



PNC BANK GROUND LEASE (RELOCATION SITE)

ORANGE, NEW JERSEY

OFFERING MEMORANDUM

\$4,828,000 | 4.35% CAP RATE

- » New 20-Year Absolute NNN Ground Lease with 12% Rental Increases
 - » Relocation From a Top-10 Performing Branch Systemwide with \$129M+ in Existing Deposits
 - » PNC Bank (NYSE: "PNC") is Rated "A" by S&P
 - » Rare 12% Rental Increases Every Five Years, Providing a Hedge Against Inflation
- » High-Visibility Location in Densely Populated, Affluent, and Growing Market Near Manhattan
 - » 787,341 Residents Live Within a Five-Mile Radius
 - » Average Annual Household Income of \$92,569 Within Five Miles of the Property
 - » Gateway to New York City, the Most Densely Populated City in the U.S.



ACTUAL SITE

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

ANDREW J. SCHWARTZ

Director

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INVESTMENT SUMMARY

ADDRESS	23 Main Street, Orange, New Jersey 07050		
PRICE	\$4,828,000		
CAP RATE	4.35%		
NOI	\$210,000		
TERM	20 years		
RENT COMMENCEMENT	October 12, 2021		
LEASE EXPIRATION	October 31, 2041		
RENTAL INCREASES	12% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$210,000	4.35%
	6-10	\$235,200	4.87%
	11-15	\$263,424	5.46%
	16-20	\$295,035	6.11%
	21-25 (option 1)	\$330,439	6.84%
	26-30 (option 2)	\$370,092	7.67%
	31-35 (option 3)	\$414,503	8.59%
	36-40 (option 4)	\$464,243	9.62%
YEAR BUILT	2021		
BUILDING SF	3,580 SF (larger than current prototype)		
PARCEL SIZE	0.588 acres (24,270 SF)		
LEASE TYPE	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure and parking lot		

20-YEAR ABSOLUTE NNN GROUND LEASE TO PNC BANK

- » 20-year absolute NNN ground lease with 12% rental increases and four (4) five-year option periods
- » NNN lease provides an ideal passive investment for an out-of-area investor
- » Rare 12% rental increases every five years, providing a hedge against inflation
- » PNC National Bank (NYSE: "PNC") is rated "A" by S&P
- » PNC reports a full year 2019 net income of \$5.4 billion

HIGH-VISIBILITY LOCATION IN DENSELY POPULATED, AFFLUENT, AND GROWING MARKET NEAR MANHATTAN

- » Easily accessible location at the intersection of Main Street and Glenwood Avenue (combined 33,447 AADT)
- » Beneficial proximity to highly trafficked New Jersey thoroughfares, including Interstate 280 (176,774 AADT) and Garden State Parkway (229,367 AADT)
- » 787,341 residents within a five-mile radius of the property, providing one of the largest customer bases for a PNC Bank branch in the United States
- » Supported by an affluent customer base, with an average annual household income of \$92,569 within a five-mile radius of the site
- » Projected 12 percent average annual household income increase within a one-mile radius of the site in the next five years, poising Orange and PNC Bank for significant concurrent growth

RELOCATION FROM HIGHLY SUCCESSFUL SITE NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » **Relocation site from one block away and a systemwide top-10 performing PNC Bank branch (\$129M+ in deposits)**
- » Four miles from Rutgers University – Newark Campus (11,804 students)
- » Beneficial proximity to Orange's largest employers, including East Orange General Hospital (196 beds, approximately 750 employees)
- » Excellent location in a major commuter corridor, with close proximity to subway access to Manhattan and several high-density single-family developments
- » Surrounded by several well-established national retailers, including Walgreens, Dollar General, ShopRite, Wendy's, Dunkin', Burger King, and many more
- » Gateway to New York City, the most densely populated city in the United States



ACTUAL SITE

MANHATTAN
(17 miles)

NEW YORK CITY
(13 miles)



