



RETAIL CORNER | NNN LEASES

4251-4255 Route 9, Howell, NJ 07731

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

Neither Landmark Real Estate Co., LLC representative nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Landmark Real Estate Co., LLC with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Landmark Real Estate Co., LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

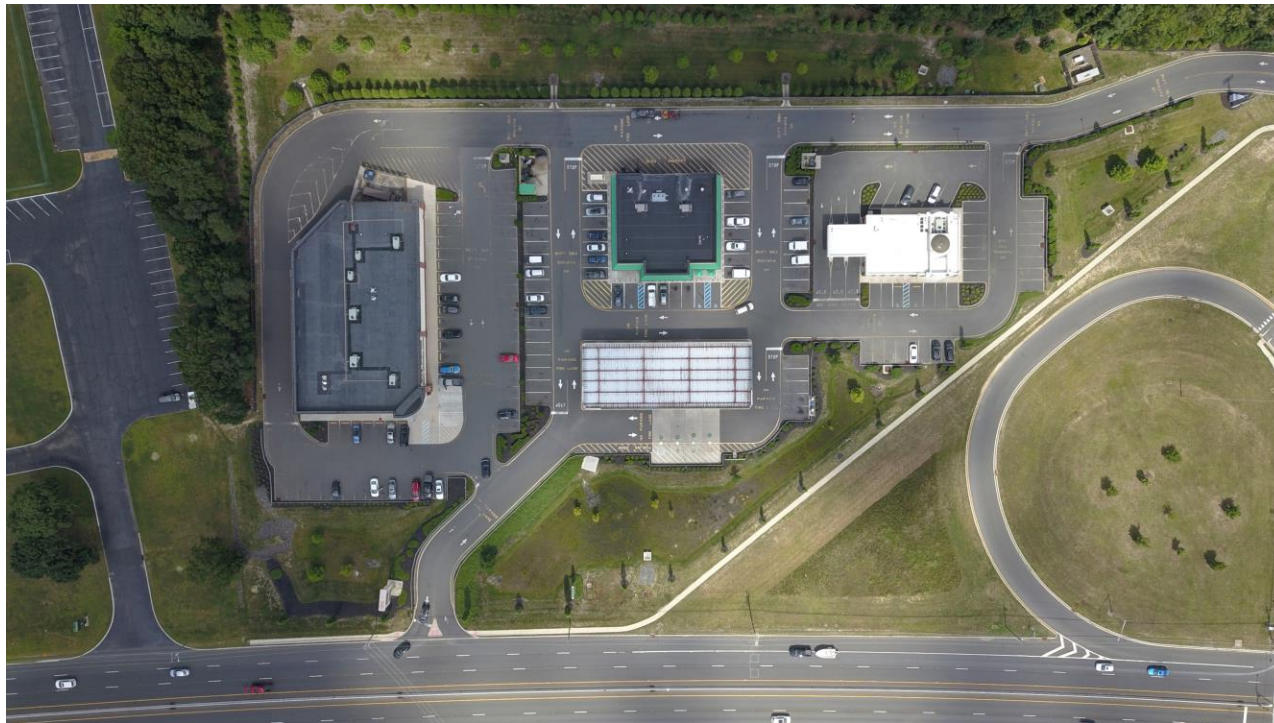
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

4	INVESTMENT OVERVIEW
5-7	FINANCIAL SUMMARIES
8-9	LOCATION AERIALS
10	AREA OVERVIEW
11-13	TENANT PROFILES



JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

INVESTMENT OVERVIEW

HOWELL, NEW JERSEY

The Property is located at 4251-4255 Route 9 in Howell, NJ approximately 30 miles South of NYC, and less than 9 miles away from the New Jersey Shore Points. The retail center is located at a signalized intersection along Route 9 and is less than 1 mile away from direct access to Interstate 195. The property is situated in the heart of the retail corridor of the area. Conveniently located at a signalized intersection that allows for access from both sides of the Highway as well.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 72,192 and 163,682 within a 5-mile radius. Additionally, within a 3 mile radius of the subject property, there are 19,741 households with an average household income of \$108,143.

Some of the surrounding retailers in the immediate area include TD Bank, Santander Bank, Lidl Supermarket, Five Guys, Pep Boys, Chase Bank, Walgreens, Dunkin', Harbor Freight, Wendy's, Popeye's, USPS and many more!

ASKING PRICE: \$14,686,000

DEAL POINTS

NNNLEASES

ASK US ABOUT THE ASSUMABLE FINANCING!

