

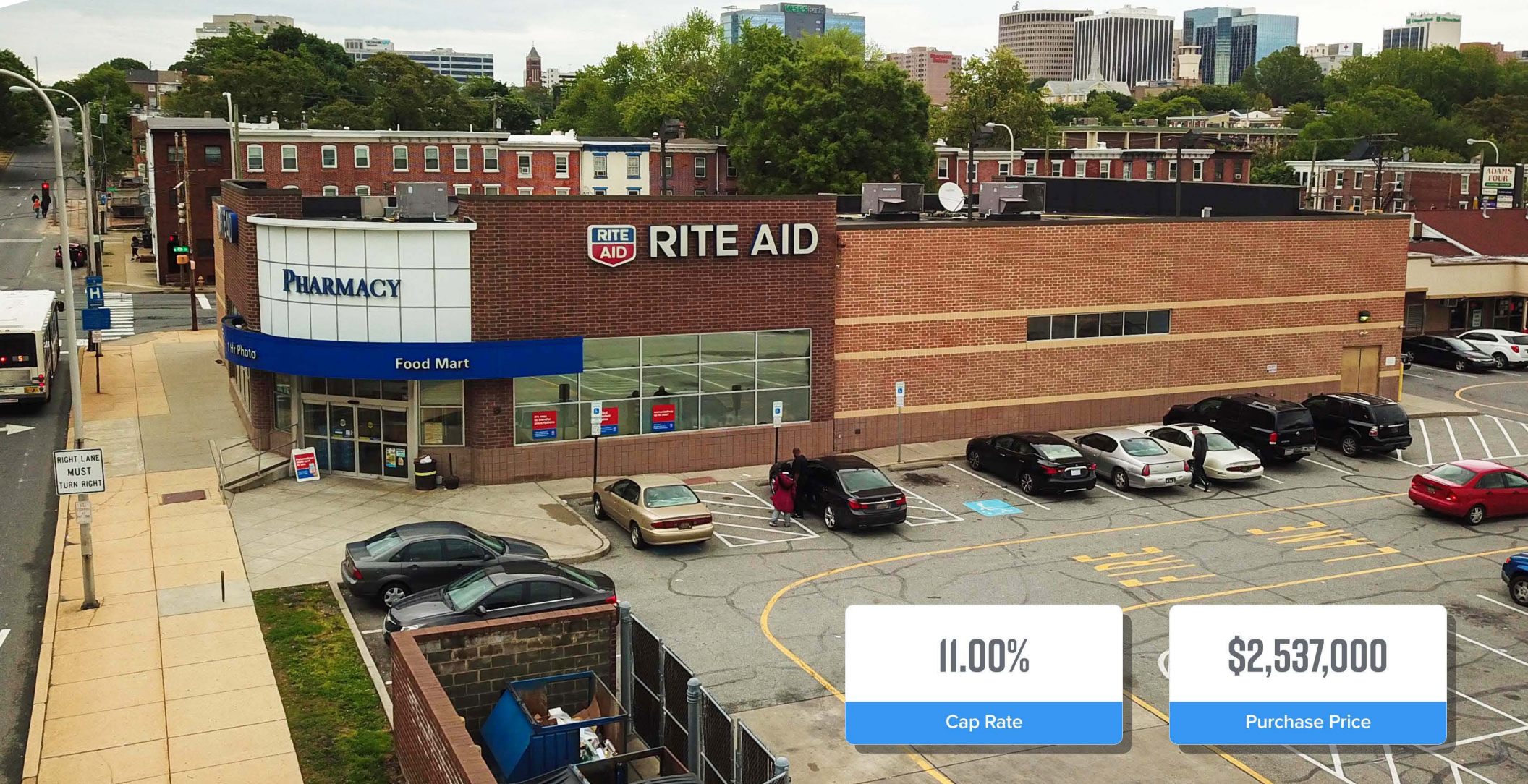
ABSOLUTE NET (NNN) RITE AID

Wilmington, DE

JAMESCAPITAL
ADVISORS

FIRST STREET

BROKERAGE



11.00%

Cap Rate

\$2,537,000

Purchase Price

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Marketing Package

Rite Aid

800 W 4th St, Wilmington, DE 19801

PROPERTY INFO

Tenant	Rite Aid
Street Address	800 West 4th Street
City	Wilmington
State	DE
Zip	19801
APN	N/A
GLA	11,174 SF
Lot Size	0.25 AC
Year Built	2007

