

NET LEASE INVESTMENT OFFERING



RITE AID
5914 High St W
Portsmouth, VA 23703
(Virginia Beach-Norfolk-Newport News MSA)

THE
Boulder
GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TABLE OF CONTENTS

I. Executive Profile

Executive Summary
Investment Highlights
Property Overview

II. Location Overview

Photographs
Aerial
Site Plan
Map

III. Market & Tenant Overview

Demographic Report
Market Overview
Tenant Overview



**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and/or Lee & Associates and should not be made available to any other person or entity without the written consent of The Boulder Group and/or Lee & Associates.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Lee & Associates has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Lee & Associates have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

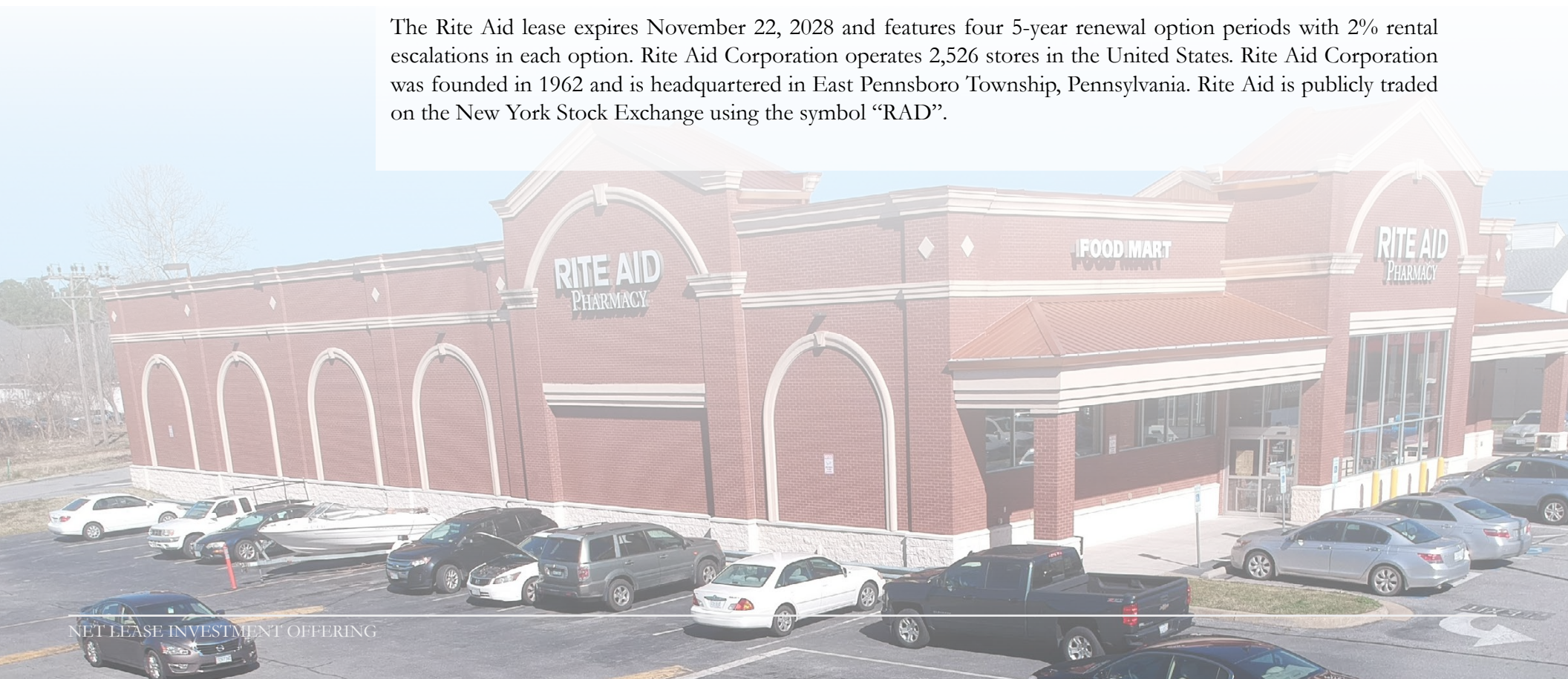


EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid property located within the Virginia Beach-Norfolk-Newport News MSA in Portsmouth, Virginia. Rite Aid signed a new 10-year lease, demonstrating the tenant's commitment to the location. The lease is absolute triple net and features zero landlord responsibilities. There are four 5-year renewal option periods with 2% rental escalations in each option period. The property also features a drive-thru pharmacy.

