



RITE AID

806 RAMSEY STREET | BANNING, CA 92220



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



806 RAMSEY STREET | BANNING, CA 92220

EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

03
EXECUTIVE OVERVIEW

05
PROPERTY SUMMARY

07
FINANCIAL OVERVIEW

12
AREA OVERVIEW

17
TENANT OVERVIEW





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EXECUTIVE OVERVIEW



LEASE & TENANT HIGHLIGHTS

RECENT LONG TERM LEASE EXTENSION – Rite Aid has been operating at this location for over a decade and recently agreed to an early long term lease extension, bring their total lease term to +/- 11 years, further showing their commitment to the location.

17% RENT INCREASE IN FIRST OPTION – Extremely rare 17% rental increase in the first option period, with 5% increases every five years thereafter; providing an excellent hedge against inflation.

PROTOTYPE STORE MODEL – Rite Aid recently invested its own capital into upgrading the outdoor signage and indoor pharmacy to align with their new “store of the future” design.

STABLE INCOME – Lease is corporately guaranteed by Rite Aid Corporation (NYSE: RAD); which operates +/- 2,500 locations across the country. Amidst a global pandemic, Rite Aid was deemed an essential retailer and has continued to provide valuable goods and services throughout the pandemic. Not only have they remained open, but have continued to timely pay rent.

STRATEGIC LOCATION – The store is strategically located between Ramsey St and Interstate 10. Ramsey St is the main throughfare in Banning, seeing over 17,000 VPD and Interstate 10 stretches from California to Florida, and sees over 127,000 VPD around the property.

BOOMING GROWTH – One of the fastest growing cities in California. Banning has seen a huge growth in population (+/- 3.7% YOY) and housing units (+/- 4.0% YOY). Atwell by Tri Pointe Homes, a new housing development sold over 485 homes starting in 2020 and is set to add nearly 4,400 new homes in the coming years.

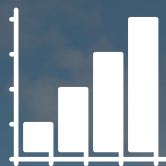




PROPERTY SUMMARY



\$9,594,000
LIST PRICE



4.85%
CAP RATE



NN+
LEASE TYPE



±11 YEARS
LEASE TERM
REMAINING



RITE AID
TENANT



PROPERTY SUMMARY

TENANT	ADDRESS	YEAR BUILT	SIZE (SF)	ANNUAL NOI	LEASE EXPIRATION	LEASE TYPE	OPTION PERIODS
Rite Aid	806 Ramsey St, Banning, CA	2009	17,272	\$465,300	1/31/2033	NN+	(6) 5-Year Option Periods



FINANCIAL OVERVIEW

806 RAMSEY STREET, BANNING, CA 92220

INVESTMENT SUMMARY

List Price	\$9,594,000
NOI	\$465,300
Cap Rate	4.85%
Year Built	2009
GLA (SF)	17,272
Lot (SF)	86,684 (1.9AC)
APN	540-180-060

LEASE ABSTRACT

Tenant	Rite Aid
Store Number	5672
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord
Lease Commencement Date	1/1/2009
Lease Expiration Date	1/31/2033
Term Remaining	±11 Years
Increases	17% in option one, 5% thereafter
Options	6 (5) year options

ANNUALIZED OPERATING DATA

TERM	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current	\$465,300.00	\$38,775.00	4.85%
Option 1	\$544,401.00	\$45,366.75	5.67%
Option 2	\$571,621.05	\$47,635.09	5.96%
Option 3	\$600,202.10	\$50,016.84	6.26%
Option 4	\$630,212.21	\$52,517.68	6.57%
Option 5	\$661,722.82	\$55,143.57	6.90%
Option 6	\$694,808.96	\$57,900.75	7.24%







AREA OVERVIEW



BANNING, CA

Situated between the Inland Empire and the Coachella Valley in the San Geronio Pass, Banning is a small town with stunning vistas of the two tallest peaks in southern California—Mount San Jacinto and Mount San Geronio. The Gilman Ranch Museum displays Banning’s rich history, which contributes to its modern-day spirit of pioneer ingenuity.

A bevy of local events brings the community together in Banning, including the popular Stagecoach Days, Thunder and Lightning Pow Wow, Concerts in the Park, and more. Convenience to numerous parks, hot springs, and casinos ensures there is always something to do near Banning as well. Getting around from Banning is easy with access to I-10 and I-215 in addition to Routes 60 and 79.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	11,577	29,958	64,965
2021 Estimate	11,085	28,677	60,998
Growth 2021-2026	0.29%	0.51%	6.99%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	3,527	10,046	22,572
2021 Estimate	3,382	9,618	21,264
Growth 2021-2026	1.61%	2.30%	9.54%
INCOME (2018 EST)	1-MILE	3-MILE	5-MILE
Average Household Income	\$57,577	\$62,058	\$73,748

LOS ANGELES
±84.2 MI

LOS ANGELES
±84.2 MI

SUBJECT PROPERTY

RIVERSIDE COUNTY

Situated about ninety minutes east of Los Angeles, the city of Riverside is a historic, picturesque community. As the largest city in the Inland Empire, Riverside is home to numerous colleges and universities, the most prominent being the University of California, Riverside, located on the northeast end of town at the foot of Box Springs Mountain.

Downtown Riverside features an array of entertainment options. Catch a live show at the Fox Center, explore an exhibit at the California Museum of Photography, or soak in the historic Spanish-style architecture that lines the residential streets of Riverside. This city hosts a variety of eclectic community events, from the annual Riverside Dickens Festival, celebrating the legendary author, to the March Field Airfest, also known as Thunder Over the Empire, at March Air Reserve Base.

The great outdoors are a major factor of why residents love living in Riverside. The California sunshine never fails to appear, whether you're taking in the scenic views from Mount Rubidoux Park, enjoying the rides at Castle Park, or snow skiing at Big Bear, just an hour's drive away from Riverside.



\$72,141

MEDIAN
HH INCOME



4.7M

POPULATION



36

AVG. AGE



**LOCATIONS**

2,451+

MARKET CAP

\$509.57M

STOCK PRICE

\$9.14

2021 REVENUE

\$6.23B

CREDIT RATING

B-

TENANT OVERVIEW

Rite Aid Corporation is one of the leading drugstore chains in the United States and a Fortune 500 company, #107 in 2019. Rite Aid operates 2,550 stores in 19 states across the country. Headquartered in Camp Hill, a suburb of Harrisburg, Pennsylvania, Rite Aid is publicly traded company, NYSE: RAD.

Rite Aid stores service prescription drug customers and offer an assortment of other general merchandise, which it calls front-end products. Front end products include over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, greeting cards, seasonal merchandise, and other everyday and convenience products, as well as photo processing. It offers approximately 3,300 products under the Rite Aid private brand.

The overall average size of each store in the Company's chain is between 11,000 and 15,000 square feet. Over 50% of its stores are freestanding and approximately 50% of its stores include a drive-thru pharmacy. Many locations also feature one-hour photo shops and include a GNC store-within-Rite Aid-store.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Rite Aid** located at **806 Ramsey St, Banning, CA 92220** (“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.

OFFERING MEMORANDUM



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