



RITE AID PHARMACY

1022 GENESEE STREET, LAPEER, MI 48446

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$4,523,200
Current NOI:	\$282,700.00
Initial Cap Rate:	6.25%
Land Acreage:	1.32 Acres
Year Built	2008
Building Size:	14,500 SF
Price PSF:	\$311.94
Lease Type:	Ground
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Rite Aid pharmacy located in Lapeer, Michigan on the northwest corner of Genesee and Main Street. This investment is a rare 20 year ground lease with over 9 years remaining on the initial term. The lease also has eight, five year options with variable rental rate increases every ten years. This is a great opportunity for an investor looking to purchase an asset with a passive income and no management responsibilities. The upside of buying a ground lease is that you have the assurance of Rite Aid's strength as a tenant, while not owning improvements on the land.

The Lapeer store is a relocation from a nearby in-line center. The relocation has resulted in significant store sales increases. The average household income within ten miles is over \$69,000 and the ten mile population exceeds 60,000 residents. Surrounding national retail tenants include WalMart, Meijer, Kohl's, Home Depot, Aldi, Kroger, Dollar Tree, Big Lots!, Tractor Supply Company and Marshall's.



PRICE \$4,523,200



CAP RATE 6.25%



LEASE TYPE Ground



TERM 20 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 20 Year Ground Lease
- 85 Surface Parking Spaces | Drive Thru Location
- Eight, Five (5) Year Options | Variable Rent Increases Every 10 Years
- Built-to-Suit in 2008 | Corporately Guaranteed Lease
- Rite Aid Has Invested Over \$2.5M into Building and Site Work
- High Gross Revenue Store Sales
- Ten Mile Population Exceeds 60,040 Residents
- Ten Mile Average Household Income Exceeds \$69,000
- Ten Mile Median Home Value Exceeds \$162,000

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$282,700	\$19.50
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$282,700	\$19.50

PROPERTY SUMMARY

Year Built:	2008
Lot Size:	1.32 Acres
Building Size:	14,500 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Rite Aid Pharmacy
Lease Type:	Ground
Primary Lease Term:	20 Years
Annual Rent:	\$282,700
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	August 1, 2008
Lease Expiration Date:	August 1, 2028
Lease Term Remaining:	9.75 Years
Rent Bumps:	Variable at Options
Renewal Options:	Eight, Five Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	S&P "B"
Tenant Website:	www.riteaid.com



GROSS SALES:
\$32.8 BILLION



STORE COUNT:
4,536



GUARANTOR:
RITE AID



S&P:
B



OVERVIEW

Company:	Rite Aid Corporation
Founded:	1927
Total Revenue:	\$32.8 Billion (2017)
Net Income:	\$4.1 Million
Headquarters:	Camp Hill, PA
Website:	www.riteaid.com

TENANT HIGHLIGHTS

- 2017 Revenues Increased \$2.1 Billion or 6.9% Over the Previous Year
- 4,536 Stores are Located in 31 States
- Rite Aid is the Largest Drug Store on the East Coast and the Third Largest in the United States
- Rite Aid has over 30 Million Customers Enrolled in Wellness+ with Plenti
- Rite Aid Plans to Complete 200 Additional Wellness Remodels in 2018 Along with 26 Relocations and 5 New Store Openings

RENT SCHEDULE

YEARS	ANNUAL RENT	MONTHLY RENT	RENT INCREASE	% INCREASE
1-10	\$257,000	\$21,417		
11-20	\$282,700	\$23,558	\$25,700	10.0%
Option 1	\$308,400	\$25,700	\$25,700	9.09%
Option 2	\$308,400	\$25,700	0	0%
Option 3	\$334,100	\$27,842	\$25,700	8.33%
Option 4	\$334,100	\$27,842	0	0%
Option 5	\$359,800	\$29,983	\$25,700	7.69%
Option 6	\$359,800	\$29,983	0	0%
Option 7	\$385,500	\$32,125	\$25,700	7.14%
Option 8	\$385,500	\$32,125	0	0%

COMPANY BACKGROUND

At Rite Aid, we have a personal interest in your health and wellness. That's why we deliver the products and services that you, our valued customer, need to lead a healthier, happier life. Everyone at Rite Aid—from our knowledgeable, caring associates and pharmacists to the members of our board of directors—works together to provide you with a superior pharmacy experience.