The 13,824 square foot Rite Aid benefits from its location along High St (18,000 VPD), which is a primary east-west thoroughfare. Additionally, the property is positioned just off of Western Freeway (52,000 VPD). Retailers in the immediate area include Walmart Supercenter, Dick's Sporting Goods, Kroger Harris Teeter, ALDI, Food Lion, Wells Fargo, Bank of America and 7-Eleven. There are 133,958 people living within five miles of the property with an average household income of \$77,638.

The Rite Aid lease expires November 22, 2028 and features four 5-year renewal option periods with 2% rental escalations in each option. Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol "RAD".



INVESTMENT HIGHLIGHTS:

- Located within the Virginia Beach-Norfolk-Newport News MSA
- Rite Aid just signed a new 10 year lease, demonstrating their commitment to the location
- Absolute NNN with zero landlord responsibilities
- Rite Aid has a long operating history at this location since 2004
- Located along High St (18,000 VPD) which is a primary east-west thoroughfare
- Positioned just off of Western Freeway (52,000 VPD)
- Retailers in the immediate area include Walmart Supercenter, Dick's Sporting Goods, Kroger Harris Teeter, ALDI, Food Lion, Wells Fargo, Bank of America and 7-Eleven
- 133,958 people living within five miles of the property with an average household income of \$77,638



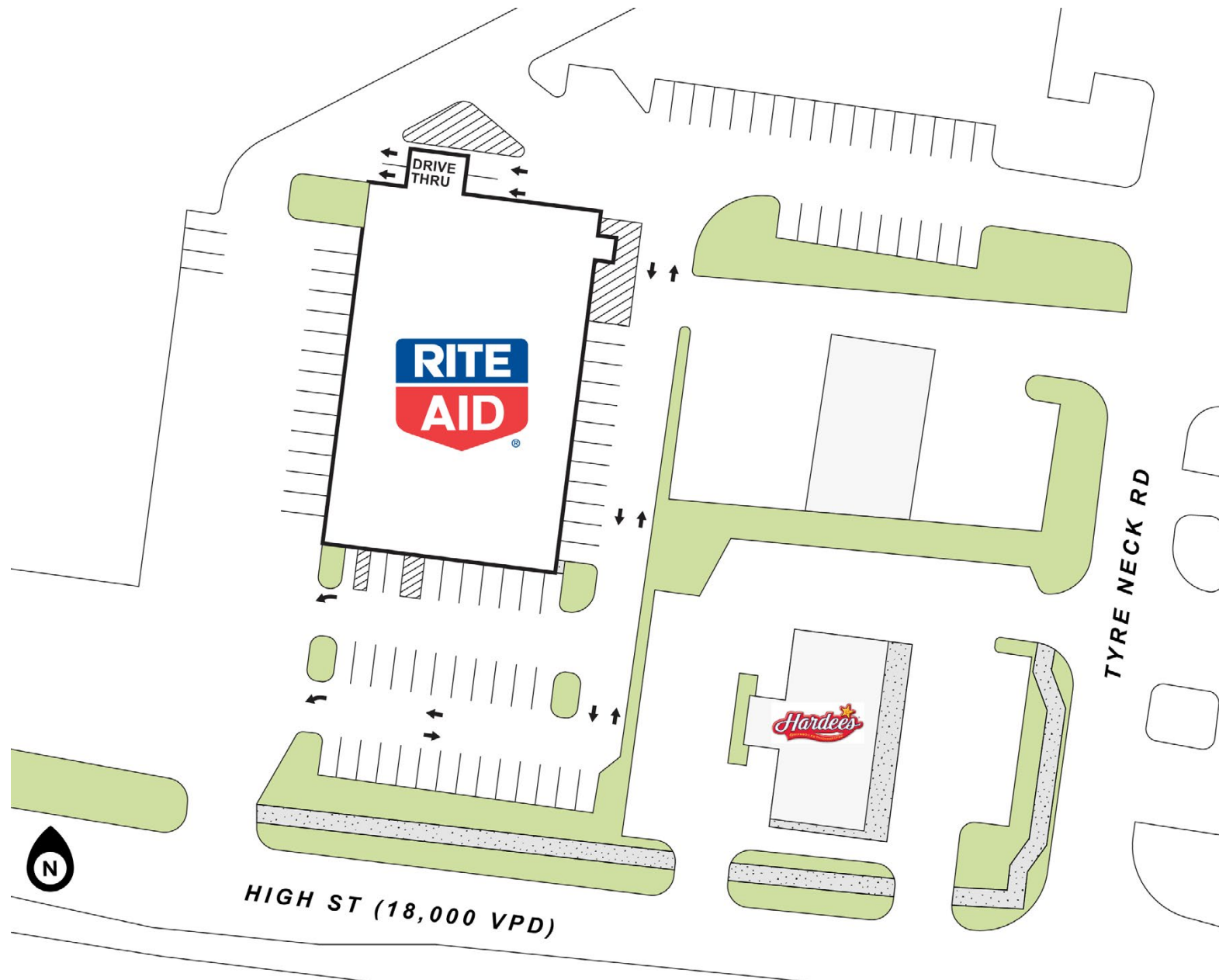
PROPERTY OVERVIEW:

