



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Rite Aid 4-Unit  
PA Portfolio



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 58,866 SF Pennsylvania Rite Aid Portfolio. Individually, Each Store Has About 9 Years Remaining on Triple Net (NNN) Leases With a Corporate Guarantee. This Offering Provides an Investor the Opportunity to Purchase a Stable Pharmacy Portfolio (22+ Years of Operating History in Each Location) With Replaceable Store Rents at a Price Below Replacement Cost. Debt Must Be Assumed – Please Inquire For More Details.

## PORTFOLIO OFFERING

PRICE	\$7,493,333
CAP	7.47%
NOI	\$560,051
PRICE PER SF	\$127.29
TOTAL SF	58,866 SF



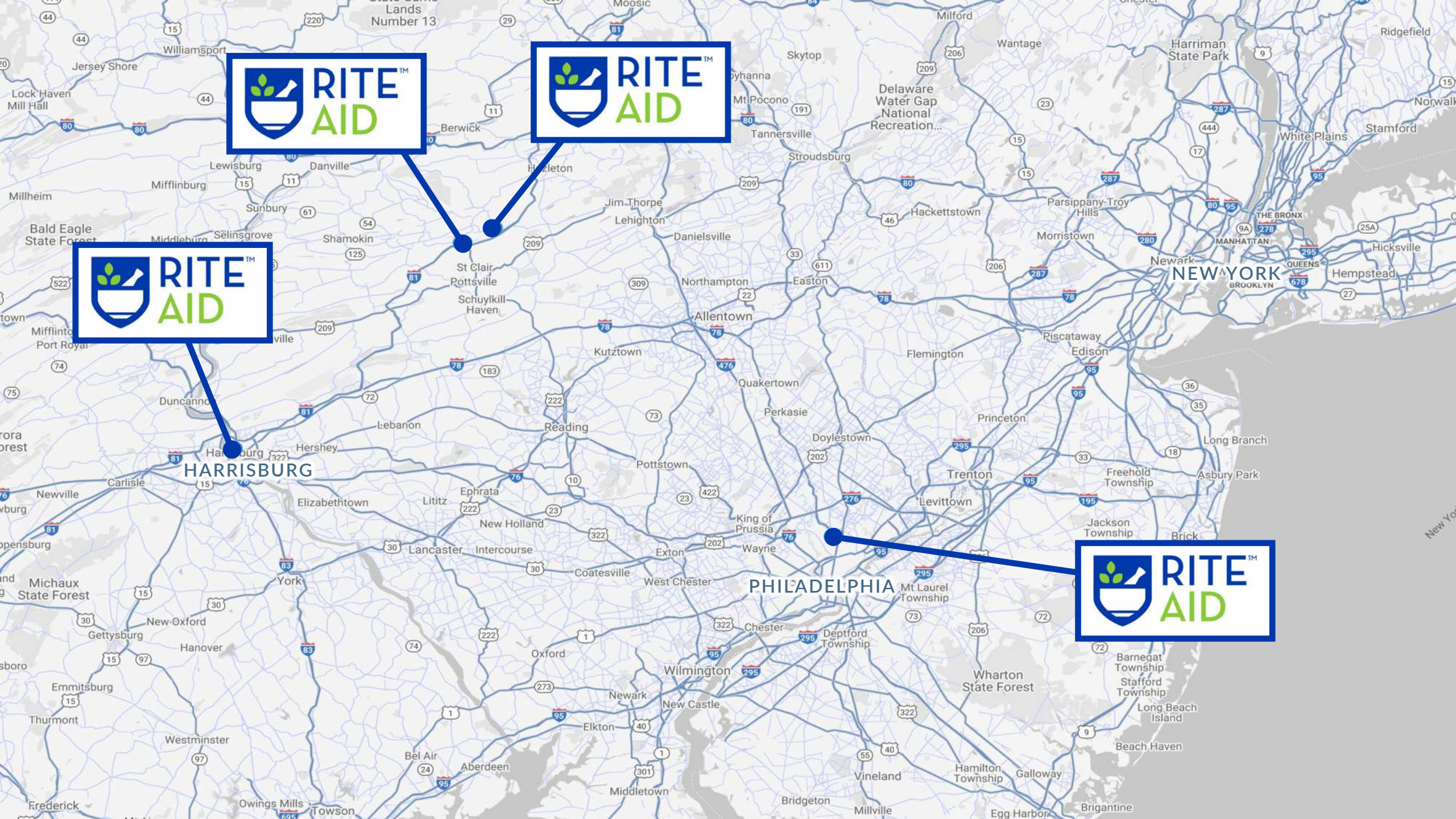




## RENT ROLL

LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Philadelphia, PA	\$3,014,386	7.25%	\$124.23	24,265 SF	\$218,543	\$9.01	10% At Options 3 & 4	02/28/1997	01/31/2029	4 x 5 Years
Harrisburg, PA	\$1,122,069	7.25%	\$111.45	10,068 SF	\$81,350	\$8.08	10% At Options 3 & 4	02/28/1997	01/31/2029	4 x 5 Years
Frackville, PA	\$1,856,723	7.75%	\$125.68	14,773 SF	\$143,896	\$9.74	10% At Options 3 & 4	02/28/1997	01/31/2029	4 x 5 Years
Mahanoy City, PA	\$1,500,155	7.75%	\$153.70	9,760 SF	\$116,262	\$11.91	10% At Options 3 & 4	02/28/1997	01/31/2029	4 x 5 Years
TOTAL	\$7,493,333	7.47%	\$127.29	58,866 SF	\$560,051					





HARRISBURG

PHILADELPHIA





Actual Property Image

# PHILADELPHIA, PA | LEASE SUMMARY

LEASE COMMENCEMENT	February 28, 1997
LEASE EXPIRATION	January 31, 2029
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% At Options 3 & 4
LEASE TYPE	Triple Net (NNN)
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

## OFFERING SUMMARY

PRICE	\$3,014,386
CAP	7.25%
NOI	\$218,543
PRICE PER SF	\$124.23
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	7401 Ogontz Avenue Philadelphia, PA 19138
COUNTY	Philadelphia
BUILDING AREA	24,265 SF
LAND AREA	1.34 AC
BUILT	1960



## Population

1-MILE	3-MILES	5-MILES
43,312	257,908	631,631

## Average Household Income

1-MILE	3-MILES	5-MILES
\$62,785	\$75,781	\$73,129



R I T E   A I D

# PHILADELPHIA HIGHLIGHTS

- Established Rite Aid Location With Over 22 Years of Operating History
- Triple Net (NNN) Lease Opportunity With Zero Landlord Responsibilities
- Offered at a Discount to Replacement Cost (\$124.23)