FINANCIAL SUMMARY

Purchase Price	\$2,537,000
Cap Rate	11.00%
Net Operating Income	\$279,070.00
Price / SF	\$227.04
Rent / SF	\$24.97
Listing Agent	Logan Carbonari
Phone Number	(424) 325-2619
Email	SUBMIT OFFER



INVESTMENT HIGHLIGHTS

Densely Populated Area

This Rite Aid benefits from having nearly 115,000 people within a 3-miles radius, and nearly 200,00 people in a 5-mile radius.

Passive Real Estate Investment

The subject property is operating under an Absolute NNN lease, providing the investor with zero landlord responsibilities.

Robust Population Growth

From 2010-2018, the population increased by more than 5% within a 1-mile radius of this location, further strengthening Rite Aid's potential customer base.

Proximity to Hospital

This Rite Aid is well positioned only one mile from Saint Francis Hospital, a 180-bed facility.

100% Depreciation & Tax Benefits

A company entering into a leasehold agreement can deduct 100% of the rental payments it makes on the underlying land or structure from its federal and state income taxes.

Healthy Employment

Delaware's unemployment rate dropped to 3.2% in April 2019, reaching the lowest rate in 30 years.

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The Offering

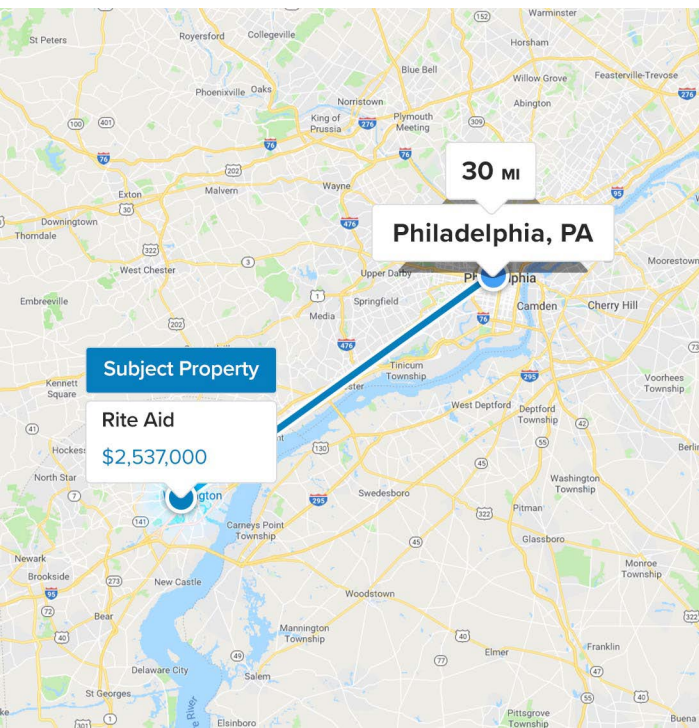
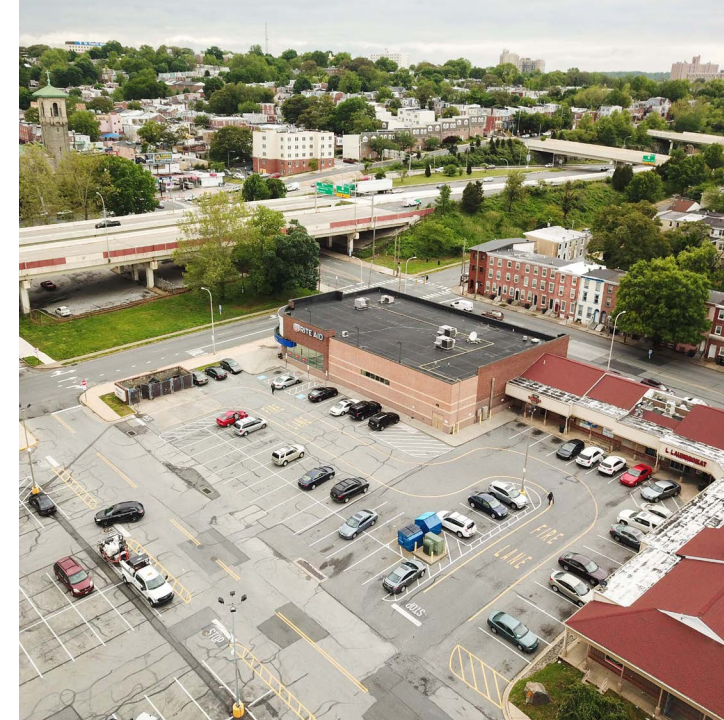
Rite Aid