NEW HIGHQUALITY 2016 CONSTRUCTION

SCHEDULED RENT INCREASES

RENT.COMMENCEMENT IN 2016

TWENTY PLUS YEAR BASE TERMS

LOCATED ON ROUTE 9 WITHIN THE RETAIL CORRIDOR

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$713,250
----------------------	-----------

SQUARE-FOOTAGE	23,534
----------------	--------

LAND SIZE	7 AC
-----------	------

YEAR BUILT	2016
------------	------

FINANCIAL SUMMARY



CVS PHARMACY | NNN LEASE

4251 Route 9, Howell, NJ 07731

Prorata Share: 41.50%



SUMMARY

TENANT NAME	CVS PHARMACY #10363
SQUAREFOOTAGE	14,798
LEASEBEGINS	4/3/2016.
LEASEENDS	1/31/2042
ANNUALRENT	\$287,000
OPTIONS	SIX, 5 YEAR
INCREASES	12% INCREASE EVERY OPTION

OPERATING SUMMARY

NET OPERATING INCOME	
Year 1-25	\$287,000
Year 26-30	\$321,440
Year 31-35	\$360,013
Year 36-40	\$402,214
Year 41-45	\$451,600
Year 46-50	\$505,792
Year 51-55	\$566,487

FINANCIAL SUMMARY



QUICK CHEK |NNN LEASE

4253 Route 9, Howell NJ 07731

Prorata Share: 41 . 50%



SUMMARY

TENANT NAME	QUICK CHEK CORP / MURPHY OIL
SQUAREFOOTAGE	5,496
LEASEBEGINS	6/13/2016
LEASEENDS	6/13/2041
ANNUALRENT	\$302,500
OPTIONS	TWO, 10 YEAR
INCREASES	10% EVERY 5 YEARS

OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-5	\$275,000
Year 6-10	\$302,500
Year 11-15	\$347,875
Year 16-20	\$400,056.25
Year 21-25	\$460,064.69
Year 26-30	\$529,074.39
Year 31-35	\$608,435.54
Year 36-40	\$699,700.87
Year 41-45	\$804,656.56

FINANCIAL SUMMARY



CITIZENS BANK|NNN LEASE

4255 Route 9, Howell, NJ 07731

Prorata Share: 17.00%



SUMMARY

TENANT NAME	INVESTORS BANK / CITIZENS BANK
SQUAREFOOTAGE	3,240
LEASEBEGINS	4/15/2016
LEASEENDS	4/15/2036
ANNUALRENT	\$123,750
OPTIONS	FOUR, 5 YEAR
INCREASES	10% EVERY 5 YEARS

