

Save *a lot*

1101 PENNSYLVANIA AVE
BALTIMORE, MD 21201



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

**OFFERING
MEMORANDUM**

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Save a lot food stores

A photograph of a Save a lot food store. The building is a single-story commercial structure with a white upper section and a brick lower section. The 'Save a lot food stores' logo is prominently displayed on the white section in large, colorful letters. A red horizontal stripe runs along the top of the brick section. In the foreground, there is a paved parking lot with several cars parked, including a white sedan, a black sedan, and a dark SUV. Two people are standing near the cars. The background shows green trees and a clear blue sky.

SECTION 1 EXECUTIVE OVERVIEW

Save
a lot

INVESTMENT HIGHLIGHTS

- » Single Tenant Grocer: **E-Commerce, Pandemic, and Recession-Proof**
- » **Dense, Infill Location:** Right in the Heart of Baltimore, MD. Population of 543,067 in a 5-mile radius.
- » **Recent Capital Expenditures:** The Roof and HVAC have been repaired and replaced less than 7 years ago.
- » **Priced Below Replacement Cost** at \$55 PSF.
- » **Cheap Rent:** Rent PSF is only \$4.67.
- » **Double-Digit Cash on Cash Returns:** Achievable with market financing
- » **2-Five Year Options:** The First Option Will Increase Annual Rent by 10% to \$279,091 While the Section Option will increase Annual Rent by 10% to \$307,000
- » **Opportunity Zone**
- » **Corporate lease** backed by Moran Foods

SECTION 2 FINANCIAL OVERVIEW

INVESTMENT SUMMARY

» PROPERTY ADDRESS	1101 Pennsylvania Ave Baltimore, MD 21201
» OFFERING PRICE	\$3,020,464
» CAP RATE	8.40%
» BUILDING SIZE	± 23,964 SF
» TOTAL LAND AREA	± 54,318 SF
» YEAR BUILT/REMODEL	1981/2013

TENANT SUMMARY

Tenant Trade Name	Save-A-Lot
Type of Ownership	Fee Simple
Lease Guarantor	Corporation
Term Remaining on Lease	±3 Years
Lease Type	NN

DEBT QUOTE

Patrick Flanagan
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**Please contact a Matthews™ Capital agent for
financing options:**



SURROUNDING TENANTS



SURROUNDING TENANTS





Save
a lot
food stores

NO PARKING
MONDAY
THRU
FRIDAY
8:00AM - 6:00PM

SECTION 3 TENANT OVERVIEW



» **COMPANY NAME**
SAVE A LOT

» **INDUSTRY**
GROCERY RETAIL

» **HEADQUARTERED**
EARTH CITY, MS

» **OWNERSHIP**
PUBLIC

» **YEAR FOUNDED**
1977

» **WEBSITE**
WWW.SAVEALOT.COM

Save A Lot Food Stores Ltd. is an American discount supermarket chain store headquartered in St. Ann, Missouri, in Greater St. Louis. It is a subsidiary of Onex Corporation and has about 1,300 stores across 36 states in the United States with over \$4 billion in annual sales.

Stores carry most grocery products, with an assortment of fresh, canned and frozen produce, meat, meal products, household items and everyday groceries. Save A Lot grocery stores sell national brands and private label brands at a discounted price. They have high-quality products, including both national and our own brand names at affordable prices. Save A Lot select edited assortment of approximately 1,800 products, reducing the need for space and eliminating slow moving products from our distribution.

SECTION 4

AREA OVERVIEW

BALTIMORE, MD

Nottingham is an unincorporated community in Baltimore County, Maryland. This quaint town is known for its small town feel with easy access to city life. Nottingham's school systems are one of the top in the country. Each neighborhood has unique and historical houses that bring the town so much character.