800 W 4th St, Wilmington, DE 19801

LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Leasehold
Original Lease Term	20 Years
Commencement Date	March 1, 2007
Lease Expiration	February 28, 2027
Term Remaining	7.8 Years
Increases	10% Every 10 Years
Options	Eight, Five-Year Options
ROFR / ROFO	ROFR

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Rite Aid
Years in Business	57
Number of Locations	2,525



INVESTMENT HIGHLIGHTS

High Traffic Location

This Rite Aid benefits from having strong visibility along Interstate 95 and nearly 16,000 passing vehicles on West Fourth Street.

Significant Area Development

Wilmington is investing more than \$1.2 Billion for upcoming developments.

Attractive Increases

This lease offers 10% rent increases every 10 years, providing the investor with a strong hedge against ordinary inflation.

Popular Local Shopping Center

The Rite Aid benefits from being within a shopping center anchored by The Fresh Grocer Supermarket, providing a one-stop-shop for local residents.

Strong Corporate Guarantee

The lease is guaranteed by Rite Aid corporate. Rite Aid is a leading pharmacy retailer with more than 2,500 locations across 31 states.

Hard Signalized Corner

The subject property sits at a hard signalized intersection, allowing for excellent site-level visibility

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Lease Summary

Rite Aid

800 W 4th St, Wilmington, DE 19801



RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
02/23/2017-02/22/2027	Base Term	\$279,070.00	\$23,255.83	N/A	\$24.97	11.00%
02/23/2027-02/22/2032	1st Option	\$306,977.00	\$25,581.42	10%	\$27.47	12.10%
02/23/2032-02/22/2037	2nd Option	\$306,977.00	\$25,581.42	-	\$27.47	12.10%
02/23/2037-02/22/2042	3rd Option	\$337,674.70	\$28,139.56	10%	\$30.22	13.31%
02/23/2042-02/22/2047	4th Option	\$337,674.70	\$28,139.56	-	\$30.22	13.31%
02/23/2047-02/22/2052	5th Option	\$371,442.17	\$30,953.51	10%	\$33.24	14.64%
02/23/2052-02/22/2057	6th Option	\$371,442.17	\$30,953.51	-	\$33.24	14.64%
02/23/2057-02/28/2062	7th Option	\$408,586.39	\$34,048.87	10%	\$36.57	16.10%
02/23/2062-02/28/2067	8th Option	\$408,586.39	\$34,048.87	-	\$36.57	16.10%

*Rent is set to Fair Market Value. FMV deemed equal to 110% of Basic Rent from previous period unless Landlord or Tenant gives Appraisal Election Notice.

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Rent Schedule

Rite Aid

800 W 4th St, Wilmington, DE 19801

ABOUT THE BRAND

Since 1962, Rite Aid Corporation has been building a strong presence on both the East and West Coasts, making Rite Aid one of the nation's leading drugstore chains. Rite Aid Corporation, a Fortune 500 company, operates its drugstores in 31 states across the country and in the District of Columbia. Rite Aid, headquartered in Camp Hill, is publicly traded on the New York Stock Exchange under the ticker RAD. Rite Aid stores service prescription drug customers and offer an additament 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, seasonal merchandise, and other everyday and convenience products, as well as photo processing.