PASSAIC RIVER

Branch Brook Park

DOWNTOWN NEWARK



RUTGERS
NEWARK CAMPUS
(11,804 students)

Garden State Parkway
(229,367 AADT)

John L. Costley
Sr. Middle School
(408 students)

Walgreens



280
Interstate 280
(176,774 AADT)



East Orange
General Hospital
(196 beds,
apprx. 750 employees)

Main Street
(25,567 AADT)



Wendy's

GameStop

DUNKIN'

**FORMAN
MILLS**

Glenwood Avenue
(7,880 AADT)

PNC BANK
(now open)

PNC BANK
(current site location)

EXTRA SPACE
STORAGE
EST. 1977

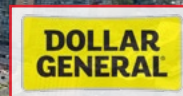


Newark Liberty
International Airport

East Orange
General Hospital
(196 beds,
apprx. 750 employees)



Valisburg Park



/ Interstate 280
(176,774 AADT)



Glenwood Avenue
(7,880 AADT)



Main Street
(25,567 AADT)

SETON HALL UNIVERSITY
1856
(10,300 students)

East Orange
General Hospital
(196 beds,
apprx. 750 employees)

EXXON

White Castle

Orange High School
(912 students)

Monte Irvin
Orange Park

BURGER KING

EXTRA SPACE
STORAGE
EST. 1977

Interstate 280
(176,774 AADT)

Main Street
(25,567 AADT)

CHASE DUNKIN'

FORMAN MILLS

DUNKIN'

GameStop

PNC BANK
(now open)

McDonald's

Glenwood Avenue
(7,880 AADT)

Wendy's

PNC BANK
(current site location)

ShopRite

Walgreens





EAGLE ROCK RESERVATION



Thomas Edison
National Historical Park



Orange Garden Center



Main Street
(25,567 AADT)

Glenwood Avenue
(7,880 AADT)



(now open)



Interstate 280
(176,774 AADT)

SITE PLAN

MAIN STREET

DO NOT ENTER

ATM
ENTRANCE

ATM
ENTRANCE



PNC BANK

3,580 SF

FREESTANDING SIGN

GLENWOOD AVENUE

TENANT SUMMARY



PNC Bank, National Association (PNC Bank) is a Main Street, regional bank headquartered in Pittsburgh, Pennsylvania. PNC Bank provides a range of traditional retail banking, home lending, corporate and institutional banking services. The PNC Financial Services Group, Inc. (PNC) is PNC Bank's top-tier parent financial holding company. The business and organizational structure of the PNC organization is built predominantly around PNC Bank.

PNC Bank operates in 21 states and the District of Columbia with 2,459 branches and 9,051 ATMs. The company also provides financial services such as asset management, wealth management, estate planning, loan servicing, and information processing. PNC is ranked ninth on the list of largest banks in the United States by assets. It is the fifth largest bank by number of branches, sixth largest by deposits, and fourth largest in number of ATMs.

For more information, please visit www.PNC.com.

TICKER	NYSE: "PNC"	# OF LOCATIONS	2,459
FOUNDED	2845	HEADQUARTERS	Pittsburgh, PA

LEASE ABSTRACT

TENANT	PNC Bank		
ADDRESS	23 Main Street, Orange, New Jersey 07050		
RENT COMMENCEMENT	October 12, 2021		
LEASE EXPIRATION	October 31, 2041		
RENEWAL OPTIONS	Four (4) five (5) year options		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 16-20 21-25 (option 1) 26-30 (option 2) 31-35 (option 3) 36-40 (option 4)	RENT \$210,000 \$235,200 \$263,424 \$295,035 \$330,439 \$370,092 \$414,503 \$464,243	RETURN 4.35% 4.87% 5.46% 6.11% 6.84% 7.67% 8.59% 9.62%
REAL ESTATE TAXES	Tenant shall pay for all real estate taxes.		
INSURANCE	Tenant is responsible for all insurance costs.		
REPAIR & MAINTENANCE	Tenant shall keep the Premises in good order and condition, subject to ordinary wear and tear and casualty, and shall promptly make all necessary or appropriate repairs, replacements and renewals thereof, whether interior or exterior, structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST OFFER	None		