- Replaceable Rent PSF (\$9.01)
- This Location is a Chosen COVID-19 Testing Site
- Urban Infill Location With High Natural Barriers to Entry
- Situated Close to Strong Retail Drivers on Route 309 and Cheltenham Avenue Including: Target, Home Depot, ShopRite and Walmart
- More Than 259,000 Residents Live Within a 3-Mile Radius Making an Average Household Income of \$75,781
- Excellent Visibility – More Than 42,300 VPD on Ogontz Avenue
- Arcadia University (North) and La Salle University (South) Situated 2-Miles From Property
- SEPTA's Melrose Park Regional Rail/Commuter Rail Station Situated Less Than 2-Miles From the Property
- Temple University Hospital and the Jeanes Campus Are Located 5-Miles From Property
- Nearby Tenant's Include: Home Depot, Old Navy, Target, Starbucks, Marshalls, Chick-fil-A, Walgreens, Wendy's, Chili's, ALDI, Dunkin' and More





Firestone



MASJIDULLAH



Complete  
Physician Services

74th Ave

China Star

Sunrise  
Breakfast

Washington Ln

Pennypacker  
School

Solara  
Natural  
Hair Design

Ogoniz Ave









# AREA OVERVIEW

Philadelphia | Philadelphia County | Pennsylvania



PHILADELPHIA, PA

## Philadelphia, PA

Philadelphia, colloquially Philly, is the largest city in the U.S. state of Pennsylvania, and the sixth-most populous U.S. city with a 2019 estimated population of 1,584,064 residents. Since 1854, the city has had the same geographic boundaries as Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area, with over 6 million residents as of 2017. Philadelphia is one of the oldest municipalities in the United States. The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub.



DOWNTOWN PHILADELPHIA

## Economy

As of 2019, the Philadelphia metropolitan area is estimated to produce a gross metropolitan product of \$490 billion. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies. Philadelphia's economic sectors include financial services, health care, trade, biotechnology, information technology, transportation, manufacturing oil refining, food processing and tourism. The city welcomed 45 million domestic tourists in 2019 who spent \$6.8 billion, generating an estimated \$12.2 billion in total economic impact in the city and surrounding four counties of Pennsylvania.



