

NORTH AMERICAN MANUFACTURING

Long Term NNN Investment | ZERO Landlord Responsibilities | 8.73% Average Return



Subject Property:
North American
Manufacturing
75,000 SF & 3.02 AC

1074 Barring Avenue | Scranton, PA 18508

Encore Real Estate Investment Services | 6755 Daly Road, West Bloomfield, MI 48322 | encorereis.com



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EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$3,250,000

CAP RATE

7.50%

INVESTMENT SUMMARY

NOI:	\$243,547
Price / SF:	\$43.33
Rent / SF:	\$3.25
Building Size:	75,000 SF
Land Acreage:	3.02 Acres
Year Built:	1980
Renovated:	2020
Market:	Philadelphia
Submarket:	I-81 Corridor

LEASE SUMMARY

Lease Type:	NNN
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Tenant
Original Lease Term:	20 Years
Term Remaining:	16+
Commencement Date:	12/31/2020
Term Expiration:	12/31/2040
Options:	4 (5 Year) Options
Increases:	2% Annual

INVESTMENT HIGHLIGHTS

- 20-Year Triple-Net Lease | 16+ Years Remaining
- Two Percent Annual Rent Bumps | Four, Five-Year Renewal Options
- 100% Leased to North American Manufacturing (NAM)
- Blended 8.73% CAP Rate Over Base Term
- NAM Specializes in Providing High-Quality, Innovative, and Rugged Equipment for the U.S. Military and Other Government Agencies – Providing Predictable Cash Flows
- NAM Has Been in Operation for almost 50 Years | Stable & Committed Tenant
- NAM was Acquired by KAHO Partners, a Long-Term Investment Partner and Owner of 100MM+ Government Manufacturing Contracts
- The U.S. Defense market cap is estimated to be upwards of \$300 Billion dollar industry

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	19,727	90,232	124,748
Total Households	7,941	36,419	51,241
Average HH Income	\$63,137	\$75,084	\$80,711