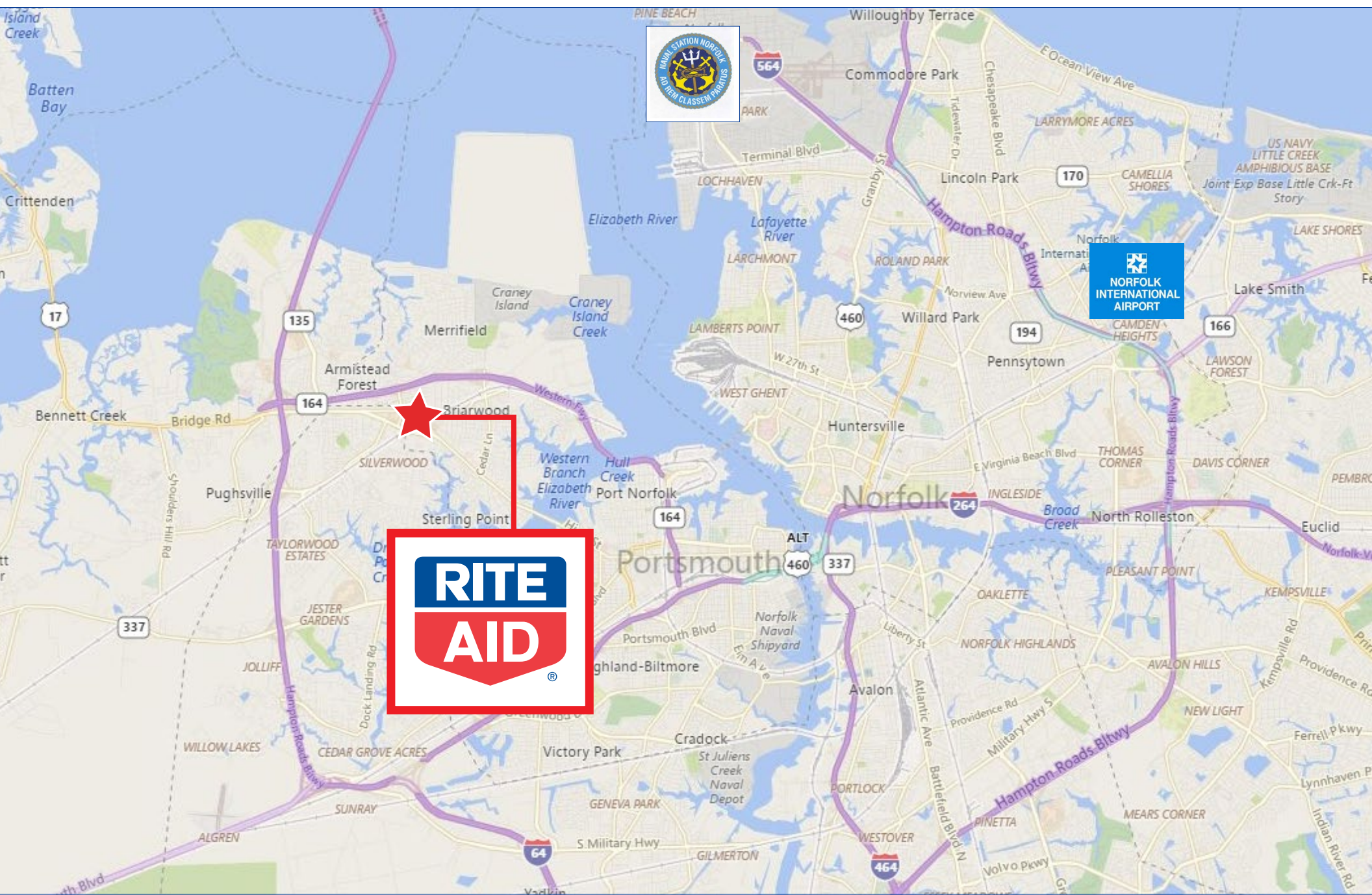
Price:	\$5,490,321
Cap Rate:	6.85%
Net Operating Income:	\$376,087
Lease Expiration Date:	November 22, 2028
Rental Escalations:	2% each option
Renewal Options:	Four 5-Year
Lease Type:	Absolute NNN
Tenant:	Rite Aid
Year Built:	2004
Building Size:	13,824 SF
Land Size:	1.59 AC











