



NET LEASE INVESTMENT OFFERING



LONGHORN STEAKHOUSE (GROUND LEASE)
4417 E BLACK HORSE PIKE
MAYS LANDING, NJ 08330 (PHILADELPHIA MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased LongHorn Steakhouse property located within the Philadelphia MSA in Mays Landing, New Jersey. LongHorn has been operating at this location since 2013 and recently signed a lease extension through April 2032, which demonstrates commitment to the site. The lease features four 5-year renewal options with 10% rental escalations every five years throughout the primary term and options.

The 6,600 square foot LongHorn Steakhouse is positioned along East Black Horse Pike (31,100 VPD), a primary corridor that hosts the Mays Landing retailers. The property is located on an outparcel to Hamilton Mall and near big box retailers including Walmart Supercenter, Target, JOANN Fabric, Michaels, Dick's Sporting Goods, Kohl's, and Best Buy. Restaurant tenants in the area include Buffalo Wild Wings, Applebee's, Red Lobster, Olive Garden, McDonald's, and Chili's Bar & Grill. There are 48,111 people living within five miles of the property earning an average annual household income of \$95,659. The property is 14 miles from Atlantic City and 5 miles from the Atlantic City International Airport.

In 2007, LongHorn Steakhouse was purchased by Darden Restaurants, Inc. and there are over 500 locations across the U.S. LongHorn was started in 1981 in Atlanta, Georgia. The businesses became very popular after a snowstorm in 1982 when many stranded motorists were forced to stay at the steakhouse and saloon, and word spread about the amazing food. Now, LongHorn Steakhouse is well known for their steak, chicken, and seafood which are all fresh, never frozen.



INVESTMENT HIGHLIGHTS

- Positioned within the Philadelphia MSA – Ranked #7 in the United States for population size.
- 10+ years remain on the primary lease term
- Recent lease extension to April 2032 demonstrates tenant commitment to the location
- NNN ground lease
- LongHorn has operated at this location since 2013
- 10% rental escalations every five years
- Positioned just off E Black Horse Pike (31,100 VPD)
- Located on an outparcel to Hamilton Mall
- Big box retailers in the area include Walmart Supercenter, Target, JOANN Fabric, Michaels, Dick's Sporting Goods, and Kohl's
- Restaurant tenants in the area include Buffalo Wild Wings, Applebee's, Red Lobster, Olive Garden, McDonald's, and Chili's Bar & Grill
- 48,111 people living within five miles of the property earning an average annual household income of \$95,659
- The property is 14 miles from Atlantic City and 5 miles from the Atlantic City International Airport