LEASE ABSTRACT

ANNUALIZED OPERATING DATA

LEASE TERM

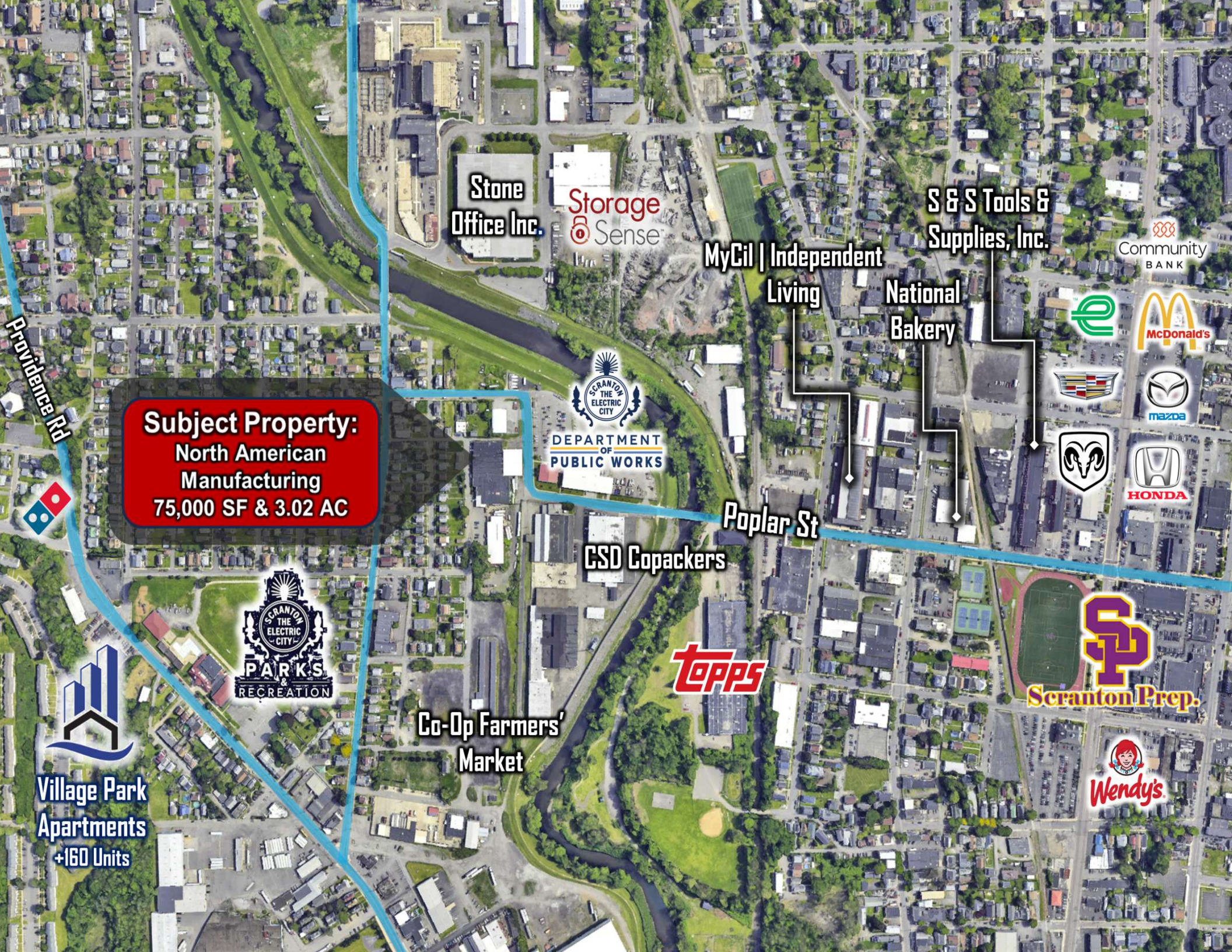
Tenant	Square Feet	Lease Start	Lease End	Increase
North American Manufacturing	75,000 SF	12/31/2020	12/31/2040	2% Annual

TENANT SUMMARY

Tenant:	North American Manufacturing
Ownership Type:	-
Lease Guarantor:	North American Manufacturing Company LLC
Lease Type:	NNN
Original Lease Term (Years):	20 Years
Rent Commencement Date:	12/31/2020
Lease Expiration Date:	12/31/2040
Increases:	2% Annual
Options:	4 (5 Year) Options

RENT SCHEDULE

Period	Year	NOI	Cap	Price
1	2025	\$243,547	7.49%	\$3,250,000
2	2026	\$248,418	7.64%	
3	2027	\$253,386	7.80%	
4	2028	\$258,453	7.95%	
5	2029	\$263,622	8.11%	
6	2030	\$268,895	8.27%	
7	2031	\$274,273	8.44%	
8	2032	\$279,758	8.61%	
9	2033	\$285,353	8.78%	
10	2034	\$291,060	8.96%	
11	2035	\$296,882	9.13%	
12	2036	\$302,819	9.32%	
13	2037	\$308,876	9.50%	
14	2038	\$315,053	9.69%	
15	2039	\$321,354	9.89%	
16	2040	\$327,781	10.09%	
AVERAGE		\$283,721.08	8.73%	\$3,250,000



Subject Property:
North American
Manufacturing
75,000 SF & 3.02 AC

Stone
Office Inc.

Storage
Sense

MyCil | Independent
Living

S & S Tools &
Supplies, Inc.

Community
BANK

McDonald's

mazda

HONDA

e

Cadillac

Ram



DEPARTMENT
OF
PUBLIC WORKS

Poplar St

CSD Copackers



Co-Op Farmers'
Market

TOPPS

Scranton Prep.