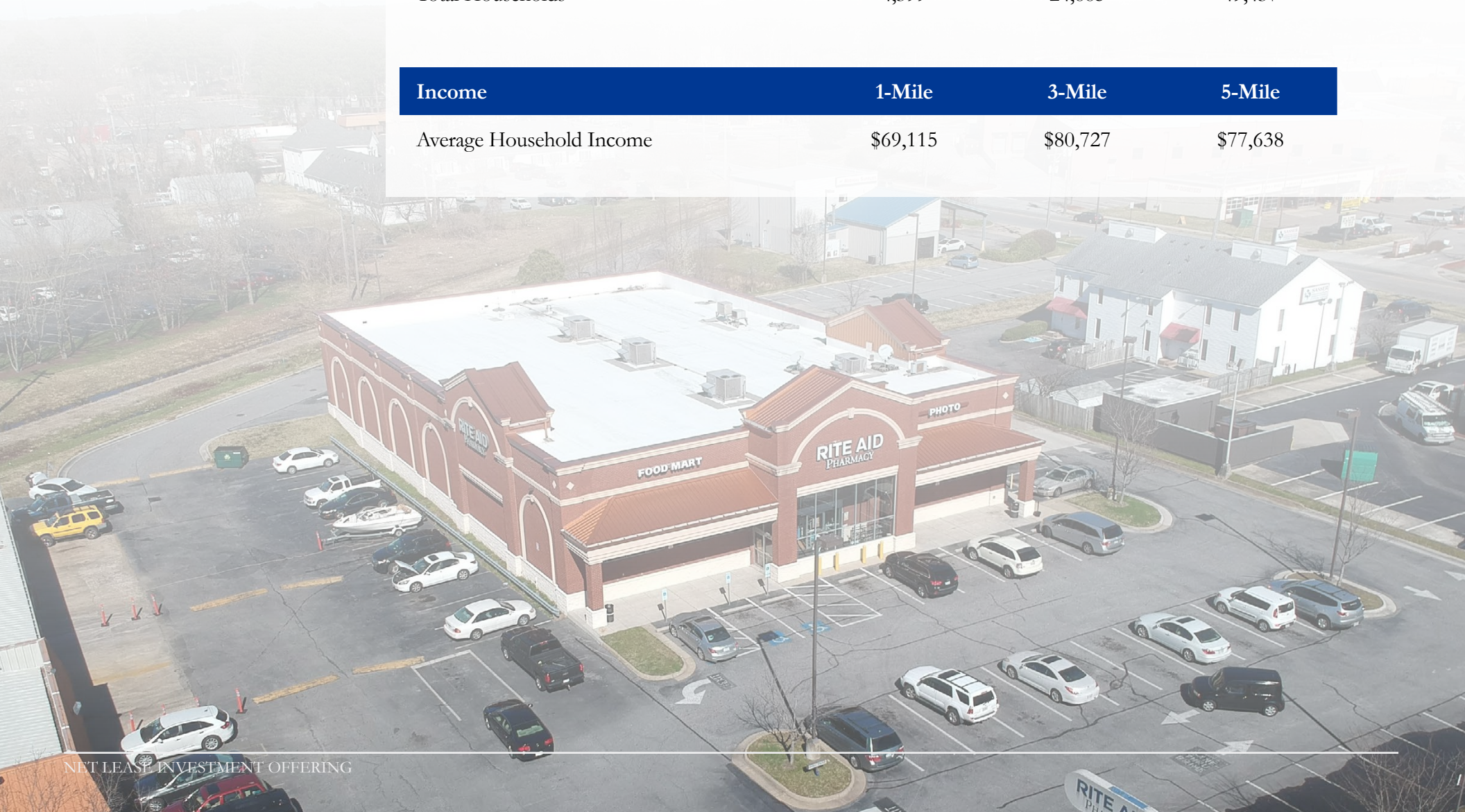
DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	10,835	65,888	133,958
Total Households	4,399	24,885	49,437

Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$69,115	\$80,727	\$77,638
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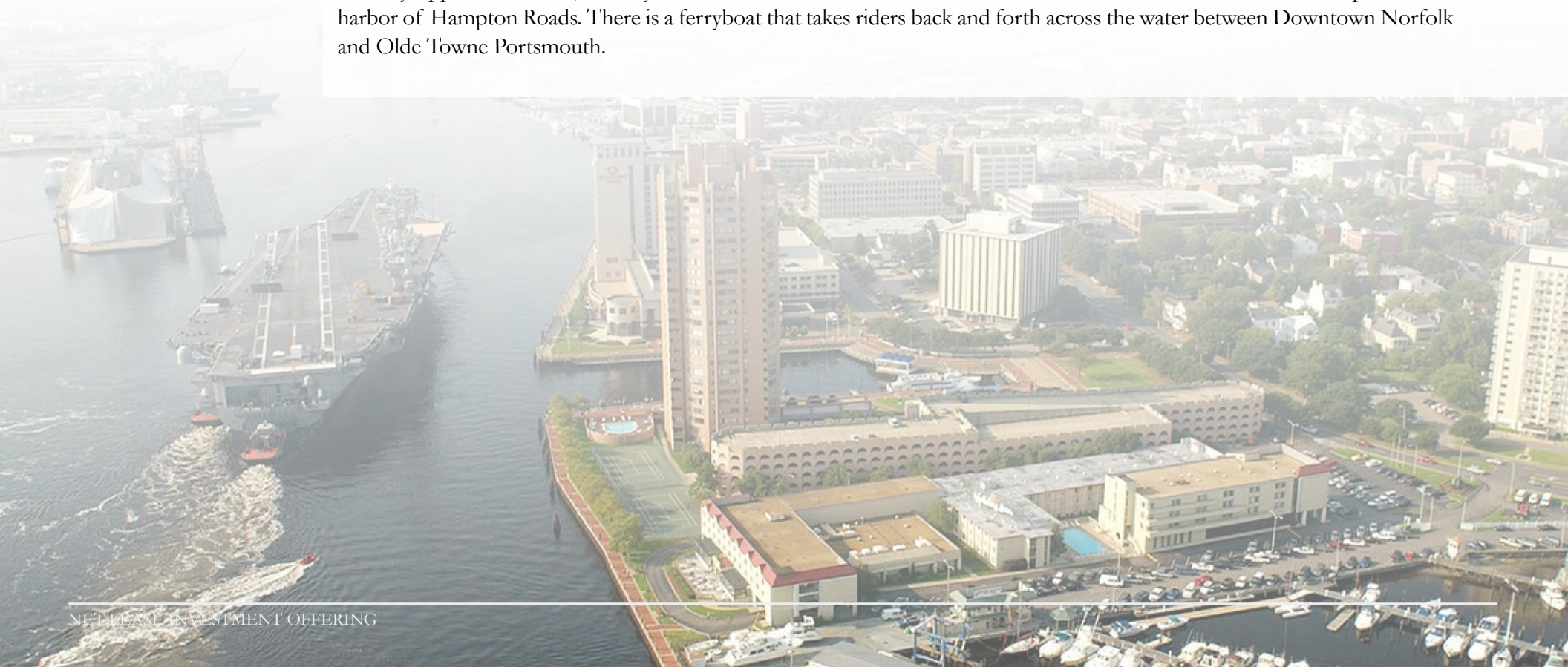
**MARKET
OVERVIEW:**