LIBERTY BELL

## Contemporary Life

Philadelphia, Pennsylvania's largest city, is notable for its rich history, on display at the Liberty Bell, Independence Hall (where the Declaration of Independence and Constitution were signed) and other American Revolutionary sites. Also iconic are the steps of the Philadelphia Museum of Art, immortalized by Sylvester Stallone's triumphant run in the film "Rocky." The Benjamin Franklin Parkway, modeled after the Avenue des Champs-Élysées in Paris, is sometimes called Philadelphia's most artistic mile. Some of the city's most important cultural institutions are housed here, including the Barnes Foundation, The Franklin Institute and the Rodin Museum.





# HARRISBURG, PA | LEASE SUMMARY

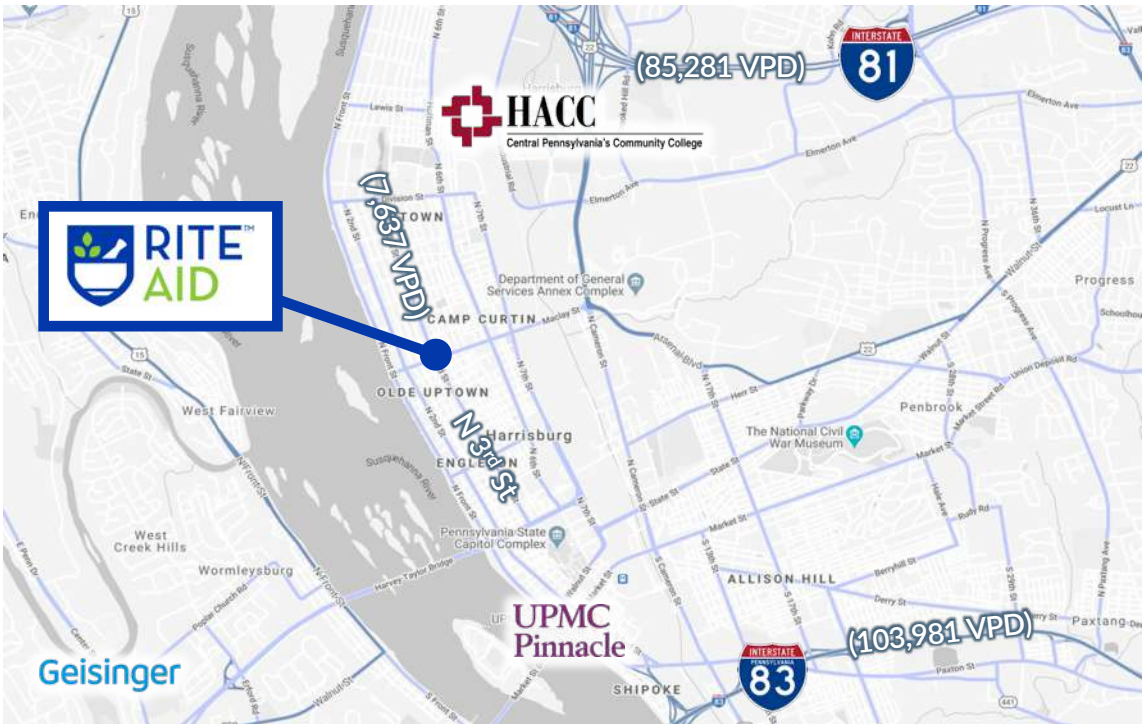
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COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

## OFFERING SUMMARY

PRICE	\$1,122,069
CAP	7.25%
NOI	\$81,350
PRICE PER SF	\$111.45
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2103 N 3 <sup>rd</sup> Street Harrisburg, PA 17110
COUNTY	Dauphin
BUILDING AREA	10,068 SF
LAND AREA	1.45 AC
BUILT	1997