Wendy's



Village Park
Apartments
+160 Units

Providence Rd

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DEPARTMENT
OF
PUBLIC WORKS

Poplar St





TENANT PROFILE



TENANT OVERVIEW

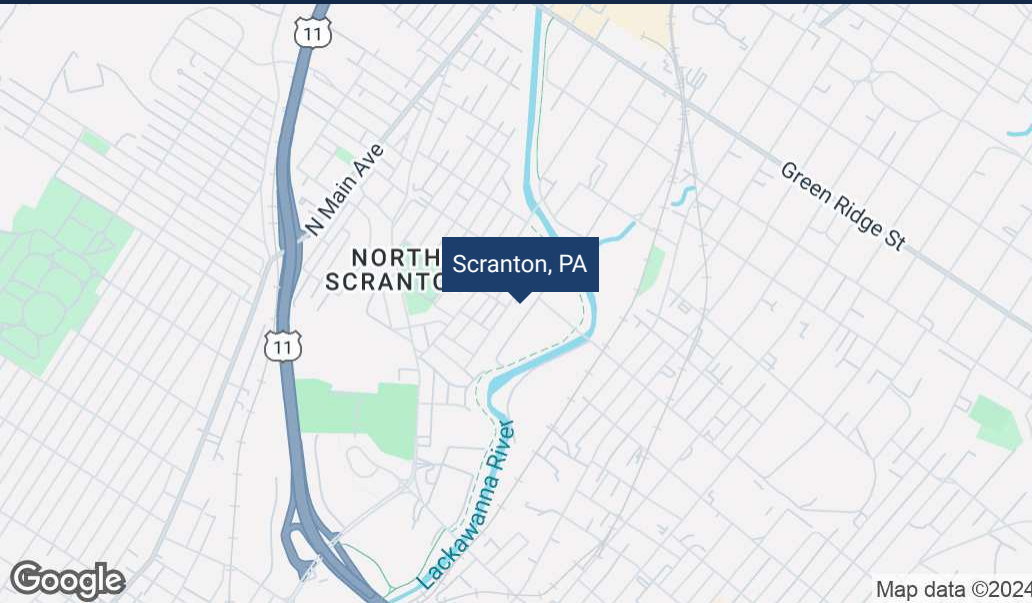
Company:	North American Manufacturing
Founded:	1976
Headquarters:	Scranton, PA
Website:	http://www.namanufacturing.com/

CUSTOM TEXT

Founded in 1976, North American Manufacturing is headquartered in Scranton, Pennsylvania. Their mission is to provide customers with durable, high-quality textiles, load management systems, storage systems, and field gear. NAM has a proven track record of on-time delivery and high-quality production for military, government, and civilian organizations. To date, they have delivered over 1.5 million cots, 1 million backpacks, and 900,000 postal lock boxes.

NAM works with military and civilian organizations, including:

- U.S. military organizations
- U.S. federal, state, and local governments
- Large prime contractors looking for sub-prime contractors
- Commercial OEMs/distributors.