Portsmouth, Virginia

Portsmouth is an independent city in the Commonwealth of Virginia. As of the 2010 census, the population was 95,535. It is part of the Hampton Roads metropolitan area.

The Norfolk Naval Shipyard, often called the Norfolk Navy Yard, is a historic and active U.S. Navy facility that is actually located in Portsmouth rather than Norfolk; the original name “Gosport” was changed to “Norfolk” to reflect its location in what is now the former Norfolk County, Virginia. The shipyard upgrades, remodels, and repairs ships of the US Navy and is one of the few facilities in the world with the capability to dry dock an aircraft carrier.

Directly opposite Norfolk, the city of Portsmouth also has miles of waterfront land on the Elizabeth River as part of the harbor of Hampton Roads. There is a ferryboat that takes riders back and forth across the water between Downtown Norfolk and Olde Towne Portsmouth.

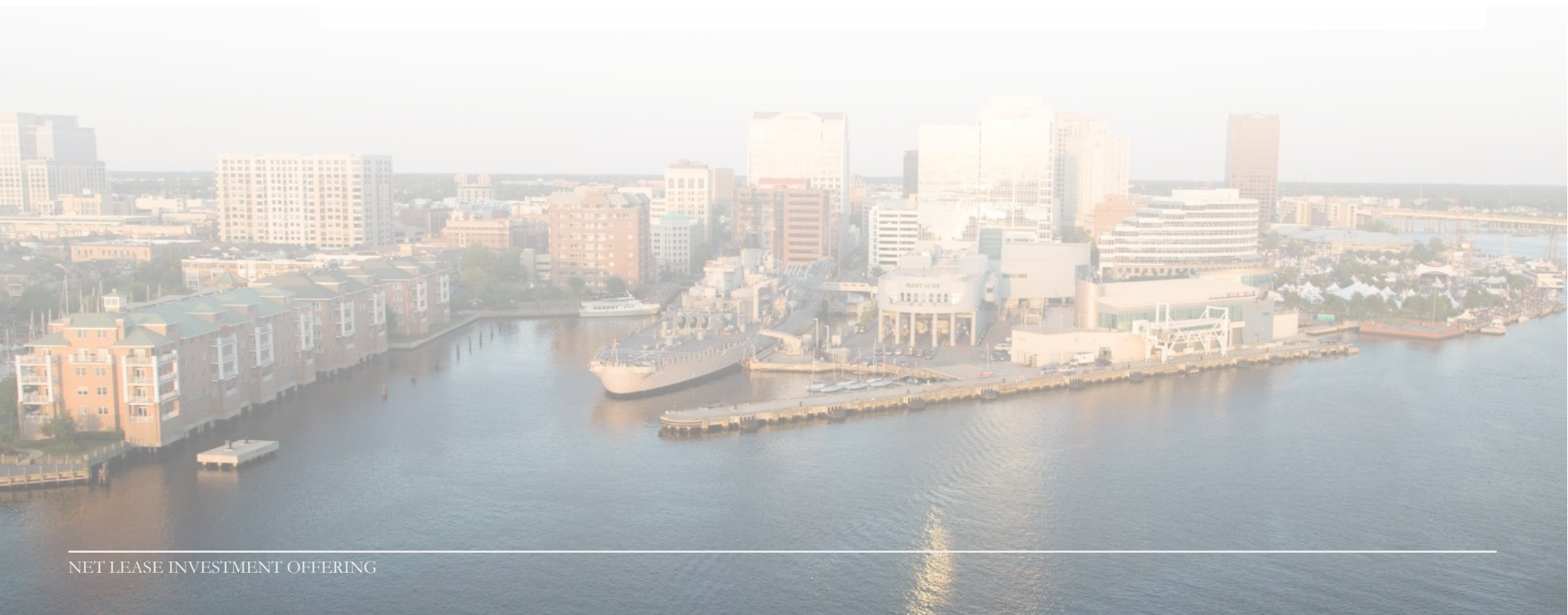


MARKET OVERVIEW:

Virginia Beach-Norfolk-Newport News MSA

The U.S. Census Bureau defines the “Virginia Beach–Norfolk–Newport News, VA–NC MSA” as 16 county-level jurisdictions—five counties and nine independent cities in Virginia, and two counties in North Carolina. Hampton Roads is most often the name used for the metropolitan area. According to the 2010 Census, its population is 1,676,822.

