taxes that may increase after the current year's tax assessment of \$5,422.00.

BUILDING INSURANCE. Lessor agrees to carry comprehensive general liability insurance on the Demised Premises with a combined single limit for bodily injury, personal injury, and property damage of not less than \$1,000,000 per occurrence. Lessor further agrees to maintain fire, casualty and extended coverage insurance on the building in an amount equal to at least eighty and 00/100 percent (80%) of the insurable value of the property. Insurance cost is based on 7,200 square feet (+or-) to be included in monthly rent. Lessee shall reimburse Lessor for any amount of building insurance that may increase after the first year's rate of \$1,711.00.

.COMMON AREA MAINTENANCE (CAM). AS THIS IS A STAND-ALONE FACILITY, LESSEE IS RESPONSIBLE FOR CAM. Lessee is responsible for the following CAM areas: the exterior premises, snow removal, grass cutting, exterior lighting, sealcoat/stripping parking lot, general "paper pick-up", general ground keeping, and other items associated with a stand-alone facility.







Hours for this location

Elkland

100 Forest View Drive
Elkland PA, 16920
United States
(814) 258-5720



Connect with this Local Goodwill

Donation Site

Monday	10:00 AM - 6:30 PM
Tuesday	10:00 AM - 6:30 PM
Wednesday	10:00 AM - 6:30 PM
Thursday	10:00 AM - 6:30 PM
Friday	10:00 AM - 6:30 PM
Saturday	10:00 AM - 6:30 PM
Sunday	12:00 PM - 4:30 PM

Retail Store

Monday	10:00 AM - 7:00 PM
Tuesday	10:00 AM - 7:00 PM
Wednesday	10:00 AM - 7:00 PM
Thursday	10:00 AM - 7:00 PM
Friday	10:00 AM - 7:00 PM
Saturday	10:00 AM - 7:00 PM
Sunday	12:00 PM - 5:00 PM

Goodwill was founded in 1902 in Boston by Rev. Edgar J. Helms, a Methodist minister and early social innovator. Helms collected used household goods and clothing in wealthier areas of the city, then trained and hired those who were poor to mend and repair the used goods. The goods were then resold or were given to the people who repaired them. The system worked, and the Goodwill philosophy of “Not Charity, but a Chance” was born. Dr. Helms’ vision set an early course for what today has become a \$5.59 billion nonprofit organization. Goodwill’s network of 162 independent, local Goodwills in the United States and Canada offers customized training and services for individuals who want to find a job, pursue a credential or degree, and strengthen their finances.

- More than **313,000 people** placed into employment
- More than **31,000 people** engaged with local Goodwill organizations to earn a credential
 - As a result, these individuals increased their collective lifetime earnings by more than **\$14.9 billion**
- More than **36 million** total persons served
 - Over **2 million people** received Goodwill services in-person to build their career and financial assets
 - More than **34 million people** used computers and mobile devices to access Goodwill training virtually
- **Total revenue generated by Goodwill organizations:** \$5.71 billion
- **Total revenue spent directly on programs:** 87 percent
- **Total number of donors (includes repeat donations):** 101 million
- **Total number of retail stores:** More than 3,200 and an online auction site, www.shopgoodwill.com
- **Revenue Sources Breakdown**
- **Retail sales:** \$4.16 billion
- **Industrial and service contract work:** \$740 million
- **Government grants:** \$113 million
- **Corporate and foundation grants:** \$34 million
- **Individual gifts/Endowments/Fees for services:** \$60 million
- **Government support for mission services:** \$401 million



GOODWILL OF NORTH CENTRAL PENNSYLVANIA JOBS AND TRAINING

Goodwill employs over 500 residents of North Central Pennsylvania. In 2013, Goodwill provided more than 1,150 job readiness and training services to individuals.

AFFORDABLE GOODS

At Goodwill you'll find amazing high-quality items at a fraction of the cost of normal retail. Shop in our stores, or online, to find your amazing "something" today!

MEGA RECYCLER

Goodwill is one of Pennsylvania's largest recyclers. Over 5 million pounds of sellable and recyclable items are diverted from landfills every year.