Population

1-MILES	3-MILES	5-MILES
15,918	89,837	191,216



Average Household Income

1-MILES	3-MILES	5-MILES
\$58,097	\$64,023	\$76,180



# HARRISBURG HIGHLIGHTS

- Established Rite Aid Location With Over 22 Years of Operating History
- Triple Net (NNN) Lease Opportunity With Zero Landlord Responsibilities
- Offered at a Discount to Replacement Cost (\$111.45)
- Replaceable Rent PSF (\$8.08)
- Infill Location With High Natural Barriers to Entry
- More Than 89,800 Residents Within a 3-Mile Radius
- UPMC Harrisburg is Located 2-Miles South
- The Kline Health Center is Located Less Than 1-Mile (North) of the Property
- Multiple Senior Living Communities Within 2-Miles Including the Homeland Center and Pennsylvania Assisted Living Association
- Penn Center Harrisburg, a 290,000 SF Office Campus, is Located Less Than 2-Miles (North)
- Nearby Tenant's Include: Family Dollar, Goodwill, YMCA, Burger King, Starbucks, Firestone, Taco Bell, CVS Pharmacy, BB&T and More









FINE WINE & GOOD SPIRITS



Pennsylvania Farm Show Complex & Expo Center

UPMC Pinnacle

Camp Curtin Middle School

FAMILY DOLLAR

V & F Mini Market

Los Brothers Supermarket

Our Lady of the Blessed Sacrament Church



Kingdom Embassy Inc





Pennsylvania  
State Capitol



FNB  
Field

Skyline  
Sports Complex



Sheffield  
Apartments



Peiffer  
Auto Repair

Governor's  
Square Apartments

Kingdom  
Embassy Inc

Maclay St

N 3rd St

Maclay Street  
Food Market





FAMILY DOLLAR



POPEYES

Maclay St



N 3rd St



230





# AREA OVERVIEW

Harrisburg | Dauphin County | Pennsylvania



## Harrisburg, PA

Harrisburg is the capital city of the Commonwealth of Pennsylvania and the county seat of Dauphin County. With a population of 49,229 residents, it is the 15th largest city in the Commonwealth. Harrisburg is the anchor of the Harrisburg metropolitan area, which had a 2018 estimated population of 574,659 people, making it the fourth most populous metropolitan area in Pennsylvania and 96th most populous in the United States. It is the second-largest city in the multi-polar region known as the Lower Susquehanna Valley, comprising the Harrisburg, Lancaster and York metropolitan areas. Harrisburg is the metropolitan center for some 400 communities.



## Economy

Its economy and more than 45,000 businesses are diversified with a large representation of service-related industries, especially health-care and a growing technological to accompany the dominant government field inherent to being the state's capital. National and international firms with major operations include Ahold Delhaize USA, Arcelor Mittal Steel, HP, IBM, Hershey Foods, Harsco Corporation, Rite Aid Corporation, Tyco Electronics, and Volvo Heavy Machinery. The largest employers, the federal and state governments, provide stability to the economy. The region's transportation infrastructure has allowed it to become a prominent center for trade, warehousing, and distribution.



## Contemporary Life

Harrisburg, the state capital of Pennsylvania, sits on the Susquehanna River. The National Civil War Museum illustrates both sides of the conflict via interactive exhibits and re-enactments. People can visit the stunning Pennsylvania State Capitol Complex. The capitol building is one of the most impressive in the United States and the hallmark of the Harrisburg skyline. The State Museum of Pennsylvania celebrates the area's natural, cultural and industrial heritage. Hersheypark is a chocolate-themed park offering rides and entertainment. City Island Complex is a 63-acre island used for entertainment with attractions that include a golf course, ball field and a train.





Actual Property Image

# FRACKVILLE, PA | LEASE SUMMARY

LEASE COMMENCEMENT	February 28, 1997
LEASE EXPIRATION	January 31, 2029
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% At Options 3 & 4
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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

## OFFERING SUMMARY

PRICE	\$1,856,723
CAP	7.75%
NOI	\$143,896
PRICE PER SF	\$125.68
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	452 S Lehigh Avenue Frackville, PA 17931
COUNTY	Schuylkill
BUILDING AREA	14,773 SF
LAND AREA	1.16 AC
BUILT	1963



