



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
PA Lic. #RB068057



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

620 E Allegany Avenue | Emporium, PA 15834

EXCLUSIVELY MARKETED BY:

2



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TABLE OF CONTENTS

Rite Aid | 620 E Allegheny Avenue | Emporium, PA 15834

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Maps
Aerial Maps

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 11,253 SF Rite Aid Located at 620 East Allegany Avenue in Emporium, Pennsylvania. This Opportunity Includes a Corporate Guaranteed Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Stable Investment.

Actual Property Image



OFFERING SUMMARY

PRICE	\$3,661,000
CAP	8.00%
NOI	\$292,875
PRICE PER SF	\$325.34
YEARS REMAINING	7+ Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	620 East Allegany Avenue Emporium, PA 15834
COUNTY	Cameron
BUILDING AREA	11,253 SF
LAND AREA	1.18 Acres
YEAR BUILT	2007

HIGHLIGHTS



Corporate Guaranteed Triple Net Lease With Zero Landlord Responsibilities



10% Rent Increases



Less Than 5 Minutes Away From the Cameron County Junior/Senior High School Serving Over 430 Students and Staff



Limited Competition - This Location is the Only Drug Store Servicing the Area - Next Nearest Drug Store is 30 Minutes Away



Situated On East Allegheny Avenue - the Main Thoroughfare Through Emporium With Over 8,800 Vehicles Per Day



Emporium is Home to Several Powdered Metals Manufacturing Companies Employing Over 300 People; GE Transportation Motor/Generator Parts Manufacturer Employing Over 100 People; and Emporium Hardwoods (Main Lumber Mill For Northern PA) Employing Over 130 People



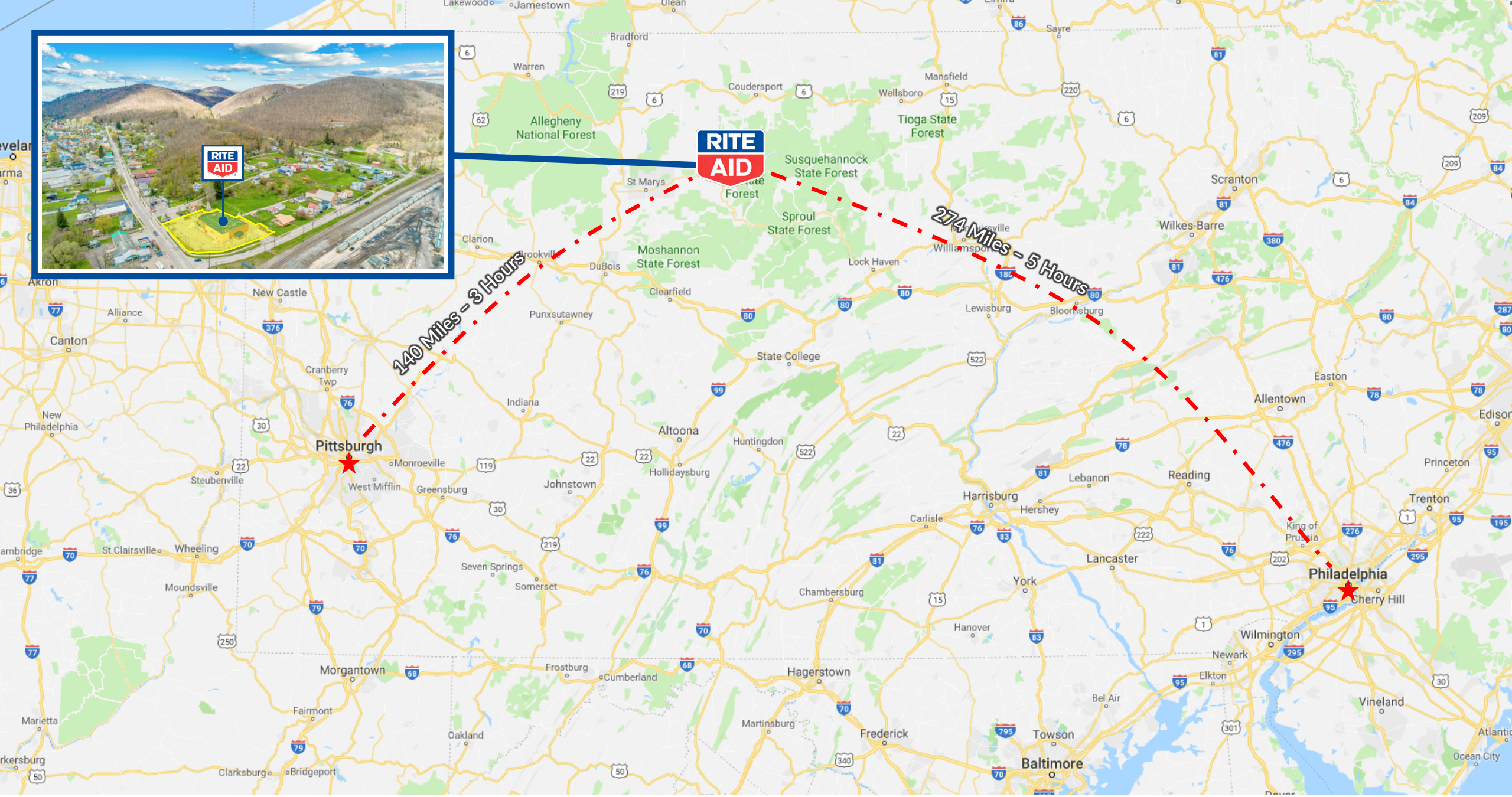
Residents Make an Average Household Income of \$56,068 Within a 5-Mile Radius of Property