DONATE LOCAL

1 Bike + 1 Coat + 1 DVD = 1 Hour of Career Training. Your donations provide jobs for individuals living with disabilities and disadvantages in your community.

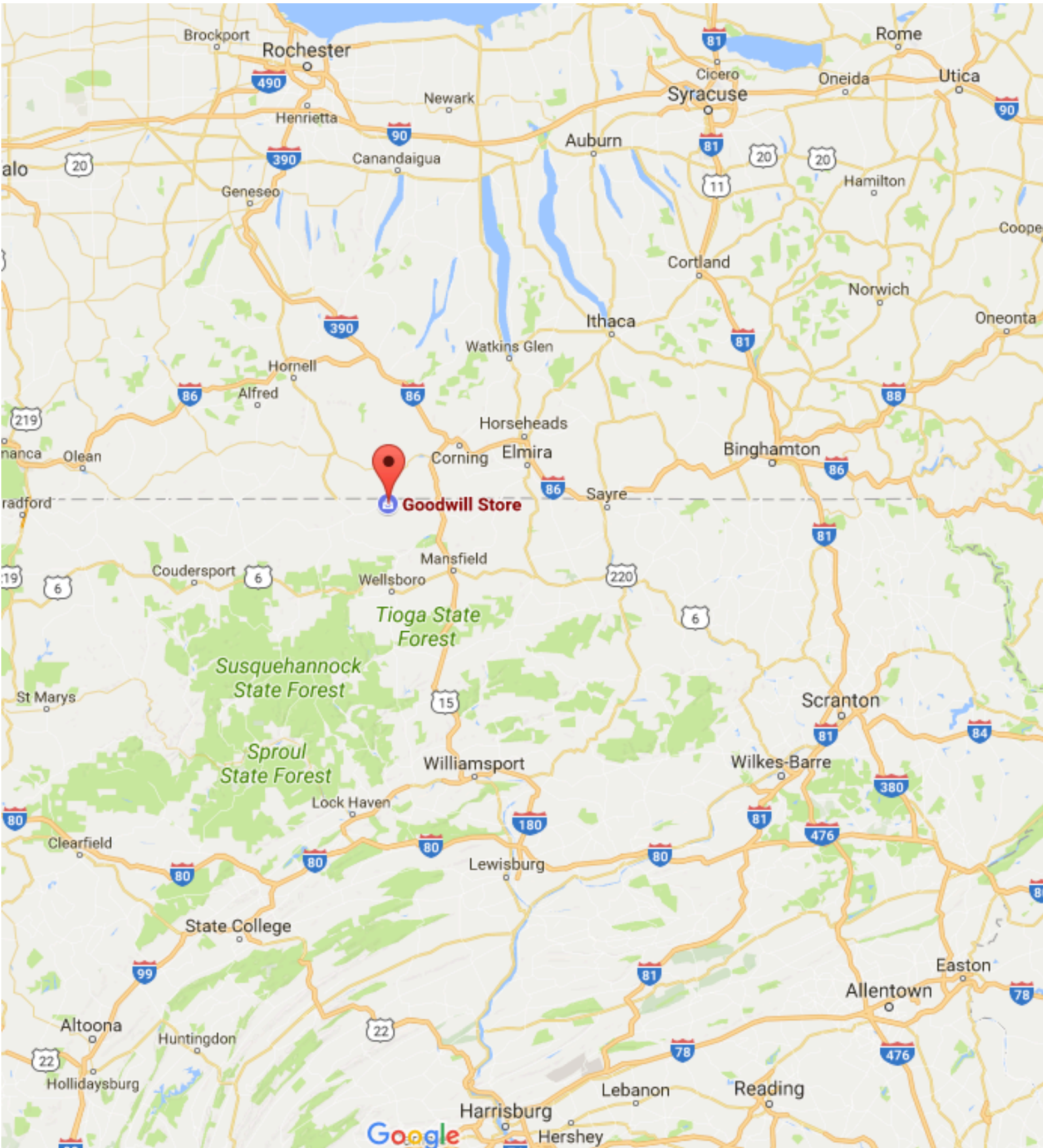
BUSINESS PARTNERS

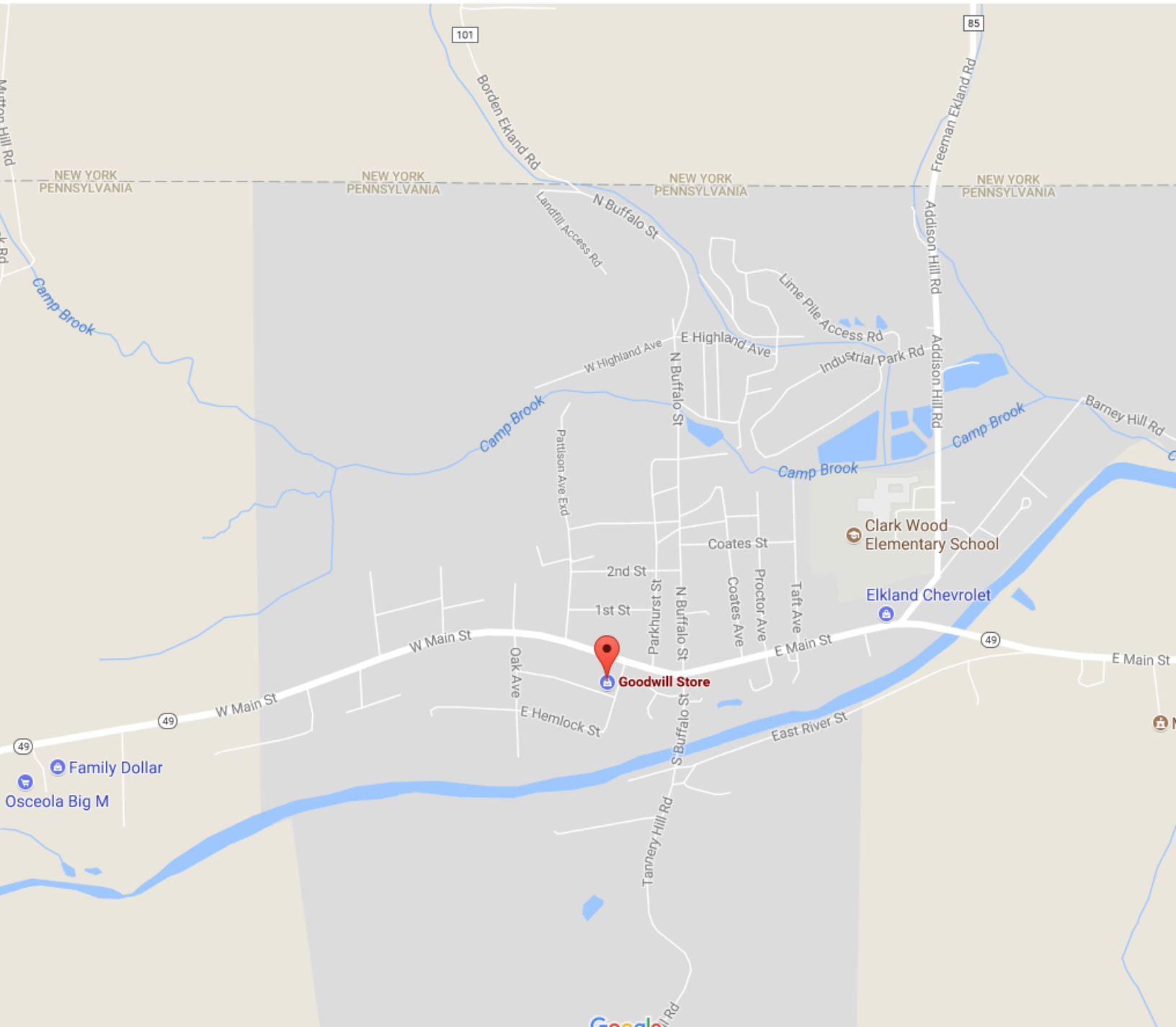
Goodwill's Business Partners support our mission in many ways. Sponsoring a donation drive and providing job training opportunities are two of the best ways businesses partner with Goodwill. For more information, call us at 1-800-932-8270.

SCHOOL PARTNERS

Goodwill currently partners with six local school districts and hopes to partner with all schools in the communities we serve. Goodwill provides real-world work experience to students facing life's challenges.