The backbone of the economy is run off of small buisness that have operated in the area for decades. With these strong staples, more and more larger buisnesses are looking to expand within the area.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2020 Estimate	50,688	294,728	558,066
2010 Census	49,915	286,398	574,680

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2020 Estimate	24,934	123,167	225,296
2010 Census	24,359	120,437	232,561

INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$63,637	\$75,217	\$76,082

BALTIMORE, MD

Baltimore is the most populous city in Maryland, as well as the 30th most populous city in the United States. With hundreds of identified districts, Baltimore has been dubbed a “city of neighborhoods.” Many of Baltimore’s neighborhoods have rich histories: the city is home to some of the earliest National Register Historic Districts in the nation, including Fell’s Point, Federal Hill, and Mount Vernon. Baltimore has more public statues and monuments per capita than any other city in the country. Nearly one third of the city’s buildings (over 65,000) are designated as historic in the National Register, which is more than any other U.S. city. Baltimore and its surrounding region are home to the headquarters of a number of major organizations and government agencies, including the NAACP, ABET, the National Federation of the Blind, the Centers for Medicare & Medicaid Services, and the Social Security Administration.



THE WASHINGTON MONUMENT

The Washington Monument is the centerpiece of intersecting Mount Vernon Place and Washington Place, an urban square in the Mount Vernon-Belvedere neighborhood north of downtown Baltimore. It was the first major monument begun to honor George Washington



THE AMERICAN BREWERY

The American Brewery, located in the Broadway East, Baltimore community, is an historic former brewery located at 1701 North Gay Street in northeast Baltimore. Formerly abandoned and left to decay for four decades, it has been recently repaired, renovated / restored and beautified. It is currently the headquarters of Humanim Inc., a regional social services agency.



BALTIMORE MUSEUM OF ART

The Baltimore Museum of Art (BMA) in Baltimore, Maryland, United States, is an art museum that was founded in 1914. The BMA’s internationally renowned collection of 95,000 objects encompasses more than 1,000 works by Henri Matisse anchored by the Cone Collection of modern art, as well as one of the nation’s finest holdings of prints, drawings, and photographs. The galleries currently showcase collections of art from Africa; works by established and emerging contemporary artists; European and American paintings, sculpture, and decorative arts; ancient Antioch mosaics; art from Asia, and textiles from around the world.

ECONOMY

Once a predominantly industrial town, with an economic base focused on steel processing, shipping, auto manufacturing (General Motors Baltimore Assembly), and transportation, the city experienced deindustrialization which cost residents tens of thousands of low-skill, high-wage jobs. The city now relies on a low-wage service economy, which accounts for 31% of jobs in the city. Downtown Baltimore is the primary economic asset within Baltimore City and the region with 29.1 million square feet of office space. The tech sector is rapidly growing as the Baltimore metro ranks 8th in the CBRE Tech Talent Report among 50 U.S. metro areas for high growth rate and number of tech professionals. **Forbes ranked Baltimore fourth among America's "new tech hot spots".**