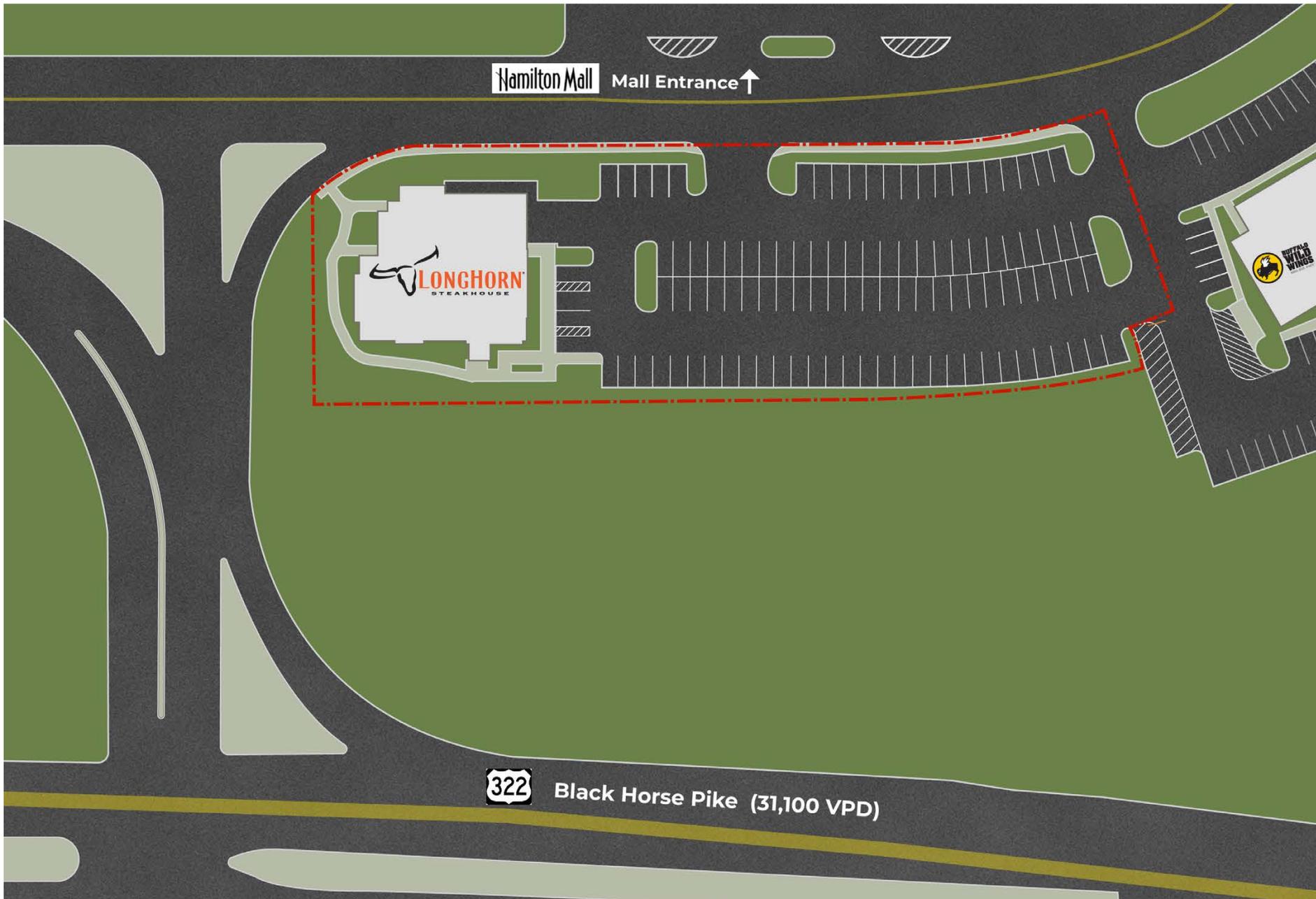
PROPERTY OVERVIEW

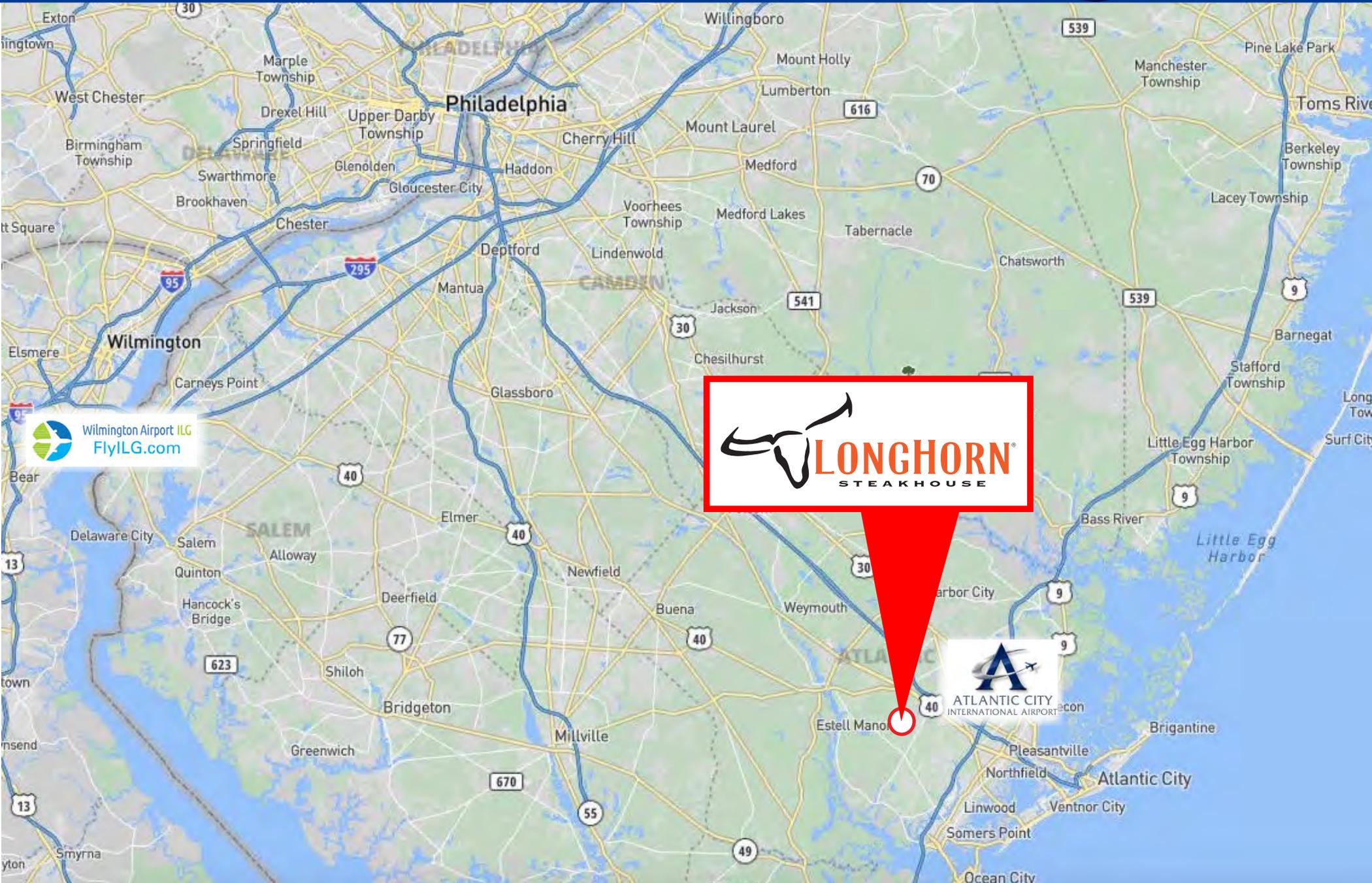
Price:	\$2,635,417
Cap Rate:	4.80%
Net Operating Income:	\$126,500
Tenant:	Rare Hospitality International, Inc
Rental Escalations:	10% every five years
Lease Expiration Date:	4/30/2032
Renewal Options:	Four 5-year
Year Built:	2012
Lease Type:	Ground Lease – NNN
Building Size:	6,600 SF
Lot Size:	1.30 AC