PROPERTY OVERVIEW

LOCATION

The property has a high-visibility location at the intersection of Main Street and Glenwood Avenue, with access to a combined 33,447 vehicles per day near the site. The site also maintains a beneficial proximity to highly trafficked New Jersey thoroughfares, including Interstate 280 (176,774 AADT) and Garden State Parkway (229,367 AADT). The location resides in a densely populated area, with 787,341 residents living within a five-mile radius of the property. The location is also supported by an affluent customer base, with an average annual household income of \$92,569 within a five-mile radius of the site. The location is primed to grow along with the surrounding area, with a projected 12 percent average annual household income increase within one mile of the site in the next five years.

The site is being relocated from one block away and is a systemwide top-10 performing PNC Bank branch (\$129M+ in deposits). The property is surrounded by several well-established national retailers, including Walgreens, Dollar General, ShopRite, Wendy's, Dunkin', Burger King, and many more. Traffic to the property is increased by its location four miles from Rutgers University – Newark Campus (11,804 students) and beneficial proximity to Orange's largest employers, including East Orange General Hospital (196 beds, approximately 750 employees). The site maintains an excellent location in a major commuter corridor, with close proximity to subway access to Manhattan and several high-density single-family developments. The location also serves as a common gateway to New York City, the most densely populated city in the United States.

ACCESS

Access from Main Street and Glenwood Avenue

TRAFFIC COUNTS

Main Street:	25,567 AADT
Glenwood Avenue:	7,880 AADT
Interstate 280:	176,774 AADT
Garden State Parkway:	229,367 AADT

PARKING

20 parking stalls, including 2 (two) handicap stalls

YEAR BUILT

2021

NEAREST AIRPORT

Newark Liberty International Airport (EWR | 12 miles)



ACTUAL SITE



20
PARKING
STALLS



33K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
NEWARK LIBERTY
INTERNATIONAL
AIRPORT

AREA OVERVIEW

The City of Orange is a township in Essex County, New Jersey. Orange has been described as the “crossroads” of business opportunities in New Jersey, and “a great place for mid-sized and small companies.” Orange consists of several distinct districts. First, ‘the Valley,’ a manufacturing area, running from Main Street to the South Orange line, west of the railroad, and merging with the Valley section of West Orange. Second, the large section to the east of the railroad, extending from the South Orange line north to Central Avenue, which contains the beautiful stretch of Orange Park. Third, the small crowded section of Essex Avenue and Cone Streets, stretching from the railroad to Center Street. And Fourth, the almost equally crowded section between Center Street and Oakwood Avenue. Main Street in Orange is a 1.2-mile commercial strip connecting the city to its neighbors east and west, though Main Street is much more than a thoroughfare. It also serves as the recreational and economic heart of the city.

Essex County is part of the New York Metropolitan Area. Newark (the county seat of Essex County), with a population density of 11,458 people/square mile, is the largest municipality in the county both in terms of land area and population, while Caldwell is the smallest in terms of land area and Essex Fells has the smallest population. Many of the county’s smallest municipalities have population densities that are comparable to those of many big cities, and are well above the state’s average which in turn is the highest in the nation. There are various attractions in Essex County, such as The Newark Museum of Art, New Jersey Historical Society, Montclair Art Museum, Turtle Back Zoo, Thomas Edison National Historical Park, and Grover Cleveland Birthplace. Essex County is home to part of the Port Newark–Elizabeth Marine Terminal, the largest port on the East Coast and the third-largest in the United States, and two airports; Newark Liberty International Airport and Essex County Airport.