Population

3-MILES	5-MILES	10-MILES
7,570	23,474	79,310



Average Household  
Income

3-MILES	5-MILES	10-MILES
\$56,563	\$50,611	\$57,149



# FRACKVILLE HIGHLIGHTS

- Established Rite Aid Location With Over 22 Years of Operating History
- Triple Net (NNN) Lease Opportunity With Zero Landlord Responsibilities
- Offered at a Discount to Replacement Cost (\$125.68)
- Replaceable Rent PSF (\$9.74)
- Base Rent Mitigation – Currently Subleasing Space to Subway (Tenant Since 1994) and Crane Insurance (Tenant Since 2012)
- Zero Pharmacy Competition in Frackville
- Excellent Visibility With More Than 17,000 VPD on Route 61, Which is the Main Thoroughfare in Frackville
- Located Less Than 1-Mile From Broad Mountain Health & Rehabilitation Center
- Nearby Tenant's Include: Subway, GNC, Cracker Barrel, McDonald's, Holiday Inn Express, Exxon, Econo Lodge, Motel 6, M&T Bank and More









**BIGLOTS!**

**Holiday Inn**  
AN IHG HOTEL



SCI  
Frackville



Schuylkill  
Technology Center



Granny's  
Motel Frackville

**WALTON-EBERT**  
AGENCY

**HIDDEN RIVER**  
CREDIT UNION

Budget  
Storage

**Exxon**

Altamont Blvd

**Lehigh Valley  
Health Network**

**MID PENN BANK**



S Leigh Ave

Frackville  
Car Wash



Dutch Kitchen  
Restaurant





Auto Diesel  
Electric

canteen

BIG LOTS!

ATI

Ryder

SCI  
Frackville

Holiday Inn  
AN IHG HOTEL

McDonald's

INTERSTATE  
81

6

Granny's  
Motel Frackville

Budget  
Storage

WALTON-EBERT  
AGENCY

HIDDEN RIVER  
CREDIT UNION

CHOICE  
HOTELS

Exxon

Altamont Blvd

Lehigh Valley  
Health Network

MID PENN BANK

RITE  
AID

Dutch Kitchen  
Restaurant

S Leigh Ave

Anthony's Pizza  
& Subs

Frackville  
Car Wash



M&T Bank

Saber  
HEALTHCARE  
GROUP

SUBWAY  
GNC  
LIVE WELL

Speedway

EconoLodge

Exxon

S Leigh Ave

6

Gulf

RITE  
AID

INTERSTATE  
81

McDonald's

Backen Barrel

Holiday Inn  
Express

61



# AREA OVERVIEW

Frackville | Schuylkill County | Pennsylvania



SCHUYLKILL COUNTY COURTHOUSE

## Frackville, PA

Frackville is a borough in Schuylkill County in the state of Pennsylvania. Frackville is located near the intersection of Interstate 81 and Pennsylvania State Route 61, approximately 102 miles northwest of Philadelphia and 45 miles southwest of Wilkes-Barre. Frackville is named for Daniel Frack, an early settler. The city is located 50 miles to Allentown, which is the state's 3<sup>rd</sup> most populous city and the fastest growing city in the state. Allentown is the largest city in the metropolitan area known as the Lehigh Valley, which had a population of 821,623 residents as of 2018.



ALLENTOWN, PA

## Economy

Due to the city's proximity, Allentown's economy affects Frackville's. Allentown serves as the location of corporate headquarters for several large, global companies including Air Products & Chemicals, Talen Energy, PPL, and others. The largest employer in Allentown is Lehigh Valley Hospital and Health Network, with more than 7,800 employees. The Norfolk Southern Railway's Lehigh Line (formerly the main line of the Lehigh Valley Railroad), runs through Allentown heading east across the Delaware River. The Norfolk Southern Railway's Reading Line runs through Allentown heading west to Reading.



LIBERTY BELL MUSEUM

## Contemporary Life

Frackville is home to the Lithuanian Museum and Cultural Center which explains the Lithuanian's history. Allentown is less than an hour's drive away from Frackville, which makes it the perfect city to spend the day. Allentown is home to the Liberty Bell Museum which houses a full-size replica of the iconic bell, plus a mural about its history. The Allentown Art Museum's collections include Renaissance and modern American works. On the Lehigh River, the America On Wheels Museum showcases vintage vehicles. East of the river, Coca-Cola Park is home to the IronPigs Minor League Baseball team.





