



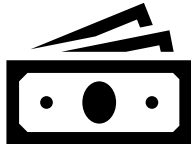
Enterprise Rent-A-Car

933 Route 9 | South Amboy, NJ



PRICE

\$706,500



NOI

\$42,375



CAP RATE

6.00%

RENT SCHEDULE

Years 1-5: 9/1/2018 – 8/31/2023 \$42,375

Years 6-10: 9/1/2023 – 8/31/2028 \$48,731

*Tenant has a right to terminate the lease during years 6-10 of the lease (9/1/23 – 8/31/28) with 6 months prior notice.

INVESTMENT HIGHLIGHTS

- Single-Tenant Enterprise Rent-A-Car Located in South Amboy, Middlesex County, New Jersey
- Enterprise Rent-A-Car (Tenant is Elrac, LLC)
- 10 Year NNN Lease
- 15% Rent Increase Years 6-10
- 191 Feet of Frontage on Route 9 – Over 88,000 Vehicles Per Day
- Located at Signalized Intersection of Route 9 and Bordentown Road.
- Nearby National Tenants Include: Walmart, The Home Depot, AutoZone, Starbucks, Burger King, Dunkin’, White Castle & 7-Eleven
- Solid Demographics – Population of Over 198,000 People & Average Household Income Over \$100,000 Within 5 Miles



2000
Year Built



21
Spaces



88,693 ADT
Route 9

The Offering

Property Address	933 Route 9 South Amboy, NJ 08879
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Term Remaining	9 Years
Lease Commencement	December 15, 2000
Lease Expiration	August 31, 2028
Increases	15% Upon Option Extension
Options	1 – 5 Yr. Option
Tenant	Elrac, LLC

Property Description

Rentable Square Feet	1,071 SF
Parcel Size	0.8 AC
Block	413
Lot	1.01
Year Built	2000
Number of Stories	1
Parking	21
Parking Ratio	19.6 /1,000 SF
Traffic Count	88,693 ADT

TENANT OVERVIEW

Enterprise Rent-A-Car Company is the largest rental car company in North America. The firm has more than 5,400 offices in the United States; these offices are located within 15 miles of 90 percent of the U.S. population. More than 600 additional offices operate in Canada, the United Kingdom, Germany, and Ireland. Worldwide, Enterprise's rental fleet exceeds 700,000 vehicles, and its fleet services unit serving corporate clients includes an additional 135,000 vehicles.



1957

Year Founded



6,000

Locations

Tenant Summary

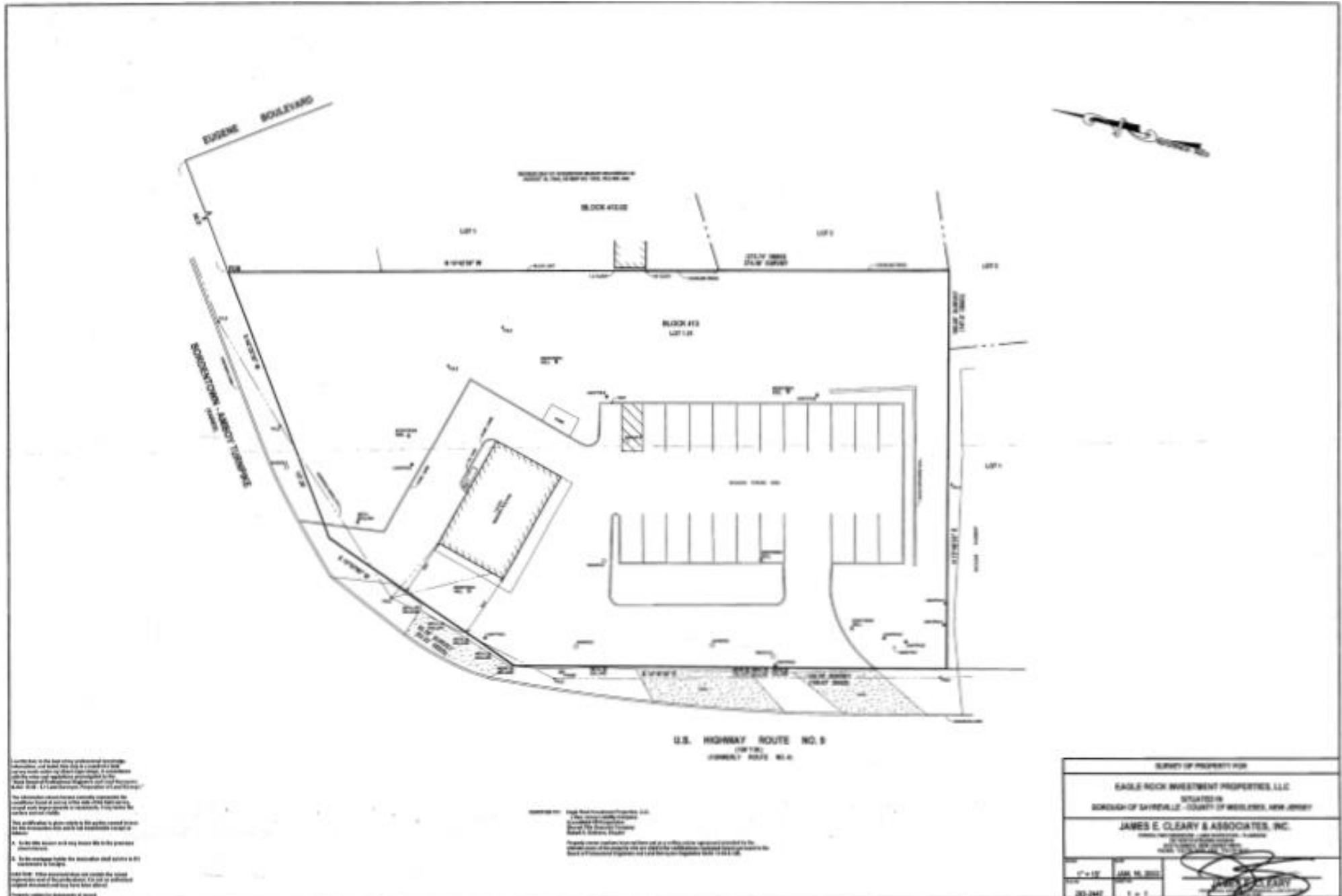
Tenant Trade Name	Enterprise Rent-A-Car
Company Ownership	Enterprise Holdings
S&P Long-Term Rating	A-
Revenue 2018	\$25.9 Billion
Headquarters	Clayton, Missouri
Website	Enterprise.com



