



OFFERING MEMORANDUM

Single Tenant NNN

Gas Station – Bonus Depreciation Opportunity



DISCLAIMER & LIMITING CONDITIONS

Urban Group Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Urban Group Realty Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Urban Group Realty, Corp or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents.



PROPERTY OVERVIEW



Property Information

1930 NOTTINGHAM WAY HAMILTON, NJ 08619

12
Pumps

Lehig Gas Corp
Corporate Operator

± 1,166
GLA

± 7 Years
Lease Period

\$21,944
Lease Price

2%
Increases
every Year

0.85 Acre
Land Area

6%
CAP Rate

NNN
Lease

\$4,388,927
Price

**Sold separately or as part of a 5 Gas
stations package in NY, NJ and FL**



Property Highlights

- Fee simple ownership structure qualifies for 15-Year Accelerated Depreciation and creates excellent after-tax returns
- Long-term lease with 8+ years remaining in the initial term and four, five year renewal options
- 2% annual rental increases throughout the base term of the lease and in each option period
- Lehigh Gas more than 700 locations
- NNN lease with zero landlord responsibilities or expenses
- Dense demographics with 9,740 people within 1 mile of the site, 133,122 people within 3 miles and 251,651 people within 5 miles | Population has increased in the 1, 3 and 5 mile rings over the past 10 years and is projected to continue through 2025
- The property has excellent visibility and is positioned at a signalized corner of Nottingham Way and Klockner Road with The property features 3 points of ingress/egress with 2 entrance/exit ways on Nottingham Way and 1 on Klockner Road
- The average household income over \$83,000 in the 1 mile ring, over \$78,000 in the 3 mile ring and over \$89,000 in the 5 mile ring
- Surrounding national tenants include Walmart, Walgreens, Advance Auto Parts, AutoZone, Wawa, Dollar Tree, Burger King, T-Mobile, and Dunkin'
- Located 0.7 miles from the on/off ramps of Interstate 295 with traffic counts exceeding 58,000 vehicles per day with combined traffic counts exceeding 29,000 vehicles per day



PROPERTY OVERVIEW



PROPERTY OVERVIEW







KLOCKNER RD - 11,996 V.P.D.

NOTTINGHAM WAY - 17,478 V.P.D.





I-295 - 58,575 V.P.D.



KLOCKNER
ELEMENTARY SCHOOL
265 Students



Subject Property

KLOCKNER RD - 11,996 V.P.D.

NOTTINGHAM WAY - 17,478 V.P.D.



FINANCIAL OVERVIEW



FINANCIAL ANALYSIS

1930 Nottingham Way, Hamilton, NJ

PRICE \$4,388,927



TENANT	Lehigh Gas Corporation
CAP RATE	6%
MONTHLY RENT	\$21,944.64
CURRENT NOI	\$263,335.62
G.L.A.	1,166 SF
LOT SIZE	0.85 ACRES
LEASE YEARS REMAINING	+7
EXPIRATION	AUG. 31, 2030
LEASE TYPE	NNN



ANNUAL REVENUE		
RENT INCREASES	ANNUAL	MONTHLY
Current -11/30/2022	\$253,109.98	\$21,092.50
12/1/2022-11/30/2023	\$258,172.18	\$21,514.35
12/1/2023 – 11/30/2024	\$263,335.62	\$21,944.64
12/1/2024 – 11/30/2025	\$268,602.33	\$22,383.53
12/1/2025 – 11/30/2026	\$273,974.38	\$22,831.20
12/1/2026 -11/20/2027	\$279,453.87	\$23,287.82
12/1/2027 – 11/30/2028	\$285,042.94	\$23,753.58
12/1/2028 – 11/30/2029	\$290,743.80	\$24,228.65
12/1/2029 – 11/30/2030	\$296,558.68	\$24,713.22
NET OPERATING INCOME 2024:	\$263,335.62	

Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.

CONTACT INFORMATION



CONTACT INFORMATION

URBAN GROUP REALTY

Urban Group Realty is a commercial real estate sales, leasing, and advisory firm with offices in New York and Florida.

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Tel: Florida 305-216-8315
Tel: New York 917-231-0851



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned Urban Group Realty Corp (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding the property described above. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Please print this page, execute it and email it to the information below.

Please Include in the subject the property address.

Pablo J Umansky
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