Actual Property Image

## MAHANOY CITY, PA | LEASE SUMMARY

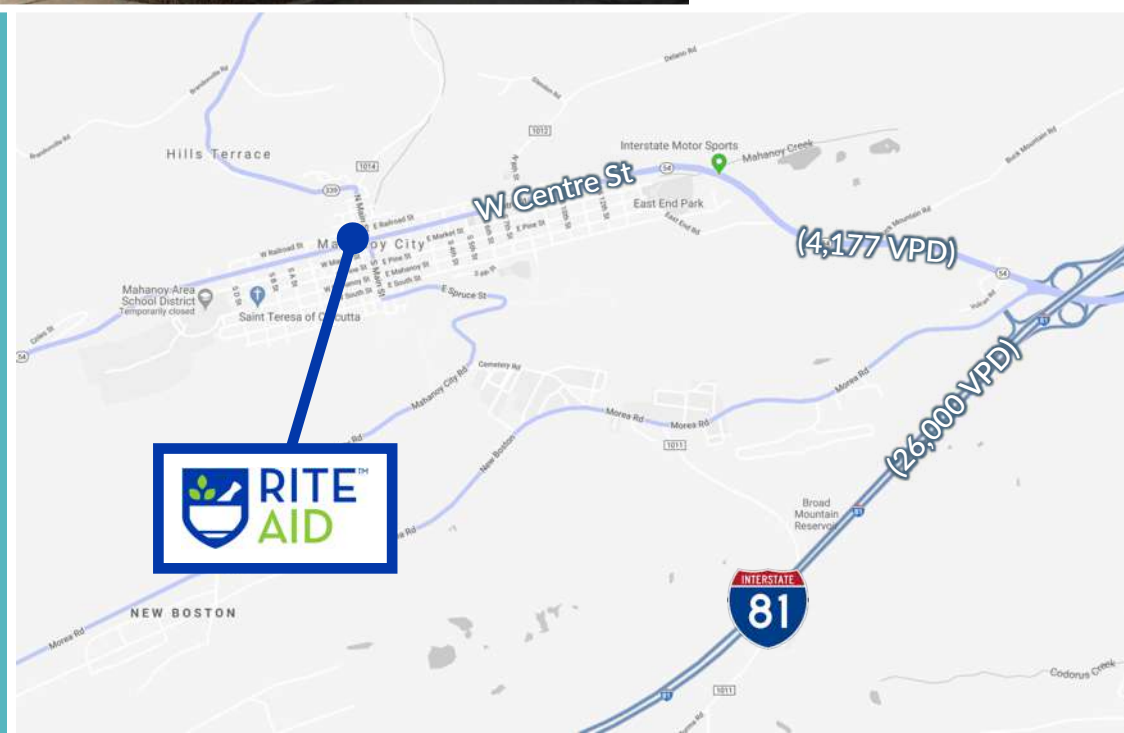
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ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

### OFFERING SUMMARY

PRICE	\$1,500,155
CAP	7.75%
NOI	\$116,262
PRICE PER SF	\$153.70
GUARANTOR	Corporate

### PROPERTY SUMMARY

ADDRESS	15 W Centre Street Mahanoy City, PA 17948
COUNTY	Schuylkill
BUILDING AREA	9,760 SF
LAND AREA	0.50 AC
BUILT	1997



Population

3-MILES	5-MILES	10-MILES
8,160	20,419	68,119



Average Household  
Income

3-MILES	5-MILES	10-MILES
\$43,587	\$49,803	\$55,594



# MAHANAY CITY HIGHLIGHTS

- Established Rite Aid Location With Over 22 Years of Operating History
- Triple Net (NNN) Lease Opportunity With Zero Landlord Responsibilities
- Offered at a Discount to Replacement Cost (\$153.70)
- Replaceable Rent PSF (\$11.91)
- Limited Competition – Morris Drug Store is the Only Competition in Mahanoy City
- Located Less Than 1-Mile From Mahanoy Area School District Which Includes an Elementary and a High School
- Located Across the Street From Mahanoy Elderly Which is a 13 Story Senior Living Mid-Rise Apartment Building
- Over 68,100 Residents Live Within a 10-Mile Radius Making an Average Household Income of \$55,594
- Nearby Tenant's Include: Dollar General, Family Dollar, GNC, M&T Bank, NAPA Auto Parts and More