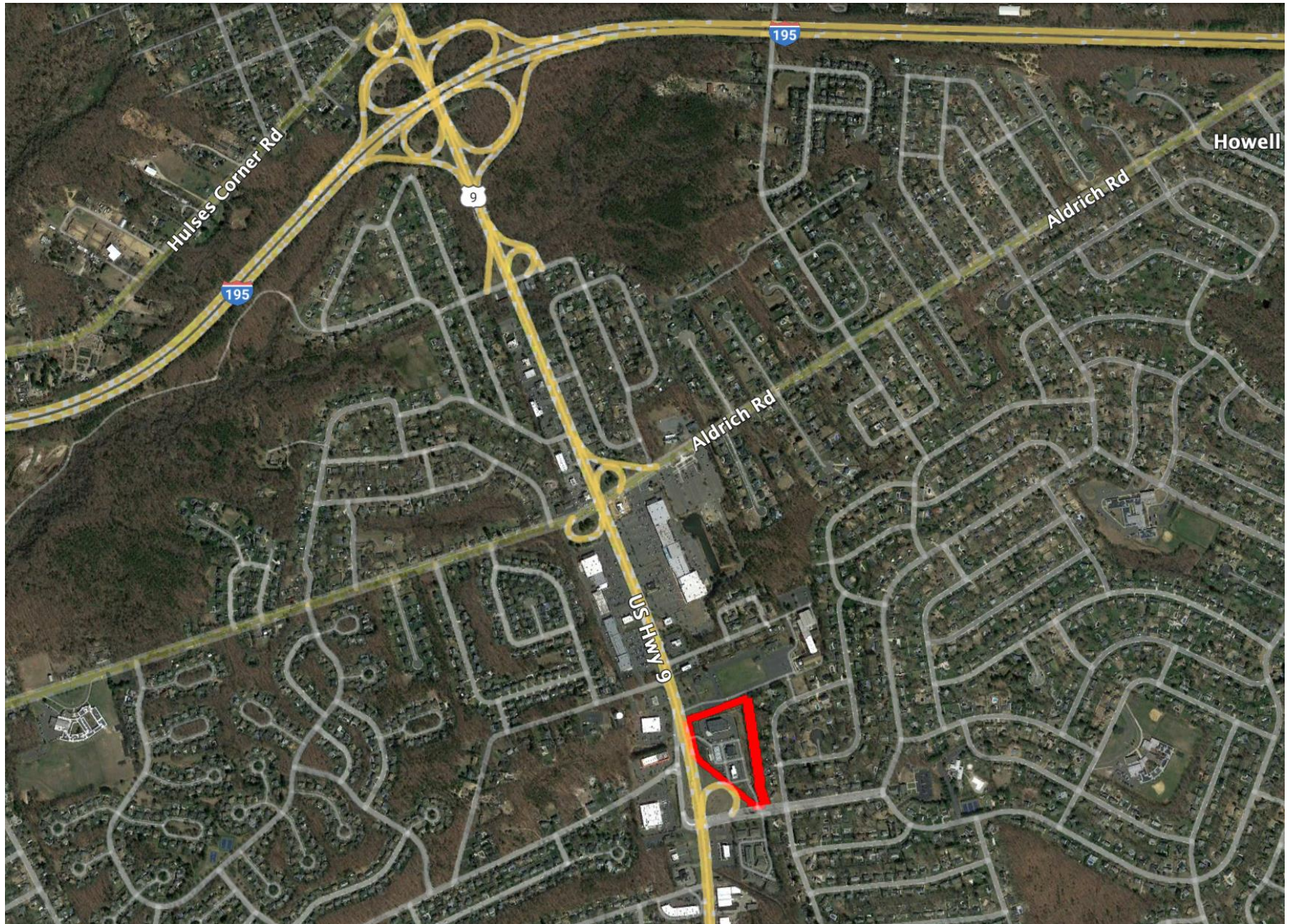
OPERATING SUMMARY

NET OPERATING INCOME	
Years 1-5	\$112,500
Year 6-10	\$123,750
Year 11-15	\$136,125
Year 16-20	\$149,738
Year 21-25	\$164,711
Year 26-30	\$181,182
Year 31-35	\$199,301
Year 36-40	\$219,231

LOCATION AERIALONE



LOCATION AERIAL TWO



AREA OVERVIEW

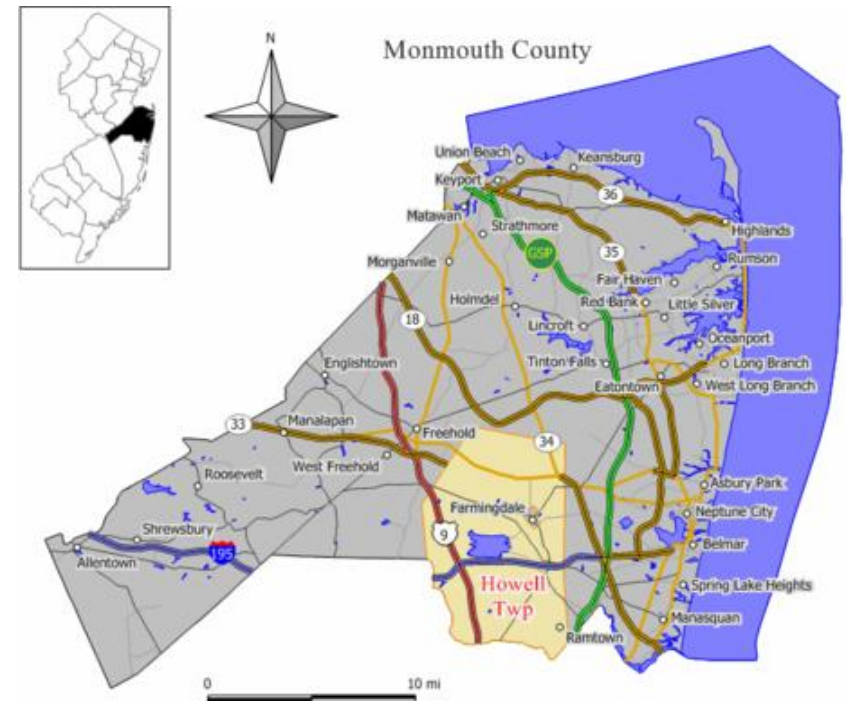
HOWELL, NEW JERSEY

The Township of Howell is a 61.2 square mile ideal suburban area steadily becoming a bedroom community of New York City. Residents get to take advantage of the natural beauty of the New Jersey Shore Points and the crystal clear Manasquan River and Manasquan Reservoir.