Emporium and Cameron County Sit at the Base of the Allegheny Mountain Range and is an Outdoor Paradise Providing Ample Opportunities For Hunters, Fishermen and Nature Enthusiasts



Nearby Tenants Include: Dollar General, Kwik Fill, State Farm Insurance, Western Union, Redbox, Emporium Shurfine, Emporium Moose Lodge and Charley's Friendly Tavern



Rite Aid | 620 E Allegheny Avenue | Emporium, PA 15834



The Hive

My Place

EMPORIUM
*Shur
Fine*

Kwik Trip

Kudrick's Garden
Center

E Allegany Ave

Portage St



DOLLAR GENERAL



Portage St

E Allegheny Ave



Emporium
Hardwoods Inc.

Mark S. Ramsey
Garage

Kudrick's
Garden Center

CITY OVERVIEW

Emporium | Cameron County | Pennsylvania

9



Emporium, PA

Emporium is a borough and the county seat of Cameron County in the state of Pennsylvania. The borough's 2017 estimated population is about 1,877 residents. It is located 100 miles northwest of Williamsport and also about 130 miles East of Pittsburgh. Cameron county is made up of two different boroughs being Emporium and Driftwood. Cameron county's, as a whole, estimated population is about 4,592 residents. Emporium borough is well known for its hunting opportunities; hunters and fishermen say its one of the best areas to hunt during trout season and again in the fall for small game, wild turkey, deer, and bear.



Economy

The economy of Emporium employs about 912 people and the largest industries are Manufacturing, Health Care & Social Assistance, and Educational Services. Due to the cities close proximity, Pittsburgh's economy helps Emporium's. Pittsburgh economy is mostly in the manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. The largest employer in the city is the University of Pittsburgh Medical Center with 48,000 employees. All hospitals, outpatient clinics, and doctor's office positions combine for 116,000 jobs, approximately 10% of the jobs in the region. The city also includes Six Fortune 500 companies.



Contemporary Life

Cameron county is home to numerous outdoor activities. The area is home to the Sizerville State Park which includes hiking and biking trails with plenty of pavilions and open picnic sites for families to have a barbecue or picnic. The state park also includes a very large pool to cool off in the summer after a long hike or bike ride. The area also includes the Sinnemahoning State Park, Bucktail Path, and the Wykoff Run Natural Area where many herds of elk can be seen on the beautiful drive through the mountains. The area is also home to the Cameron County Fair which takes place every August. The fair includes rides, food, farm animals and some surprising exotic animals.