Rite Aid Corporation is also proud to be one of the nation's leading drugstore chains. With approximately 4,536 stores in 31 states and the District of Columbia, we have a strong presence on both the East and West Coasts. Rite Aid is the largest drugstore chain on the East Coast and the third-largest in the United States, employing roughly 89,000 associates. Our company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.

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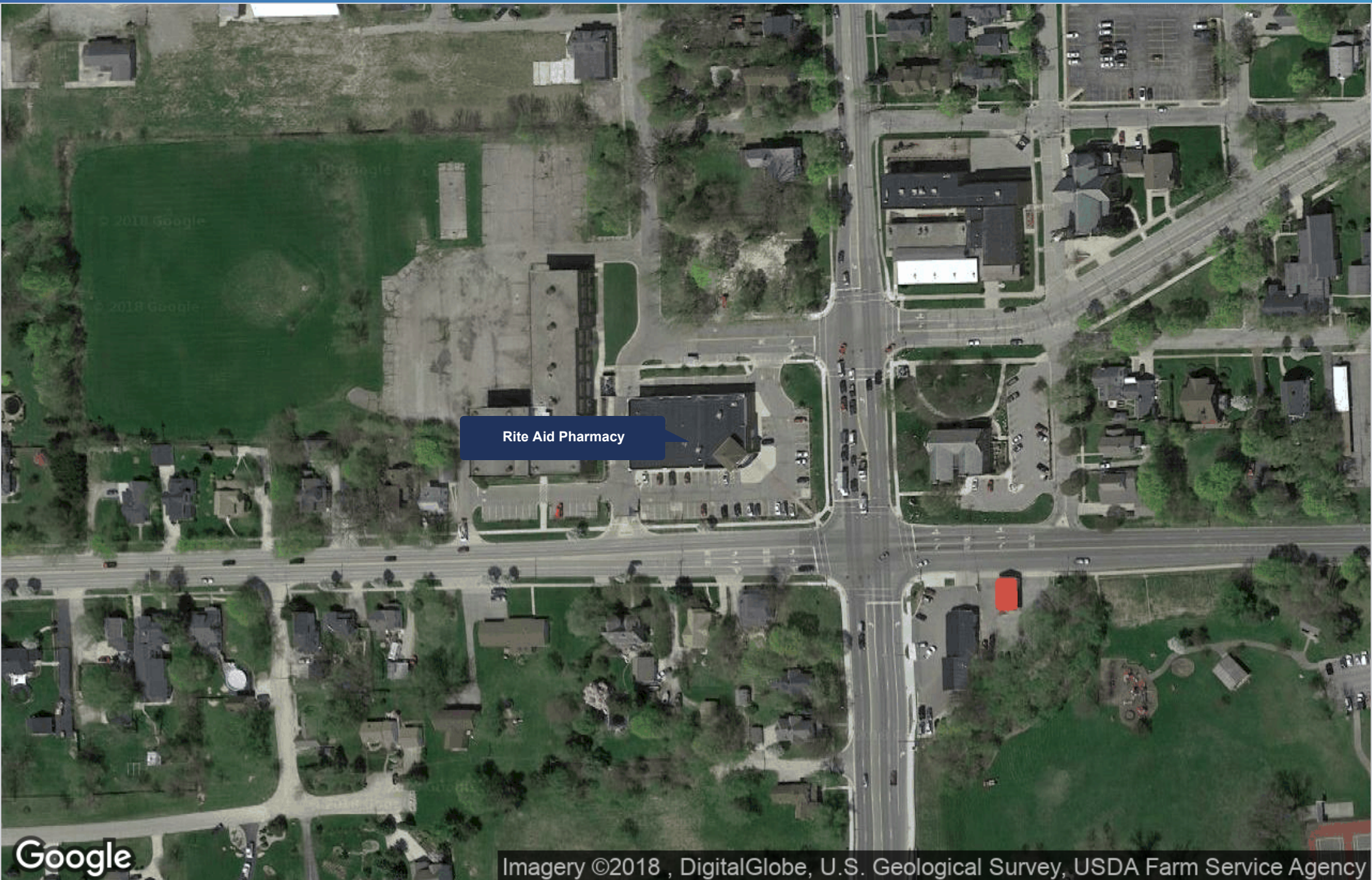