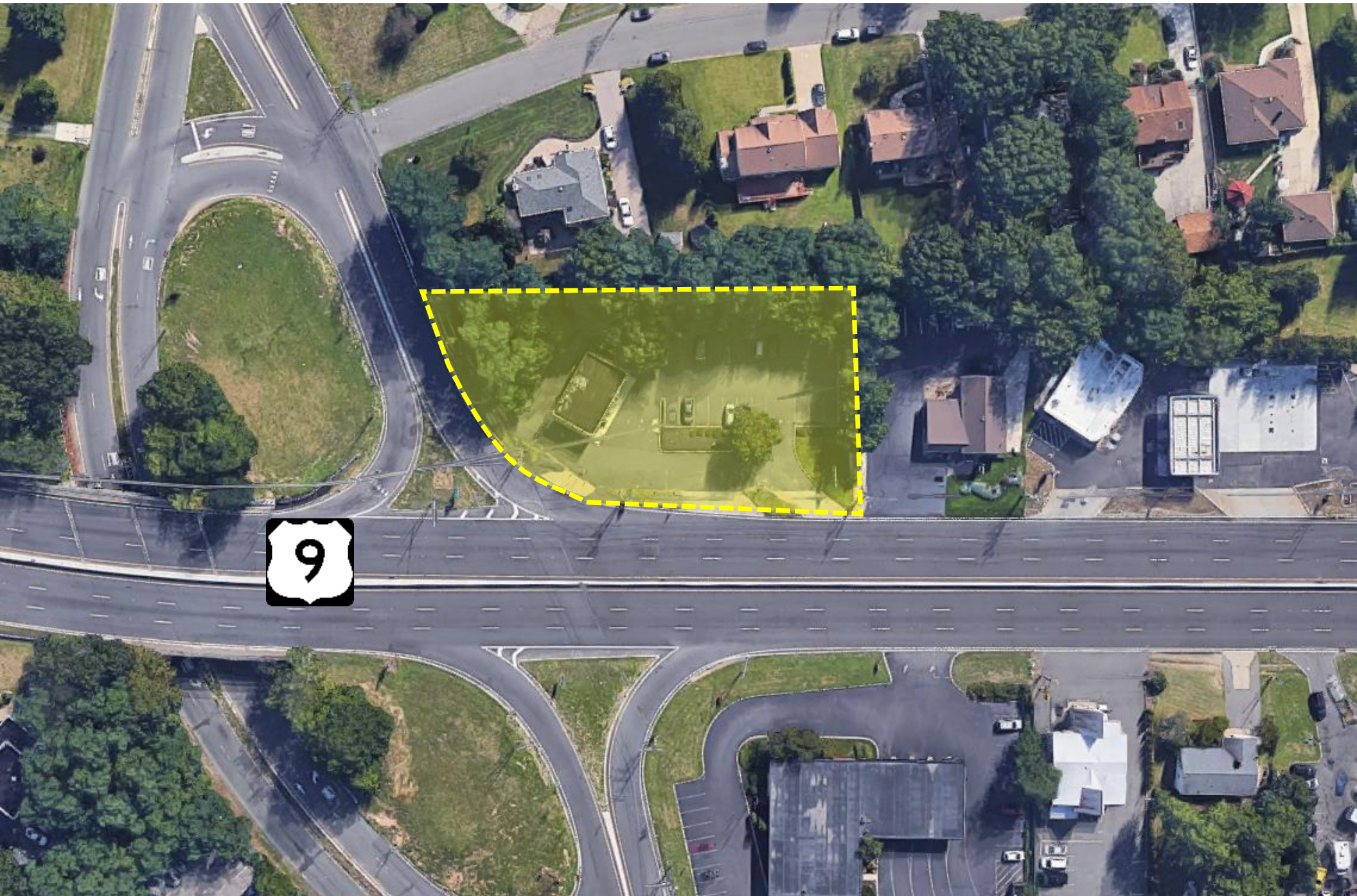
SURROUNDING RETAIL



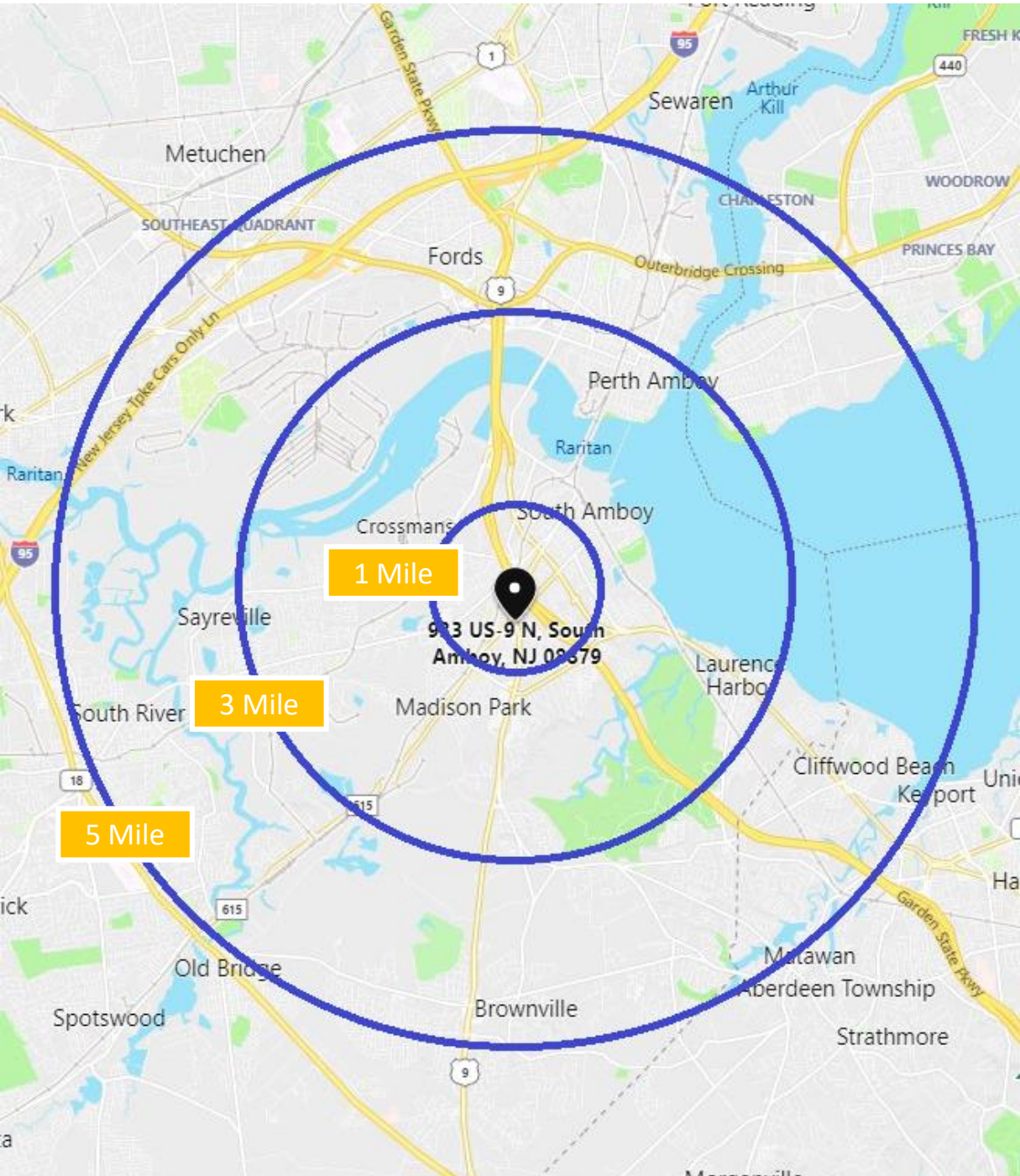
SITE PLAN



PROPERTY OUTLINE



DEMOGRAPHICS



Daytime Population
57,157
3 Mile Radius



Average HH Income
\$94,715
3 Mile Radius



POPULATION

1 Mile	3 Miles	5 Miles
4,572	57,157	198,094

HOUSEHOLD

1 Mile	3 Miles	5 Miles
1,748	22,433	70,360

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$85,331	\$94,715	\$100,574

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