Hampton Roads is known for its large military presence, ice-free harbor, shipyards, coal piers, and miles of waterfront property and beaches, all of which contribute to the diversity and stability of the region’s economy. The body of water known as Hampton Roads is one of the world’s largest natural harbors (more accurately a roadstead or “roads”). It incorporates the mouths of the Elizabeth River, Nansemond River, and James River with several smaller rivers and empties into the Chesapeake Bay near its mouth leading to the Atlantic Ocean. The area is home to hundreds of historical sites and attractions. The harbor was the key to Hampton Roads’ growth, both on land and in water-related activities and events. While the harbor and its tributaries were (and still are) important transportation conduits, at the same time they presented obstacles to land-based commerce and travel.



TENANT OVERVIEW:

Rite Aid

Rite Aid Corporation, through its subsidiaries, operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. It also offers health coaching, shared decision making tools, and health care analytics, including health coaching for medical decisions, chronic conditions, and wellness; population analytic solutions; and consulting services. The company offers its products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC.

Rite Aid Corporation operates 2,526 stores in the United States. Rite Aid Corporation was founded in 1962 and is headquartered in East Pennsboro Township, Pennsylvania. Rite Aid is publicly traded on the New York Stock Exchange using the symbol “RAD”.

Website:	www.riteaid.com
Founded:	1962
Number of Locations:	2,526
Stock Symbol:	RAD (NYSE)
Standard & Poor's Rating:	B
Headquarters:	East Pennsboro Township, Pennsylvania





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