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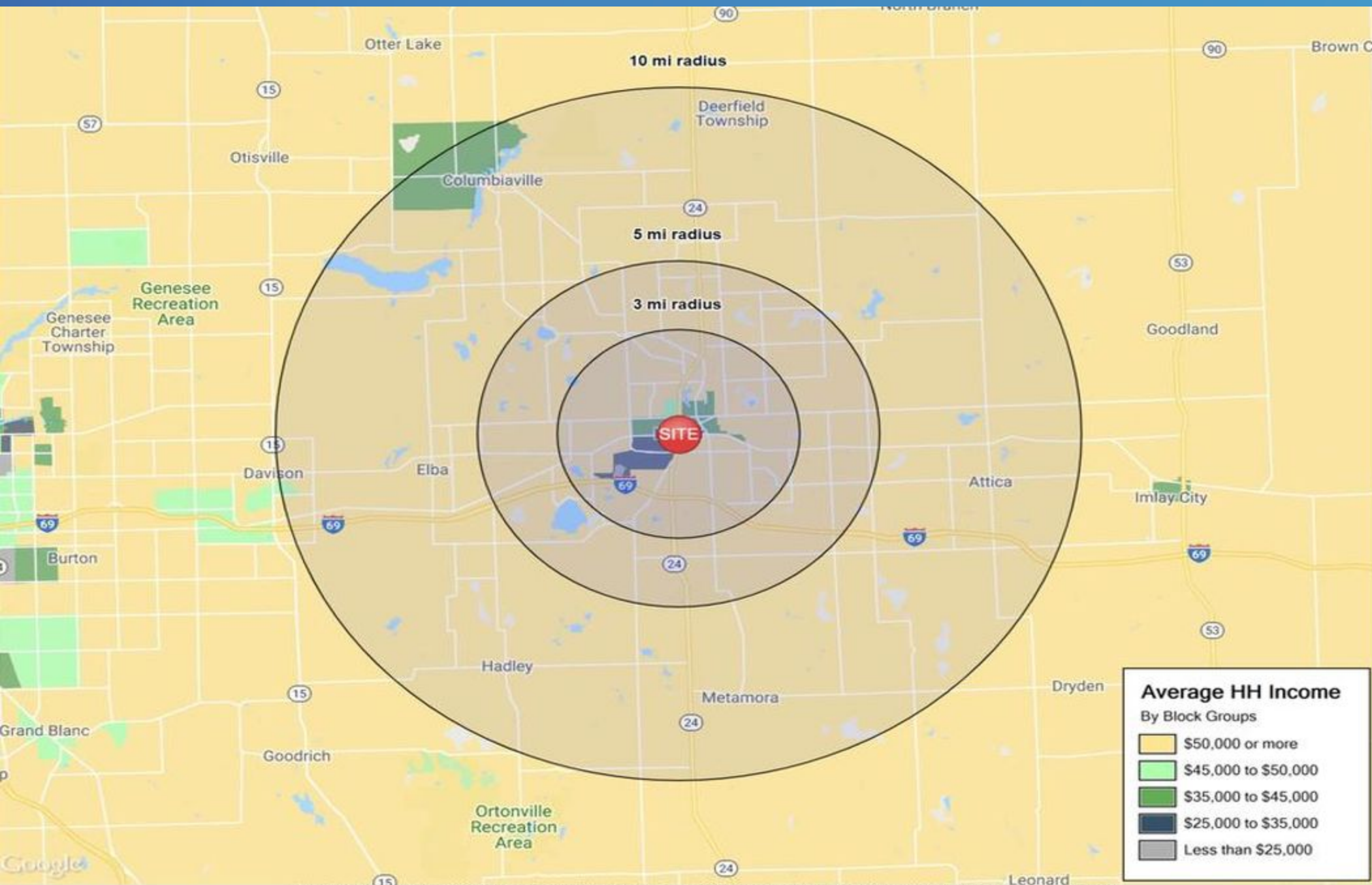