Rite Aid's mission in Wilmington, DE is to improve the health and wellness of neighboring communities through engaging experiences that provide customers with the best products, services and advice to meet their unique needs. Customers confidently choose Rite Aid first for their everyday health and wellness needs because Rite Aid consistently understands and exceeds customer's expectations.



RECENT NEWS

Rite Aid and GNC Extend Partnership Through 2022

GNC (NYSE: GNC), a leading global specialty retailer of health and wellness products and Rite Aid Corporation have extended their long-existing partnership through 2022.

Rite Aid Becomes 1st Drugstore Retailer to Offer Kokie Cosmetics

Rite Aid customers can now find a selection of more than 200 prestige quality, cruelty-free beauty items from Kokie Cosmetics at more than 2,300 Rite Aid stores and at RiteAid.com.

Ben Bulkley Named CEO of EnvisionRxOptions

Ben Bulkley, an established executive with more than 20 years' experience in health care and technology, has been named CEO of EnvisionRxOptions, a wholly owned subsidiary of Rite Aid.

Rite Aid Continues Sourcing with McKesson

Rite Aid and McKesson have agreed to key terms to continue providing Rite Aid with sourcing and direct-to-store delivery, ensuring highest levels of service for Rite Aid stores and customers.

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About the Brand

Rite Aid

800 W 4th St, Wilmington, DE 19801

WILMINGTON, DE

Wilmington has earned the status as Delaware's largest city and economic engine with its big city feel and preserved small-town charm. The City is located 30 minutes south of Philadelphia, mid-point between New York and Washington DC. Because Wilmington is right in the middle of it all, the city boasts excellent connections to the region as well as to national and international destinations from Philadelphia International Airport (PHL), Wilmington Airport (ILG), Amtrak / SEPTA Wilmington Station (WIL), I-95, and I-495.

Rich in history, Wilmington offers a unique blend of old and new and celebrates a diversity of cultures and lifestyles. Wilmington is a city of beautiful neighborhoods, abundant housing, and affordable living. Downtown has restored brownstones and high-rise residential towers, communities in the hills offer the comfort of country living, and between the two sit dozens of rowhome neighborhoods with their own unique history and character. The Riverfront, a new district forged from a former shipyard and industry hub, is one of the city's hottest destinations with its dynamic live-work-play environment.



LOCATION OVERVIEW

The City of Wilmington has grown to be a popular hub with a wide offering of dining, entertainment and other attractions. Foodies love Wilmington's burgeoning restaurant scene on Market Street, Union Street, and in Trolley Square. Art lovers enjoy access to Delaware Art Museum, dozens of galleries, live music venues like The Grand Opera House and Live Nation at The Queen, and the state's premier centers for the performing arts. Outdoor enthusiasts have 552 acres of parks at their fingertips, ranging from neighborhood pocket parks to Brandywine Park's winding trails through thick forest – there's no better place in the state to be a runner or cyclist.

Wilmington offers a dynamic environment for more than 40,000 workers and is the corporate, financial, and governmental hub of the state and region. More than half of all Fortune 500 companies call Wilmington their corporate home. The City has some of the most promising startups in the state and some of the most celebrated new economy training programs anywhere. While the City honors the titans of industry who called Wilmington home in the past, Wilmington is already fast at work building the next big thing. The City of Wilmington is developing a new citywide comprehensive plan that will guide growth and development across the city for the next decade.