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	6,107	21,800	48,111
Total Households:	2,538	7,560	16,820

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$69,646	\$70,743	\$76,475
Average Household Income:	\$80,435	\$91,121	\$95,659



COMMUNITY OF MAYS LANDING, NEW JERSEY

Mays Landing is an unincorporated community and census-designated place located within Hamilton Township, Atlantic County, New Jersey, United States. At the 2020 United States Census, the CDP's population was 2,524. It is the county seat of Atlantic County.

PHILADELPHIA MSA

The Delaware Valley is the valley through which the Delaware River flows. By extension, this toponym is commonly used to refer to Greater Philadelphia or the Philadelphia metropolitan area ("the [Lower] Delaware Valley Metropolitan Area"). The Delaware Valley is coterminous with a metropolitan statistical area (MSA) and broader combined statistical area (CSA), and is composed of counties located in Southeastern Pennsylvania, South Jersey, Delaware, and the Eastern Shore of Maryland. As of the 2010 Census, the MSA has a population of over 6 million, while the CSA has a population of over 7.1 million.

Philadelphia is by far the largest municipality in the Delaware Valley, and serves as the region's major commercial, cultural, and industrial center. Other municipalities in the MSA include Camden, New Jersey and Wilmington, Delaware, while the larger CSA also includes municipalities such as Reading, Pennsylvania and Atlantic City, New Jersey. The Delaware Valley Metropolitan Area is located in the Northeastern United States and forms part of a larger urbanized area known as the Northeast megalopolis. According to the Bureau of Economic Analysis, the Philadelphia metropolitan area has a gross domestic product of \$431 billion, the ninth-largest among U.S. metropolitan areas. 2016 Census Bureau estimates rank the Delaware Valley CSA as the ninth-largest CSA in the United States.

The Delaware Valley has been influential in American history and industry; its citizens have become leaders in higher education, biotechnology, medicine, tourism, and other fields. The area has hosted many people and sites significant to American culture, history, and politics. Philadelphia is sometimes known as "The Birthplace of America", as both the Declaration of Independence and the Constitution were drafted and signed in Philadelphia. The Delaware Valley was home to many other instrumental moments in the American Revolution, and Philadelphia served as the capital of the United States for much of the 18th century. Today, the area is home to a number of nationally known universities, such as the University of Pennsylvania, Drexel University, Villanova University, Saint Joseph's University, Temple University, and University of Delaware.



LONGHORN STEAKHOUSE

LongHorn Steakhouse, previously LongHorn Steaks Restaurant & Saloon, officially became the LongHorn Steakhouse in 1996. In 2007, LongHorn Steakhouse was purchased by Darden Restaurants, Inc. and there are over 500 locations across the U.S. LongHorn Steaks Restaurant & Saloon was started in 1981 in Atlanta, Georgia. The businesses became very popular after a snowstorm in 1982 when many stranded motorists were forced to stay at the steakhouse and saloon, and word spread about the amazing food. Now, LongHorn Steakhouse is well known for their steak, chicken, and seafood which are all fresh, never frozen.

Company Website:	www.longhornsteakhouse.com
Founded:	1981
Number of Locations:	559
Headquarters:	Orlando, FL
Type:	Subsidiary of Darden Restaurants



DARDEN RESTAURANTS

The Darden Restaurants, Inc. (NYSE: DRI) family of restaurants features some of the most recognizable and successful brands in full-service dining including live Garden, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Yard House, The Capital Grille, Seasons 52, Bahama Breeze and Eddie V's. Through subsidiaries, it owns and operates over 1,800 restaurants across all 50 states, that generate \$7.9 billion in annual sales. Darden employs more than 160,000 people and serves more than 320 million guests a year, making it the world's largest full-service restaurant company. The mission of Darden Restaurants is: "To be financially successful through great people consistently delivering outstanding food, drinks and service in an inviting atmosphere, making every guest loyal."



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

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

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