The history of Howell Township is connected to its location along the Manasquan River, where humans have lived since ancient times. Archeologists have estimated that Paleo-Indians (ancient Native Americans) settled in the Manasquan watershed as early as 9000 BC. This makes the Manasquan Paleo-Indian site located within Howell Township, south of Squankum Yellowbrook Road, one of the oldest settlement areas in eastern North America.

Howell is a natural route southward from New York City, a mere 30 miles away, has easy access to air and rail transportation, and is bordered by the towns of Freehold, Colts Neck, Lakewood, Wall Township, Brick Township, Tinton Falls and multiple towns along the Jersey Shore!

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION			
2020 Estimated Population	6,985	72,192	163,682
HOUSEHOLDS			
2020 Estimated Households	2,457	19,741	48,115
INCOME			
2020 Average Household Income	\$131,953	\$108,143	\$100,022
TOTAL BUSINESSES			
2020 Estimated Businesses	400	1,970	4,562



TENANT PROFILE

TENANT PROFILE



OVERVIEW

Company:	CVS
Founded:	May 8, 1963
Total Revenue:	\$184.8 Billion (2017)
Net Income:	\$9.5 Billion (2015)
Headquarters:	Woonsocket, RI
Website:	www.cvs.com

TENANT HIGHLIGHTS

- 240,000 employees (2016)
- 9,900+ stores (May 2018)
- Located in 43 U.S. states and the District of Columbia

TENANT OVERVIEW

CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 7th largest U.S. corporation according to Fortune 500 in 2016. CVS Pharmacy's leading competitor Walgreens Boots Alliance ranked 37th.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.

TENANT PROFILE

TENANT OVERVIEW

Tenant Trade Name
QuickChek Corporation

Ownership
Private

Tenant
Corporate Store

Lease Guarantor
Corporate Guarantee

Number of Locations
140+

Headquartered
Whitehouse Station, NJ

Web Site
www.QuickChek.com

Years in Business
Since 1967

QuickChek Corporation is a market leader in food services with an exceptional fresh coffee and fresh food program that has been voted the best in America in a national consumer survey. Based in Whitehouse Station, N.J., the privately owned company has 140 retail locations throughout New Jersey, New York's Hudson Valley and Long Island.

QuickChek enjoys the rare distinction of being named one of the best companies to work for in both New Jersey and New York State. QuickChek has been named one of the Best Places to Work in New Jersey in each of the past five years (2010-11-12-13-14) by NJBIZ magazine and one of the Best Companies to Work For in New York by The New York State Society of Human Resource Management the past three years (2013-14-15). These lists recognize top employers who show a dedication to their employees' growth and quality of life. Most of QuickChek's Vice Presidents and all of its District Leaders began their careers working in a local store.

QuickChek has been named one of the 50 Fastest Growing Companies by NJBIZ as well as one of the magazine's Top 100 privately-held companies in New Jersey in 2010 and 2011. Among its many industry honors, QuickChek was voted as having the Best Overall Beverage Quality (coffee) and Best Food Quality in America in a 2014 Technomic survey. The company was awarded the Hot Beverage Innovator Gold Medal in 2014 and in 2012 by Convenience Store News magazine and received the magazine's Foodservice Innovator Silver Medal award in 2013.



Representative Photo

TENANT PROFILE



Citizens Bank, a subset bank of the Citizens Financial Group, is a publicly traded company (NYSE - CFG) headquartered in Providence, Rhode Island. CFG is one of the oldest and largest financial services firms in the United States, dating back to High Street Bank in 1828. From 1988 to 2015, CFG was a wholly owned subsidiary of the publicly traded company, The Royal Bank of Scotland (RBS), which is headquartered in Edinburgh, Scotland. In 2001, RBS purchased Mellon Financial Corporation's retail banking division in Pennsylvania, New Jersey, and Delaware.

With the acquisition of Mellon, Citizens Bank became the second-largest bank in Pennsylvania in terms of branch locations, with PNC Bank being the only bank with more branches. Citizens is the 13th largest American Bank with more than 1,200 branches and 3,200 ATM locations in 11 eastern U.S. states. As of 2008, RBS ranks as the 14th largest bank in America in deposits with \$94.8 billion while JP Morgan Chase leads with \$1,009 billion in deposits. CFG ranks as the 21st largest bank in the U.S. in total assets with \$140 million, trailing the leader, J.P. Morgan Chase, which has \$2.42 billion of total assets. As of June 30th, 2015, an average Citizens Bank branch in Pennsylvania has about \$78,792,000 in deposits.





392 Main Street | Wyckoff, NJ | 07481

RETAIL CORNER | NNN LEASES

4251-4255 Route 9, Howell, NJ 07731

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com