- » As of the 2019 Census estimate, Essex County’s population was 798,975, making it New Jersey’s third-most populous county.
- » The Bureau of Economic Analysis ranked Essex County as having the 94th-highest per capita income of all 3,113 counties in the United States.
- » Essex County had a gross domestic product of \$52.3 billion in 2018, which was ranked 4th in the state and represented an increase of 1.4 percent from the previous year.

MAJOR EMPLOYMENT INDUSTRIES IN ESSEX COUNTY, NJ # OF EMPLOYEES

ELEMENTARY & SECONDARY SCHOOLS	4,306
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CONSTRUCTION	3,250
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MEDICAL	3,230
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RESTAURANTS & FOOD SERVICES	2,729
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JUSTICE, PUBLIC ORDER & SAFETY ACTIVITIES	1,846
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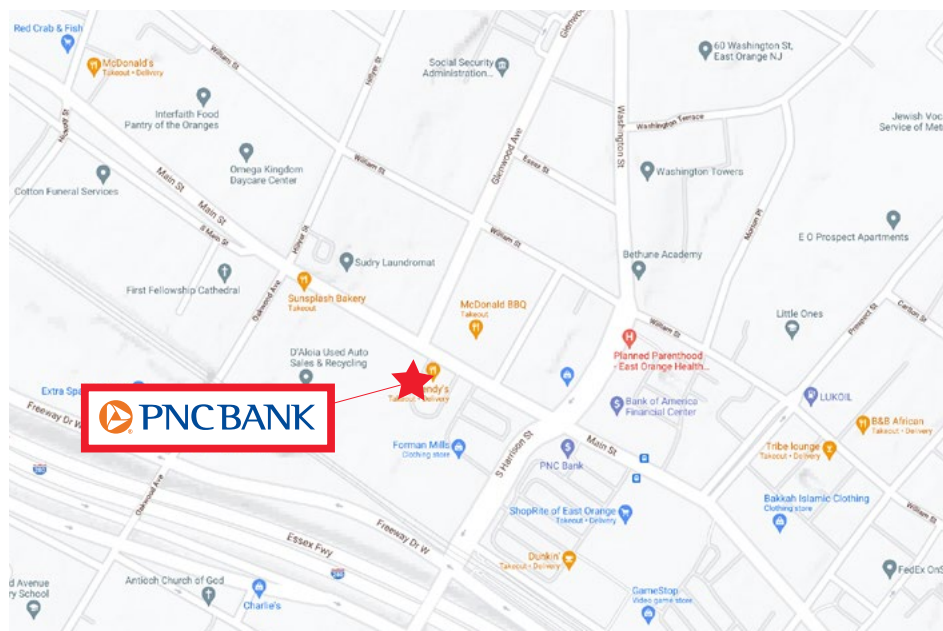
COLLEGES & UNIVERSITIES	1,399
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SUPERMARKETS & GROCERY	1,178
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LEGAL SERVICES	1,165