MAPS:





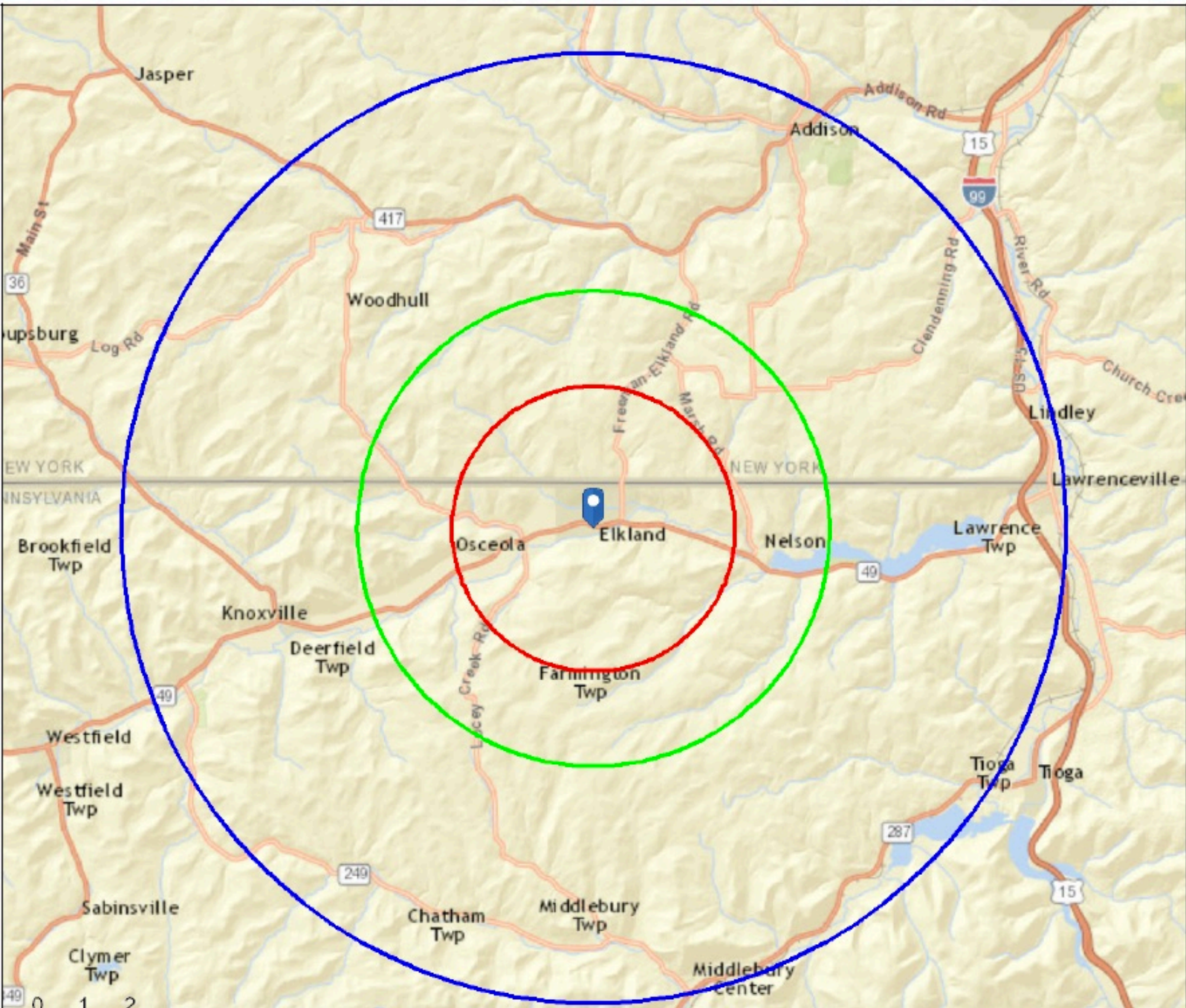
AERIAL:



DEMOGRAPHICS:

100 Forestview Mnr, Elkland, Pennsylvania, 16920
Rings: 3, 5, 10 mile radii

Site Details Map
Latitude: 41.98589
Longitude: -77.31461





Executive Summary

100 Forestview Mnr, Elkland, Pennsylvania, 16920
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 41.98589
Longitude: -77.31461