DEMOGRAPHICS

10

Rite Aid | 620 E Allegheny Avenue | Emporium, PA 15834



Population

5-MILE

3,074

10-MILE

4,178

15-MILE

6,682



Average Household Income

5-MILE

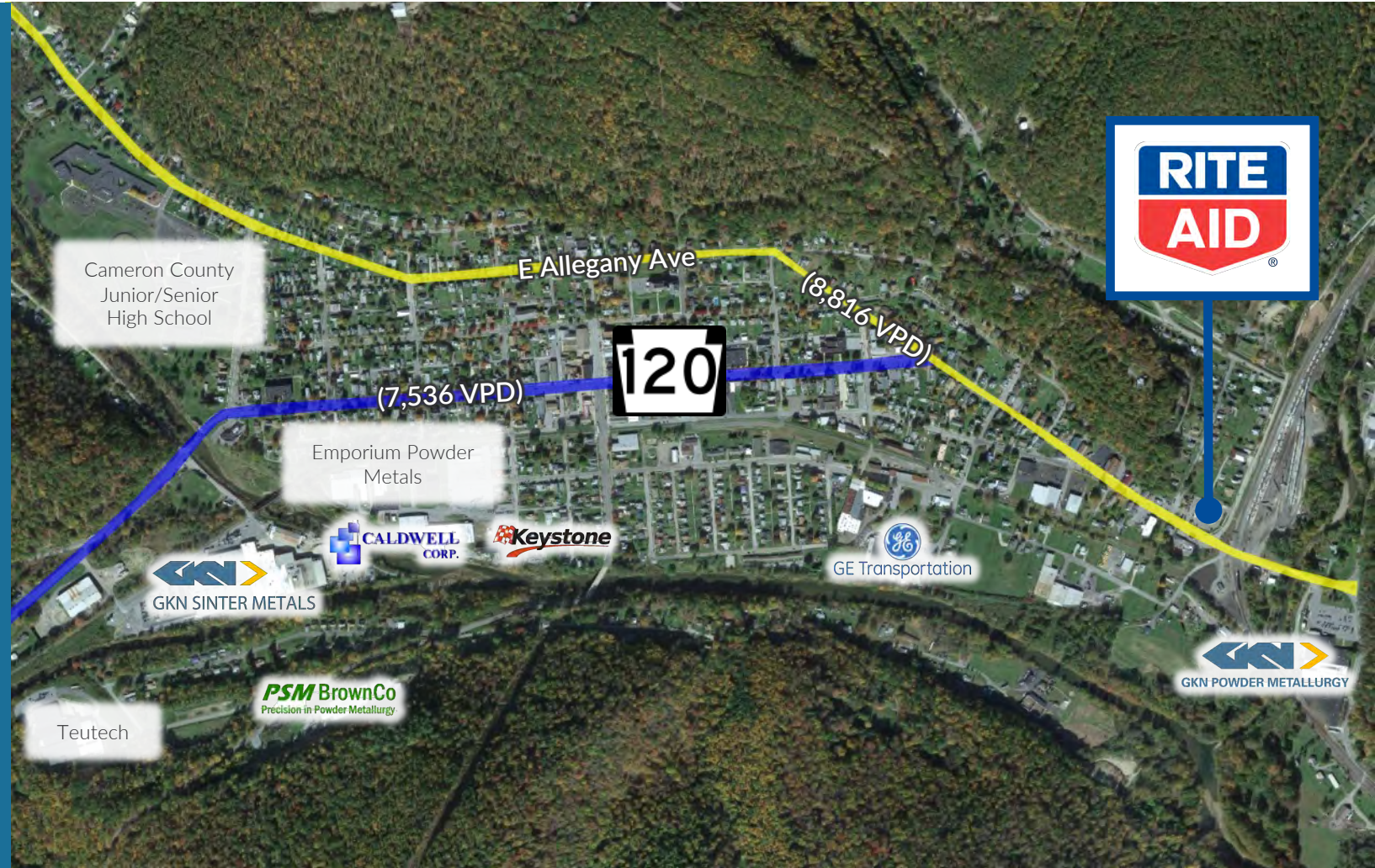
\$56,068

10-MILE

\$56,276

15-MILE

\$60,096



TENANT PROFILE

11



Rite Aid Corporation is a drugstore chain in the United States. Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania. In the beginning, 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. The company is headquartered in Camp Hill, East Pennsboro Township, Cumberland County in Pennsylvania, near Harrisburg.

With approximately over 2,525 stores in 19 states, Rite Aid has a strong presence on both the East and West Coasts, employing more than 51,000 associates. The company ranked No. 94 in the 2018 Fortune 500 list of the largest United States corporations by total revenue. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the U.S. Rite Aid has a personal interest in customer's health and wellness. That's why they deliver the products and services that valued customers need to lead a healthier, happier life, which is what makes the Rite Aid Corporation proud to be one of the nation's leading drugstore chains.



COMPANY TYPE
NYSE: RAD



FOUNDED
1962



OF LOCATIONS
2,525+



HEADQUARTERS
Camp Hill, PA



WEBSITE
riteaid.com

LEASE SUMMARY

TENANT	Rite Aid of Pennsylvania, Inc
PREMISES	Approximately 11,253 SF
LEASE COMMENCEMENT	February 23, 2007
LEASE EXPIRATION	February 22, 2027
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	8 x 5 Years
RENT INCREASES	10% at Year 21 & 31 Fair Market Rent at Year 41 & 51
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Drug Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image

RENT ROLL

Rite Aid | 620 E Allegheny Avenue | Emporium, PA 15834



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Rite Aid of Pennsylvania, Inc.	11,253 SF	\$292,875	\$26.03	10% at Year 21 & 31 Fair Market Rent at Year 41 & 51	02/23/2007	02/22/2027	8 x 5 Years



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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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image



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