



RITE AID PORTFOLIO

FOUR PROPERTIES IN NEW YORK

EQUITY RETAIL BROKERS

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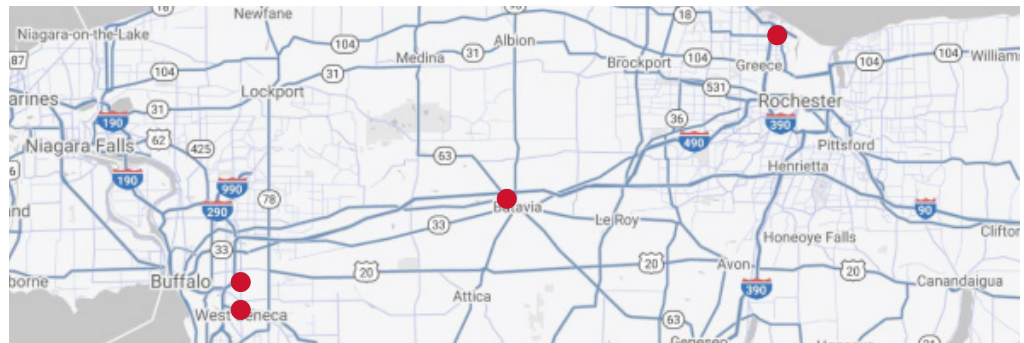
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INVESTMENT HIGHLIGHTS

- **Price: \$17,232,046**
- Portfolio includes four Rite Aid locations between Buffalo, NY and Rochester, NY.
- Each location has approximately eight years of lease term, followed by four 5-year options.
- Average rent per square foot is \$23.58, which is significantly lower than comparable drug store locations.
- All locations are at signalized corners in dense markets, on roads with high traffic counts.
- Properties are cross-collateralized with an attractive loan that is well below current market interest rates | Investors will receive double digit cash-on-cash returns.
- Ideal for 1031 exchange buyers looking to leverage proceeds into multiple strong performing assets.



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