**#1
LARGEST CITY
IN MARYLAND**



**TOURISM
TOP ECONOMIC
INDUSTRY**



**8.68%
PROPERTY VALUE
GROWTH**



**2
MAJOR
SPORTS TEAMS**



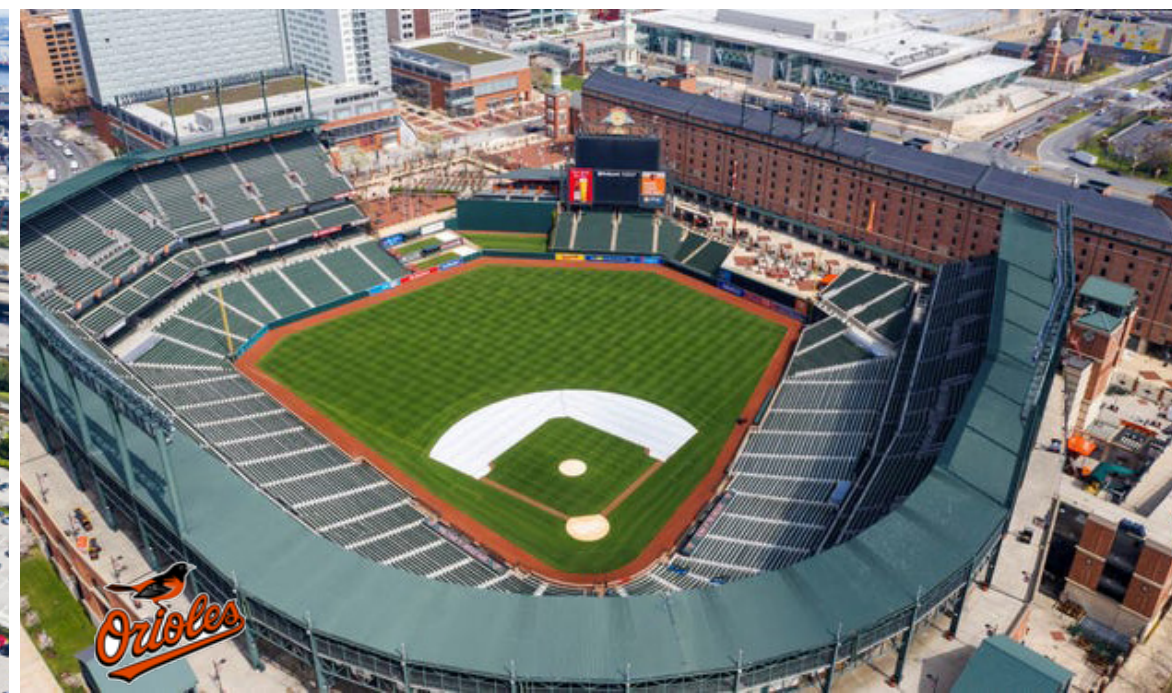
THE PORT

The center of international commerce for the region is the World Trade Center Baltimore. It houses the Maryland Port Administration and U.S. headquarters for major shipping lines. Baltimore is ranked 9th for total dollar value of cargo and 13th for cargo tonnage for all U.S. ports. Among all U.S. ports, Baltimore is first in handling automobiles, light trucks, farm and construction machinery; and imported forest products, aluminum, and sugar. The port is second in coal exports. The Port of Baltimore's cruise industry, which offers year-round trips on several lines supports over 500 jobs and brings in over \$90 million to Maryland's economy annually. Growth at the port continues with the Maryland Port Administration plans to turn the southern tip of the former steel mill into a marine terminal, primarily for car and truck shipments, but also for anticipated new business coming to Baltimore after the completion of the Panama Canal expansion project.

BALTIMORE RAVENS

The Baltimore Ravens are a professional American football team based in Baltimore. The Ravens compete in the National Football League (NFL) as a member club of the American Football Conference (AFC) North division. The team plays its home games at M&T Bank Stadium and is headquartered in Owings Mills.

The Ravens have been one of the more successful franchises since their inception, having qualified for the NFL playoffs 12 times since 2000, with two Super Bowl championship titles (Super Bowl XXXV and Super Bowl XLVII), two AFC Championship titles (2000 and 2012), 15 playoff victories, four AFC Championship game appearances (2000, 2008, 2011 and 2012), six AFC North division titles (2003, 2006, 2011, 2012, 2018, and 2019), and are currently the only team in the NFL to hold a perfect record in multiple Super Bowl appearances. The team is owned by Steve Bisciotti and valued at \$2.59 billion, making the Ravens the 29th-most valuable sports franchise in the world.



BALTIMORE ORIOLES

The team currently known as the Baltimore Orioles has represented Major League Baseball locally since 1954 when the St. Louis Browns moved to the city of Baltimore. The Orioles advanced to the World Series in 1966, 1969, 1970, 1971, 1979 and 1983, winning three times (1966, 1970 and 1983), while making the playoffs all but one year (1972) from 1969 through 1974. Since 1992, the Orioles' home ballpark has been Oriole Park at Camden Yards, which has been hailed as one of the league's best since it opened.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Save-A-Lot** located at **1101 Pennsylvania Ave, Baltimore, MD 21201** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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