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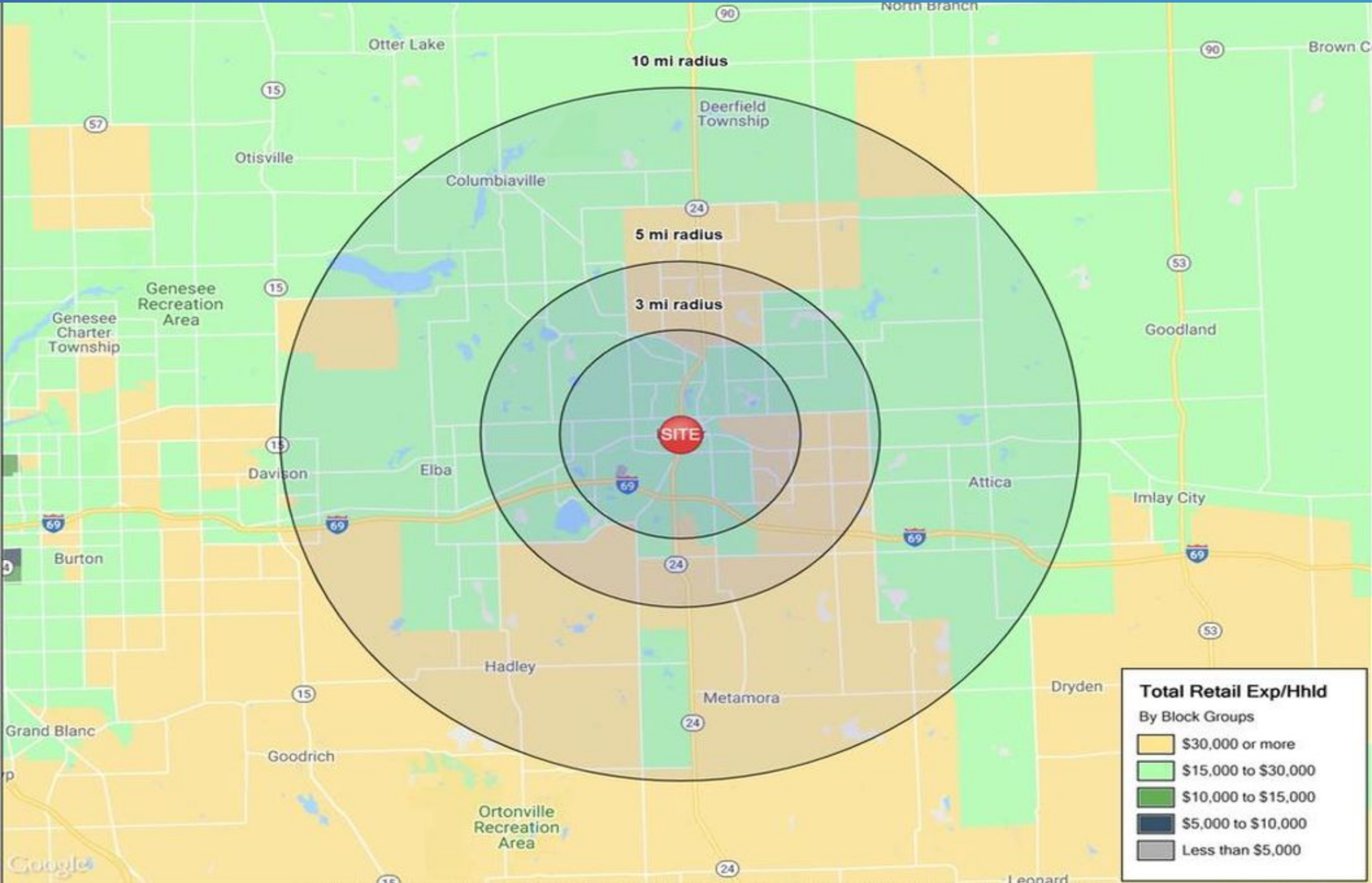