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Location Overview

Rite Aid

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NEW JERSEY

Walgreens

Pepsi Beverages



Berger Brothers



Calpine Corporation



A R Myers Glass

Wilmington Hospital



Sheraton Suites Wilmington



Rodney Square

The Grand Opera House

DE Historical Society

The Queen

Delaware Technical Community College



DOWNTOWN WILMINGTON

William Anderson Community Center

Subject Property

Rite Aid

McDonald's



Latin American Community Center



Delmarva Power

The Delaware Contemporary

Quisqueilla Deli & Grocery

8,000+ VPD

5,100+ VPD

108,600+ VPD



La Flor

Punto Caliente

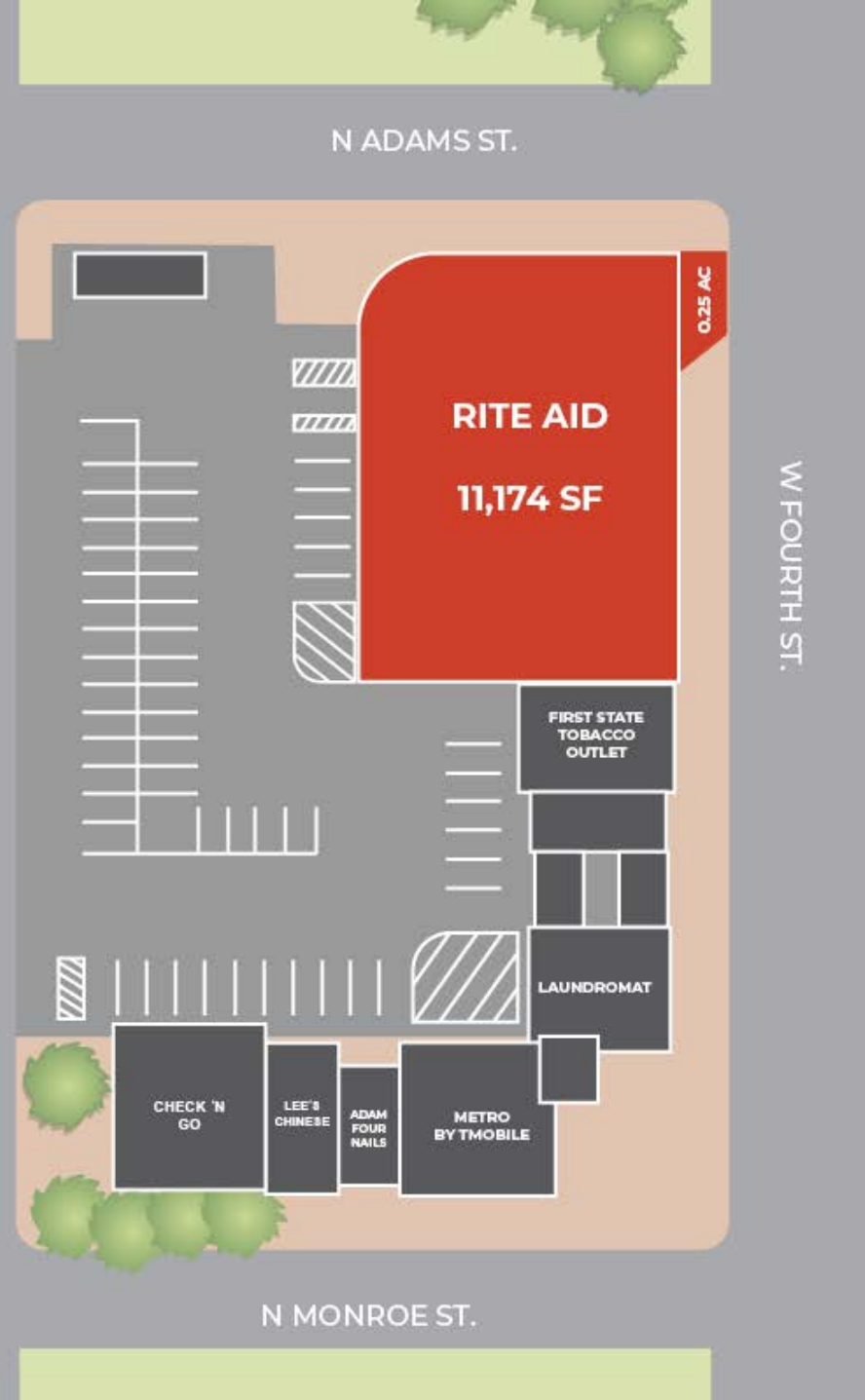
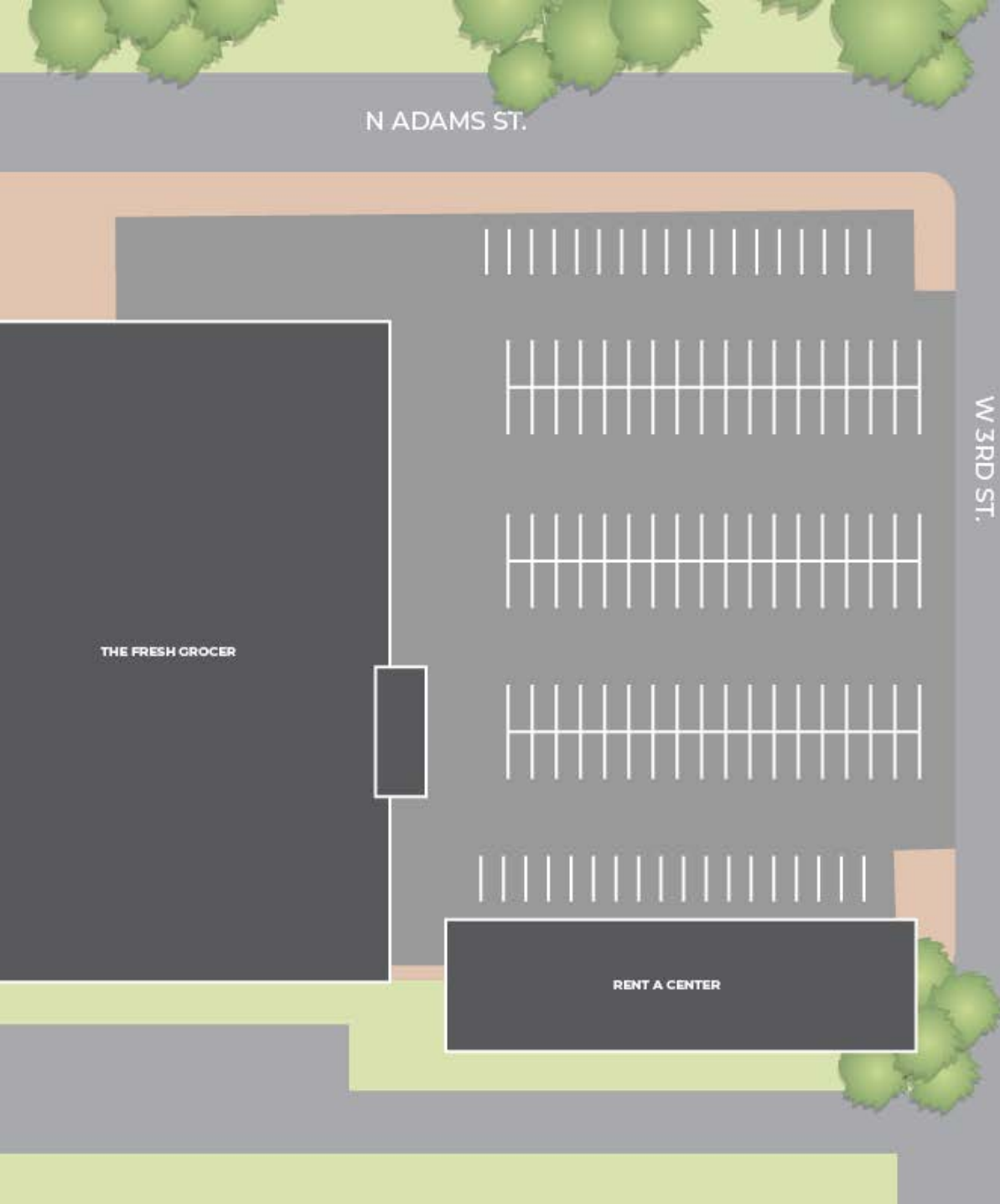
Shop Smart Market