ACTUAL PROPERTY IMAGES





Amato  
Pizza

Easy Drive  
Auto Sales

Hunan  
House

Zion  
Baptist Church

Cocoa  
Hut

Pascoli's  
Pizza

Mahanoy City  
Borough Hall

The Keg  
Stand Inc

Geisinger

Mahanoy  
Elderly

Mahanoy City  
Food Store

McNiff's  
Irish Pub



N Main St

W Railroad St

W Centre St





Mahanoy Area  
Football Stadium

Mahanoy Area  
School District

A & C  
Catering

Wendi's  
Flower Shop



DOLLAR  
GENERAL

Mahanoy  
Market

McNiff's  
Irish Pub

FAMILY DOLLAR

Mahanoy City  
Food Store

Mahanoy  
Elderly

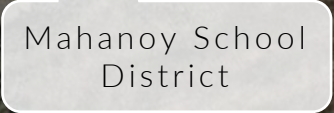
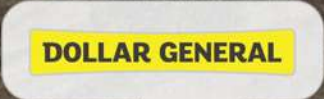


W Centre St

W Railroad St

N Main St





W Centre St



# AREA OVERVIEW

Mahanoy City | Schuylkill County | Pennsylvania



SCHUYLKILL COUNTY COURTHOUSE

## Mahanoy City, PA

Mahanoy City is a borough located 38 miles southwest of Wilkes-Barre and 13 miles southwest of Hazleton, in northern Schuylkill County, in the state of Pennsylvania in the southern Coal Region. It is located entirely within but is not part of Mahanoy Township. The name "Mahanoy" is believed to be a variation of the Native American word 'Maghonioy', or "the salt deposits". The city's estimate population is about 4,000 residents in 2018. The borough's principal industries remain the mining and shipping of coal. The manufacturing of shirts, bedding and foundry products is also fairly prominent. The city is located about 48 miles to Allentown, PA.



ALLENTOWN, PA

## Economy

Due to the city's proximity, Allentown's economy affects Mahanoy City's. Allentown serves as the location of corporate headquarters for several large, global companies including Air Products & Chemicals, Talen Energy, PPL, and others. The largest employer in Allentown is Lehigh Valley Hospital and Health Network, with more than 7,800 employees. The Norfolk Southern Railway's Lehigh Line (formerly the main line of the Lehigh Valley Railroad), runs through Allentown heading east across the Delaware River. The Norfolk Southern Railway's Reading Line runs through Allentown heading west to Reading.



LIBERTY BELL MUSEUM

## Contemporary Life

Mahanoy City is home to the Locust Lake State Park which includes trails for hiking, walking and biking. Allentown is less than an hour's drive away from Frackville, which makes it the perfect city to spend the day. Allentown is home to the Liberty Bell Museum which houses a full-size replica of the iconic bell, plus a mural about its history. The Allentown Art Museum's collections include Renaissance and modern American works. On the Lehigh River, the America On Wheels Museum showcases vintage vehicles. East of the river, Coca-Cola Park is home to the IronPigs Minor League Baseball team.



# TENANT PROFILE



OLD LOGO



NEW LOGO

READ MORE HERE:

<https://www.riteaid.com/rxevolution>

Rite Aid Corporation is a drugstore chain in the United States. Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania. 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. The company reported \$5.73 billion in the 4th quarter 2019 revenues which was a 6.5% increase over the prior year 4th quarter reporting of \$5.38 billion.

Rite Aid is in the middle of what it has dubbed an "RxEvolution." Executives recently outlined its plan to position its PBM offering as a leader among mid-market plans, with a focus on Medicare Part D insurance for individuals and groups. With a stronger, integrated offering, this business (soon to be rebranded as Elixir) is the only payor-agnostic ('start your own health plan') PBM with a retail pharmacy footprint. As it rethinks the pharmacy, Rite Aid also is taking a new approach to thinking about the whole store, according to Heyward R. Donigan. The company is focused on attracting millennial and Gen X shoppers. "We aren't backing away from retail. What we're doing is focusing on retail that is on trend and relevant for the customer that we're going after," Donigan said. "We're really excited to be rolling out this new merchandise." The company will spend \$700 million over the next two years with plans to open nine new pilot stores and renovate another 65.



COMPANY TYPE  
NYSE: RAD



FOUNDED  
1962



# OF LOCATIONS  
2,525+



HEADQUARTERS  
Camp Hill, PA



WEBSITE  
riteaid.com



# CONFIDENTIALITY AGREEMENT



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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# Rite Aid 4-Unit PA Portfolio

EXCLUSIVELY MARKETING BY:

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In Cooperation With Sands Investment Group  
Pennsylvania, LLC - Lic. #RB069072