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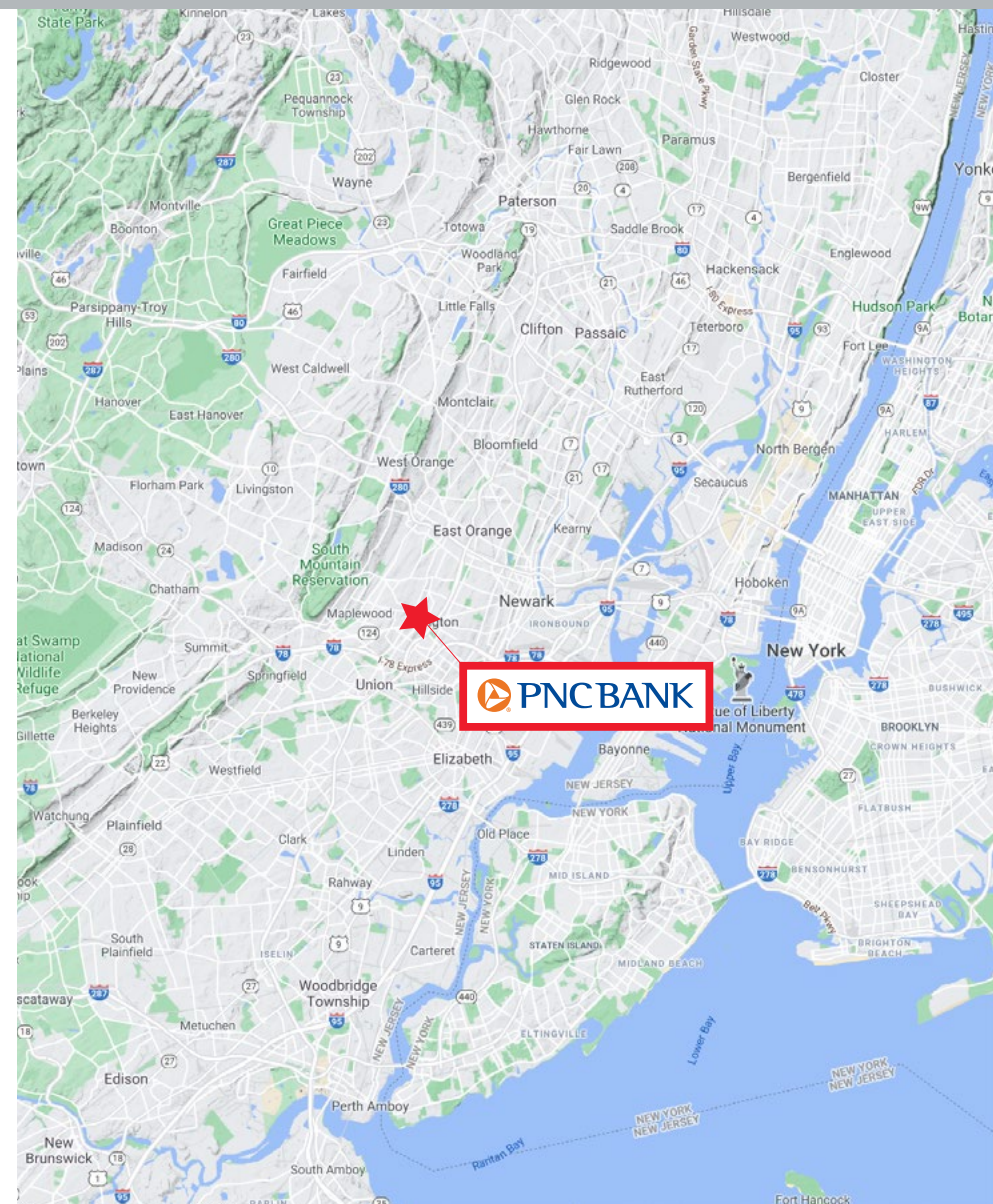
BUILDING SERVICES	799
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INDIVIDUAL & FAMILY SERVICES	757
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DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	57,011	367,379	787,341
Households	22,507	133,491	284,920
Families	12,743	85,218	187,387
Average Household Size	2.50	2.69	2.70
Owner Occupied Housing Units	4,192	43,399	110,843
Renter Occupied Housing Units	18,315	90,092	174,077
Median Age	36.1	35.7	37.0
Average Household Income	\$56,036	\$77,966	\$92,569
2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	58,515	374,092	802,653
Households	23,071	135,898	290,459
Families	13,070	86,711	190,760
Average Household Size	2.51	2.69	2.70
Owner Occupied Housing Units	4,415	44,882	113,928
Renter Occupied Housing Units	18,656	91,016	176,532
Median Age	37.4	37.0	38.1
Average Household Income	\$62,639	\$87,358	\$103,242



**AVERAGE HOUSEHOLD INCOME OF \$92,569
WITHIN FIVE MILES**



**POPULATION OF 787,341
WITHIN FIVE MILES**



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