Parkway Academy North

Family Pharmacy





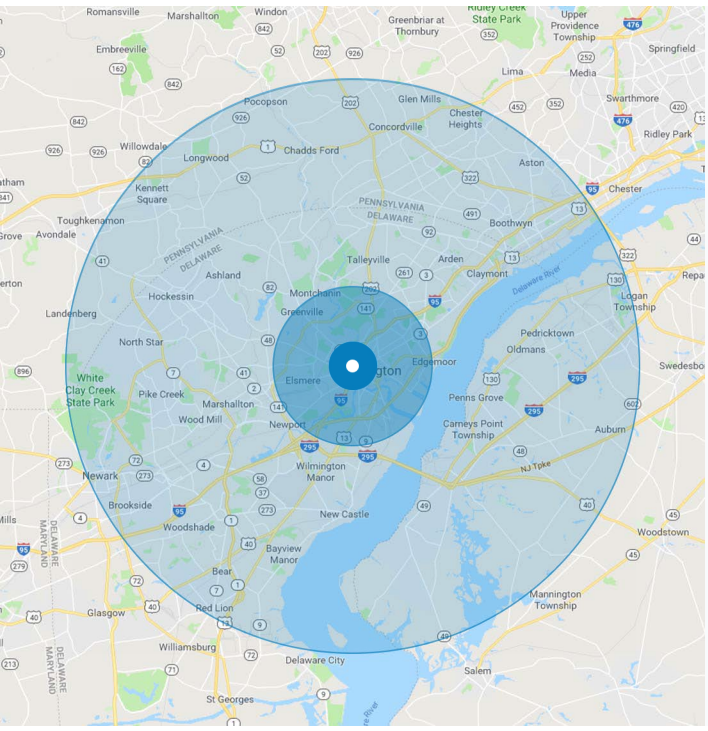
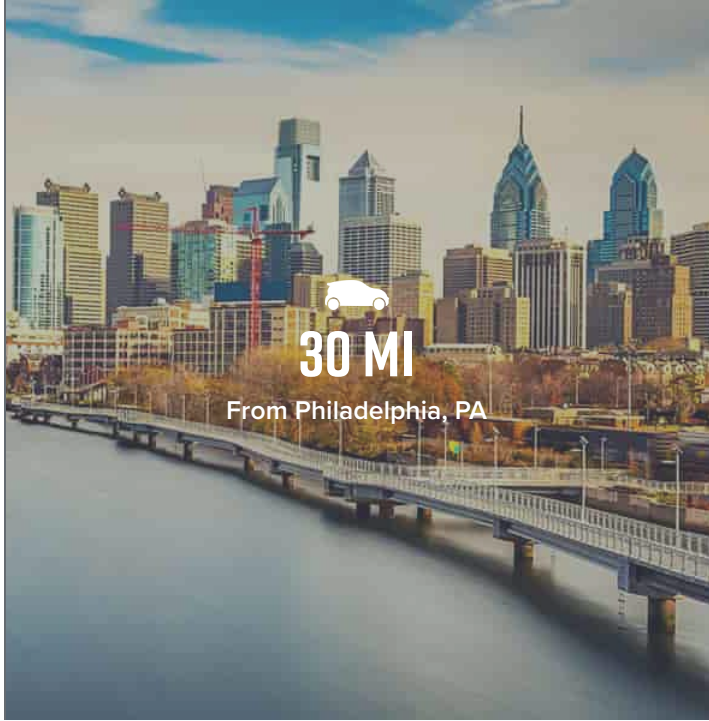


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	39,088	111,865	194,355	474,729
2018 Estimate	38,297	113,360	191,303	468,382
2010 Census	36,404	110,688	186,116	457,211
Growth 2018 - 2023	2.07%	1.34%	1.60%	1.36%
Growth 2010 - 2018	5.20%	1.06%	2.79%	2.44%

Densely Populated Area

This Rite Aid benefits from having nearly 115,000 people within a 3-miles radius, and nearly 200,00 people in a 5-mile radius.



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	16,625	45,234	76,798	186,866
2018 Estimate	16,266	44,624	75,564	184,352
2010 Census	15,331	44,089	73,428	179,974
Growth 2018 - 2023	2.21%	1.37%	1.63%	1.36%
Growth 2010 - 2018	6.10%	1.21%	2.91%	2.43%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$55,964	\$66,902	\$75,766	\$87,736
Med. HH Income	\$36,520	\$44,846	\$54,323	\$66,117

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