	3 miles	5 miles	10 miles
Population			
2000 Population	2,951	4,325	13,886
2010 Population	2,973	4,380	14,122
2017 Population	3,031	4,470	14,146
2022 Population	3,019	4,457	14,002
2000-2010 Annual Rate	0.07%	0.13%	0.17%
2010-2017 Annual Rate	0.27%	0.28%	0.02%
2017-2022 Annual Rate	-0.08%	-0.06%	-0.20%
2017 Male Population	49.1%	49.4%	49.9%
2017 Female Population	50.9%	50.6%	50.1%
2017 Median Age	42.5	42.9	41.7

In the identified area, the current year population is 14,146. In 2010, the Census count in the area was 14,122. The rate of change since 2010 was 0.02% annually. The five-year projection for the population in the area is 14,002 representing a change of -0.20% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	97.7%	97.7%	97.5%
2017 Black Alone	0.4%	0.4%	0.4%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	0.1%	0.2%	0.3%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.1%	0.2%	0.3%
2017 Two or More Races	1.5%	1.3%	1.2%
2017 Hispanic Origin (Any Race)	1.0%	1.0%	1.1%

Persons of Hispanic origin represent 1.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 6.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,196	1,723	5,287
2010 Households	1,232	1,800	5,513
2017 Total Households	1,260	1,845	5,555
2022 Total Households	1,257	1,843	5,511
2000-2010 Annual Rate	0.30%	0.44%	0.42%
2010-2017 Annual Rate	0.31%	0.34%	0.10%
2017-2022 Annual Rate	-0.05%	-0.02%	-0.16%
2017 Average Household Size	2.40	2.42	2.54

The household count in this area has changed from 5,513 in 2010 to 5,555 in the current year, a change of 0.10% annually. The five-year projection of households is 5,511, a change of -0.16% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2010. The number of families in the current year is 3,907 in the specified area.



Executive Summary

100 Forestview Mnr, Elkland, Pennsylvania, 16920
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 41.98589
Longitude: -77.31461

	3 miles	5 miles	10 miles
Median Household Income			
2017 Median Household Income	\$42,409	\$42,443	\$44,715
2022 Median Household Income	\$45,208	\$45,408	\$47,679
2017-2022 Annual Rate	1.29%	1.36%	1.29%
Average Household Income			
2017 Average Household Income	\$52,672	\$53,364	\$55,748
2022 Average Household Income	\$58,698	\$59,681	\$62,109
2017-2022 Annual Rate	2.19%	2.26%	2.18%
Per Capita Income			
2017 Per Capita Income	\$21,885	\$21,811	\$22,002
2022 Per Capita Income	\$24,437	\$24,446	\$24,571
2017-2022 Annual Rate	2.23%	2.31%	2.23%

Households by Income

Current median household income is \$44,715 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,679 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,748 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,109 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,002 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,571 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,319	1,964	6,164
2000 Owner Occupied Housing Units	853	1,276	4,083
2000 Renter Occupied Housing Units	343	448	1,204
2000 Vacant Housing Units	123	240	877
2010 Total Housing Units	1,343	2,060	6,519
2010 Owner Occupied Housing Units	857	1,324	4,256
2010 Renter Occupied Housing Units	375	476	1,257
2010 Vacant Housing Units	111	260	1,006
2017 Total Housing Units	1,394	2,136	6,663
2017 Owner Occupied Housing Units	856	1,329	4,209
2017 Renter Occupied Housing Units	404	516	1,346
2017 Vacant Housing Units	134	291	1,108
2022 Total Housing Units	1,425	2,179	6,757
2022 Owner Occupied Housing Units	852	1,324	4,174
2022 Renter Occupied Housing Units	405	518	1,337
2022 Vacant Housing Units	168	336	1,246

Currently, 63.2% of the 6,663 housing units in the area are owner occupied; 20.2% are renter occupied; and 16.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 6,519 housing units in the area - 65.3% owner occupied, 19.3% renter occupied, and 15.4% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is \$97,357, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.61% annually to \$110,766.