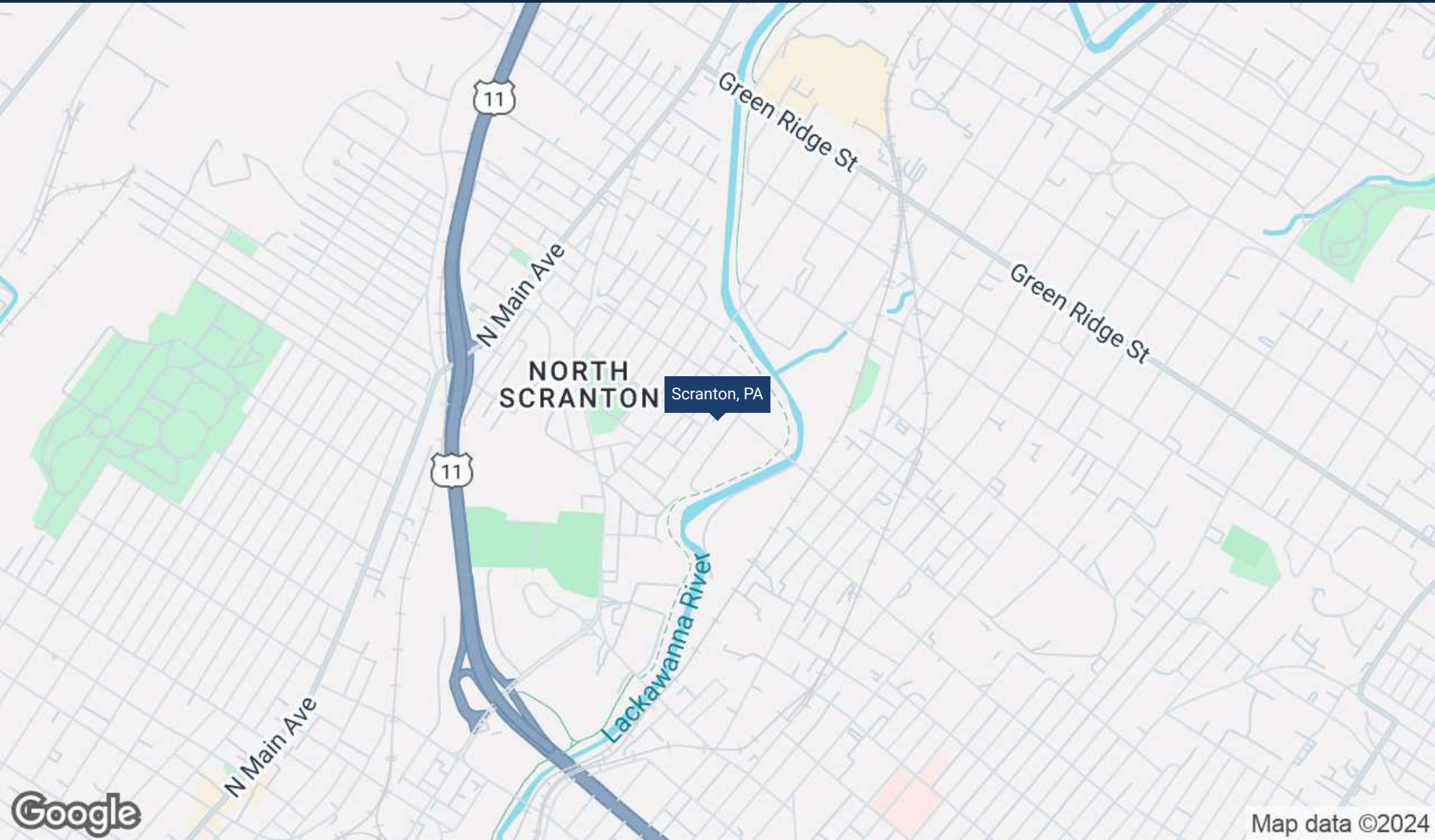


LOCATION DESCRIPTION

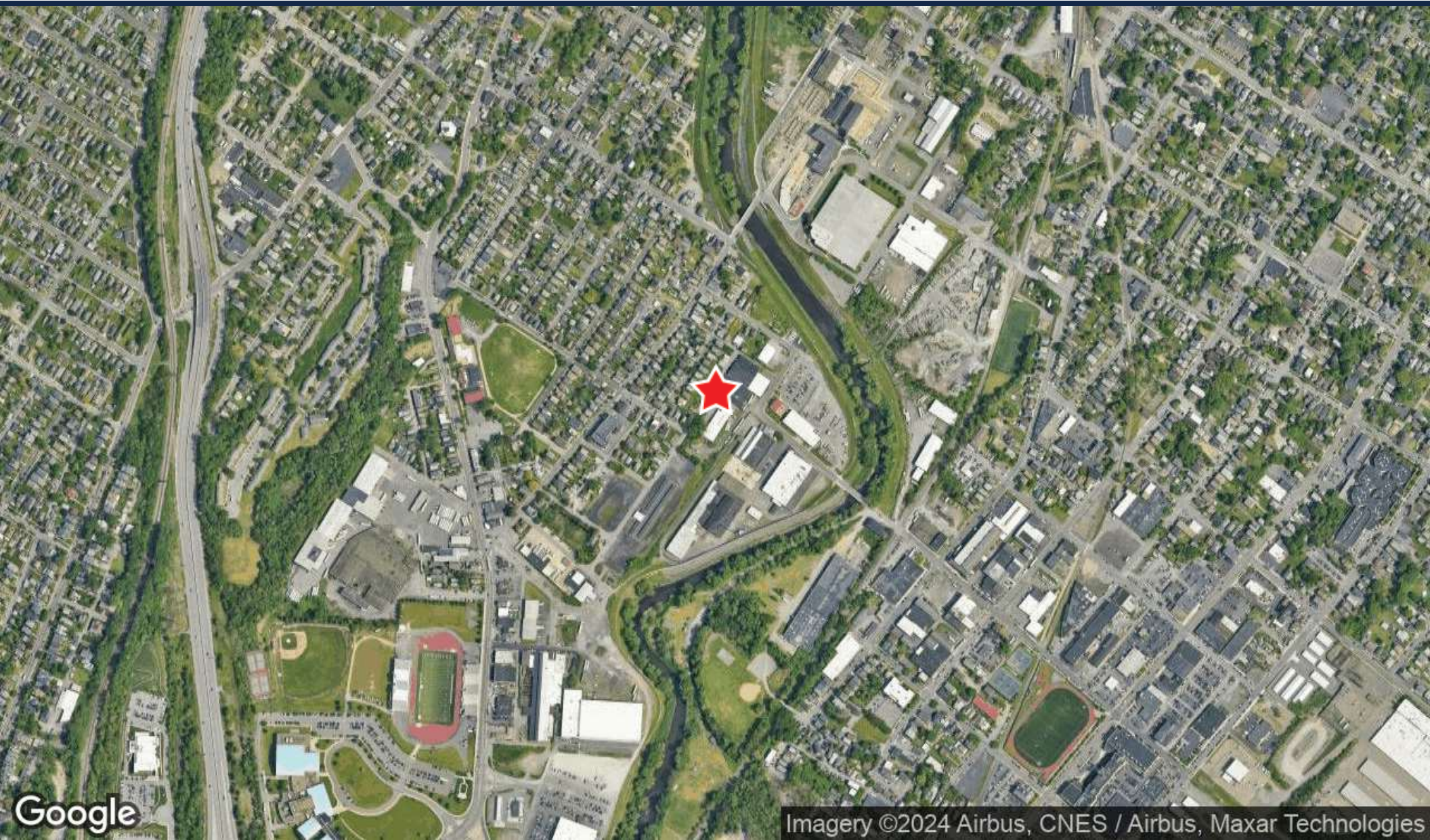
Scranton, Pennsylvania's industrial real estate market is thriving due to its strategic location near major highways and proximity to large East Coast cities, making it an ideal hub for distribution and logistics. The area offers lower real estate costs and competitive tax rates compared to nearby markets, attracting businesses looking for cost-effective industrial spaces. The rise of e-commerce has further fueled demand for warehouse and logistics facilities, with several industrial parks being developed to meet this need. Scranton also has a skilled labor force and lower labor costs, providing additional advantages for companies. With ongoing industrial development and growing interest, the market outlook remains positive for continued growth.



