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PORTFOLIO SUMMARY

SUMMARY

Address: 2600 Weir Pl, Chester, VA 23831
List Price: $4,400,000
Type of Ownership: Fee Simple
Lot Size: 1.09 Acres
Building Size: 14,704 SF
Year Built: 2007
Parking: 67 Spaces
Offered: Free and Clear

LEASE & TENANT SUMMARY

Lease Type: Absolute NNN
Lease Term: 20 Years
YRS Remaining: 8.50 Years
End of Primary Term: 28-Feb-27
Renewal Options: 8 @ 5 Years Each with 10% Increase Every 10 Years
Tenant Name: Rite Aid
Guaranty: Rite Aid Corporation
Use: Retail Drug Store
Current Rent (Annual): $313,500
Date of Next Increase: 1-Mar-27
Next Rental Increase: $344,850

DEMOGRAPHICS

<table>
<thead>
<tr>
<th>2018 Stats</th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Population:</td>
<td>3,359</td>
<td>34,259</td>
<td>70,750</td>
</tr>
<tr>
<td>2023 Projection:</td>
<td>3,484</td>
<td>35,891</td>
<td>74,366</td>
</tr>
<tr>
<td>Pop Growth 2018-23:</td>
<td>3.72%</td>
<td>4.76%</td>
<td>5.11%</td>
</tr>
<tr>
<td>Est. Households:</td>
<td>1,268</td>
<td>12,684</td>
<td>26,319</td>
</tr>
<tr>
<td>Household Growth 2018-23:</td>
<td>3.79%</td>
<td>4.86%</td>
<td>5.19%</td>
</tr>
<tr>
<td>Average Household Income:</td>
<td>$61,178</td>
<td>$74,980</td>
<td>$75,679</td>
</tr>
<tr>
<td>Median Household Income:</td>
<td>$218,481</td>
<td>$233,819</td>
<td>$226,588</td>
</tr>
</tbody>
</table>
LOCATION INFORMATION

Property Details:
The Rite Aid on Weir Place is located at a signalized corner at Rt 1, and shares the entrance with Lowes and Big Lots, which is located directly behind the pharmacy. Chesterfield United Soccer fields also share the Weir Place entrance off Rt 1, drawing additional customers by the pharmacy. The building is all brick construction and offers a double drive-thru.

Location:
Chester is located in Chesterfield County Virginia, part of the Richmond MSA. The subject Rite Aid located directly on Rt 1 and is less than a mile from I-95 and just a half mile from the intersection of Rt 10 (W Hundred Rd), putting it in the heart of the Chester retail area. Surrounding major retail include Target, Lowes, Big Lots, CVS, Kohl’s, Kroger, BB&T and many more. John Tyler Community College, with an enrollment of 14,895, is less than a half mile south along Rt 1.
LEASE HIGHLIGHTS

Lease Type:
The lease is an absolute triple net lease, whereby the tenant is responsible for the payment of all expenses of operating and maintaining the property, including the roof and structure. The tenant shall also repair and maintain the building signage, lighting, sidewalks, paving, parking lot, glass and doors.

Alterations:
Tenant is not allowed to make any exterior or structural alterations to the building without the consent of the Landlord if the effect of such alteration, as completed, would materially decrease the value of the building or impair its structural integrity.

Subleasing and Assignment:
Tenant may sublease or assign the premises or any portion thereof, provided the tenant and guarantor continue to remain liable for the full performance of their obligation under the lease.
## RENT SCHEDULE

## RENT SUMMARY

<table>
<thead>
<tr>
<th>Period</th>
<th>Annual Rent</th>
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<tbody>
<tr>
<td>Years 1 - 10</td>
<td>$285,000.00</td>
</tr>
<tr>
<td>Years 11 - 20 (Current)</td>
<td>$313,500.00</td>
</tr>
<tr>
<td>Option 1 Years 21 - 25</td>
<td>$344,850.00</td>
</tr>
<tr>
<td>Option 2 Years 26- 30</td>
<td>$344,850.00</td>
</tr>
<tr>
<td>Option 3 Years 31 - 35</td>
<td>$379,335.00</td>
</tr>
<tr>
<td>Option 4 Years 36 - 40</td>
<td>$379,335.00</td>
</tr>
<tr>
<td>Option 5 Years 41 - 45</td>
<td>$417,269.00</td>
</tr>
<tr>
<td>Option 6 Years 46 - 50</td>
<td>$417,269.00</td>
</tr>
<tr>
<td>Option 7 Years 51 - 55</td>
<td>$458,995.00</td>
</tr>
<tr>
<td>Option 8 Years 56 - 60</td>
<td>$458,995.00</td>
</tr>
</tbody>
</table>
RITE AID INFORMATION

Rite Aid began in 1962, opening its first store in Scranton, Pennsylvania; it was called Thrift D Discount Center. After several years of growth, Rite Aid adopted its current name and debuted as a public company in 1968.

In late 2015, Walgreens announced it would acquire Rite Aid for $9.4 billion pending approval. However, on June 29th, 2017, over fear of antitrust regulations, Walgreens Boots Alliance announced it would buy roughly half of Rite Aid's stores for $5.18 billion. On September 19th, 2017 the Federal Trade Commission approved a fourth deal agreement to purchase Rite Aid with 1,932 stores for $4.38 billion total.

Rite Aid Corporation is a retail drugstore chain in the United States and a Fortune 500 company. It is headquartered in East Pennsboro Township, Cumberland County, Pennsylvania, near Camp Hill. The company's segments include retail pharmacy and pharmacy services. The company operates under the Rite Aid name. It operates approximately 2,691 stores in over 30 states across the country and in the District of Columbia. Rite Aid is the largest drugstore chain on the East Coast and the third largest in the United States, employing roughly 890,000 associates. The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

TENANT PROFILE

TENANT TRADE NAME: Rite Aid
OWNERSHIP: Public
TENANT: Rite Aid Corporation
LEASE GUARANTOR: Rite Aid Corporation
NUMBER OF LOCATIONS: 2,600+ Locations
HEADQUARTERED: Camp Hill, Pennsylvania
WEB SITE: www.riteaid.com
NON-DISCLOSURE AND CONFIDENTIAL OFFERING

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
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