Rite Aid Pharmacy

Google

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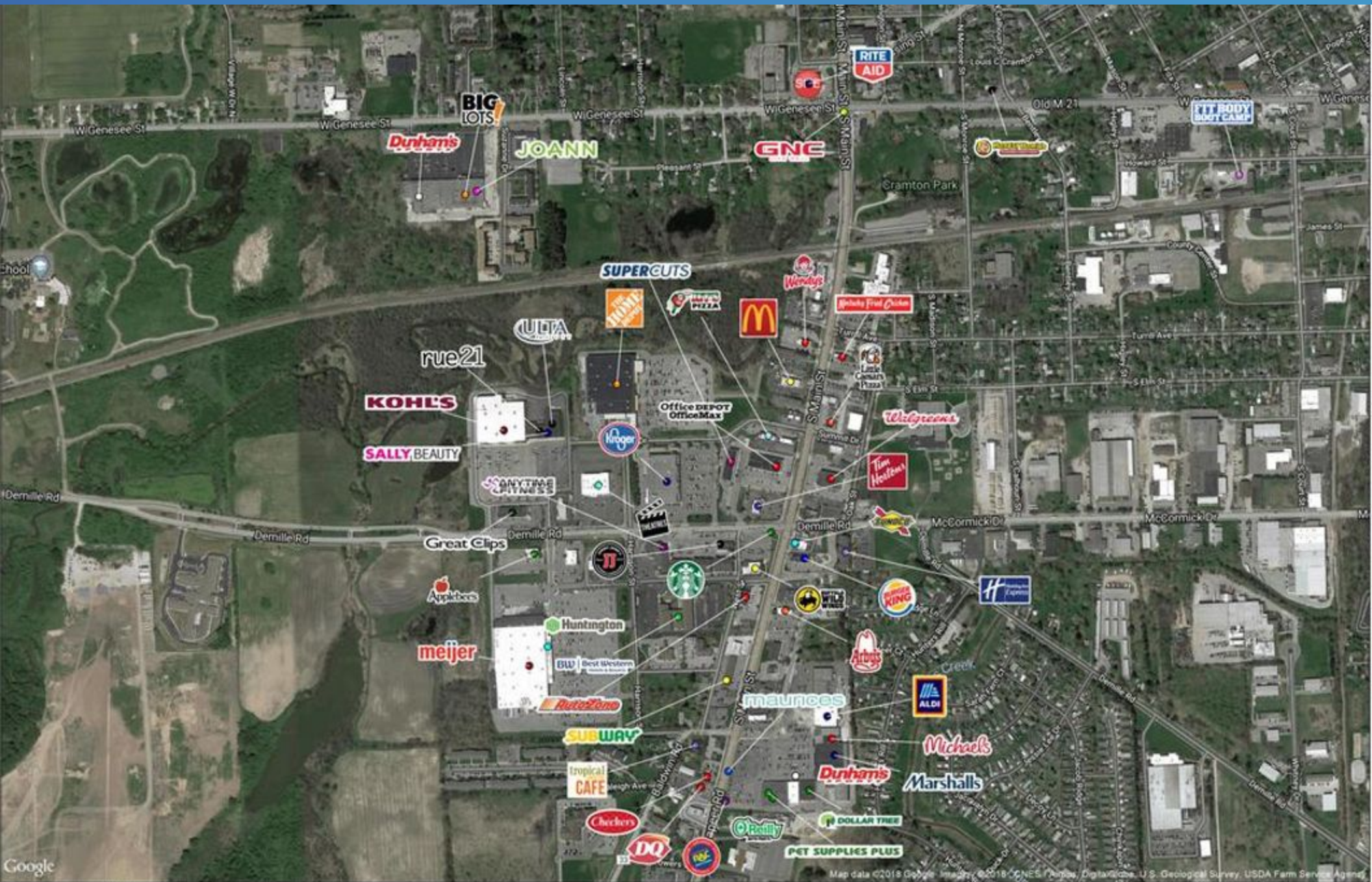