REGIONAL MAP



AERIAL MAP

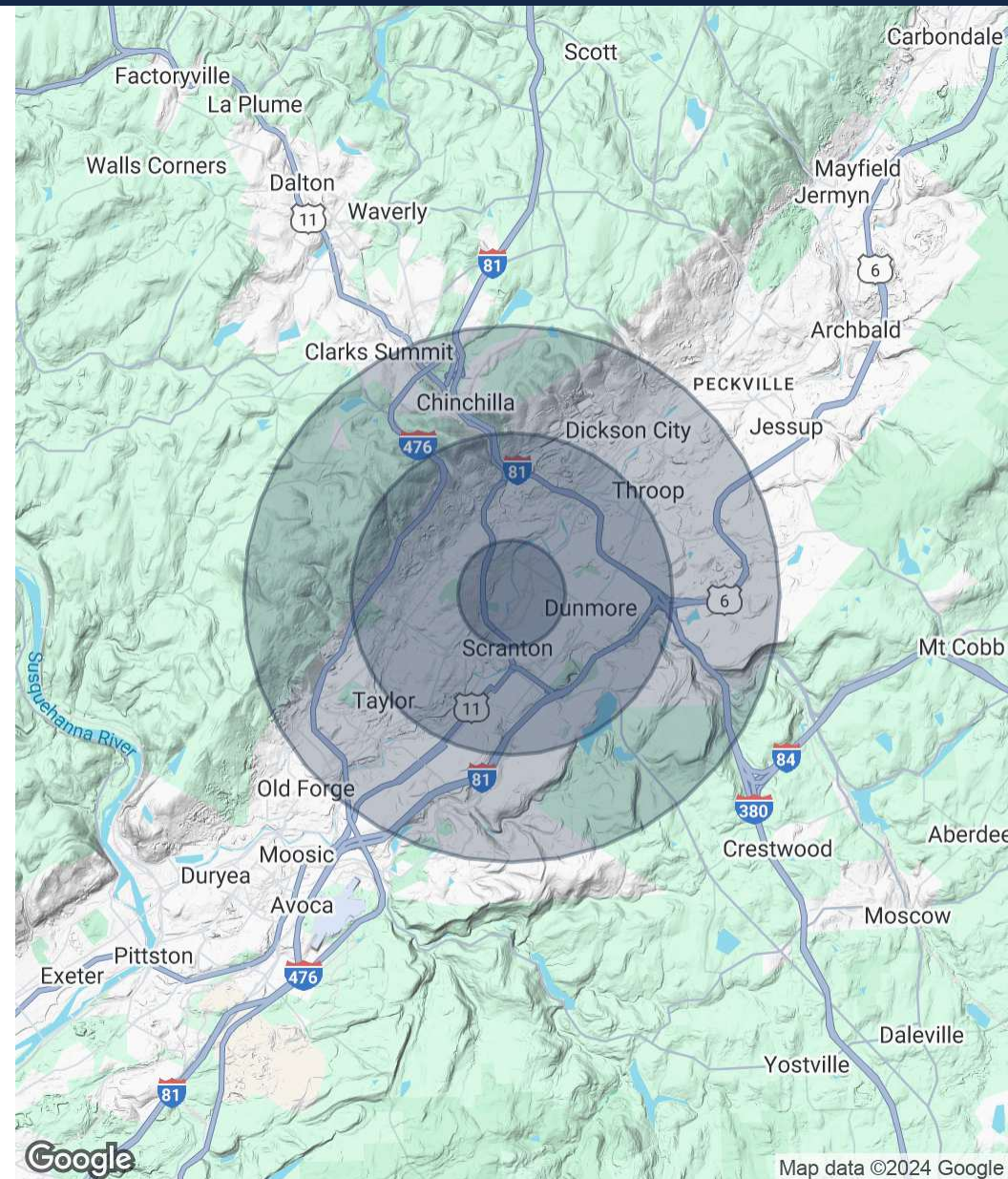


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,727	90,232	124,748
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,941	36,419	51,241
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$63,137	\$75,084	\$80,711
Average House Value	\$175,709	\$179,703	\$194,341
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,562	62,404	91,217
Total Population - Black	2,414	7,817	8,987
Total Population - Asian	1,302	4,652	5,629
Total Population - Hawaiian	8	32	34
Total Population - American Indian	96	432	494
Total Population - Other	1,527	7,225	8,517

Demographics data derived from AlphaMap



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