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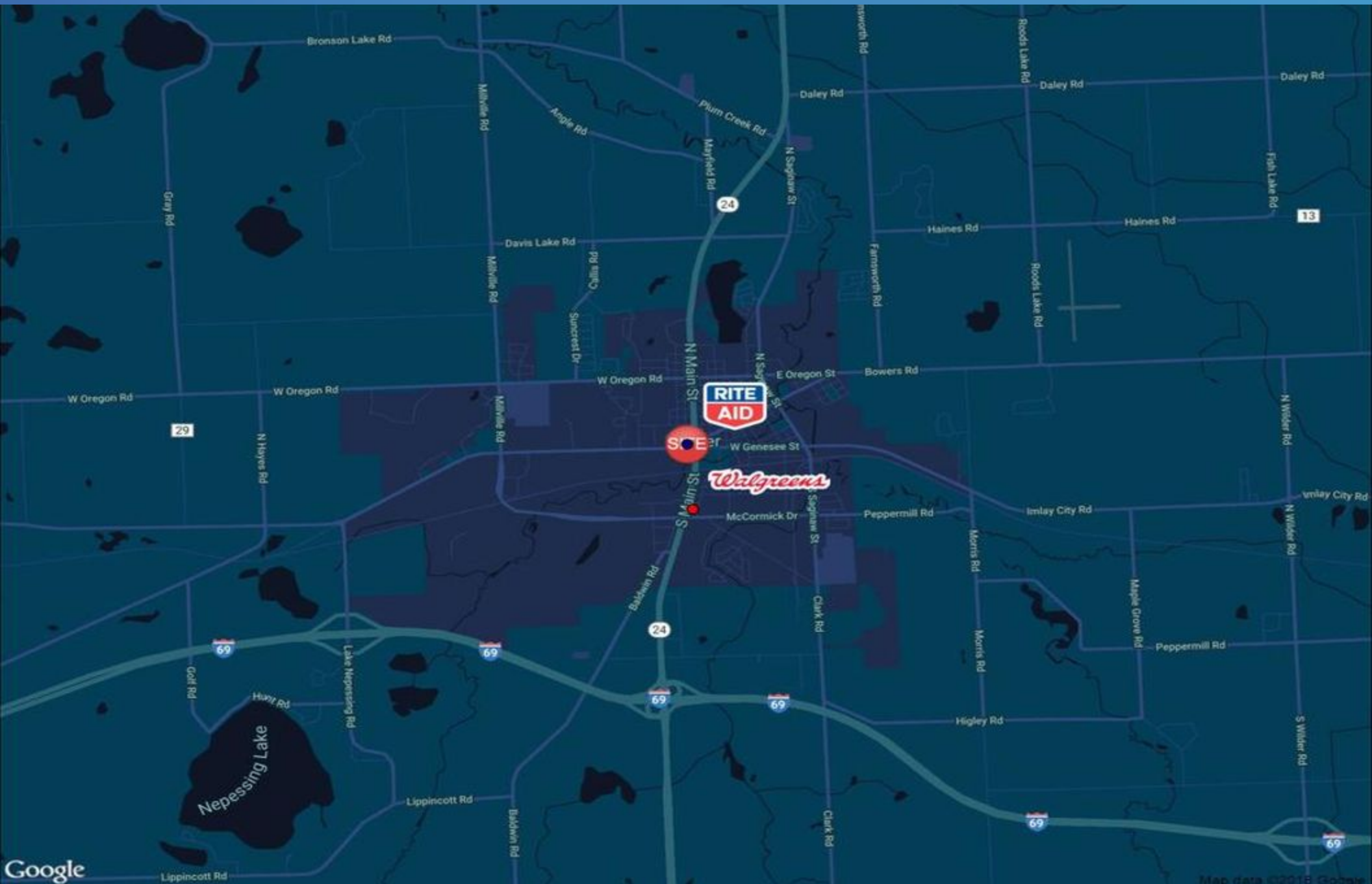
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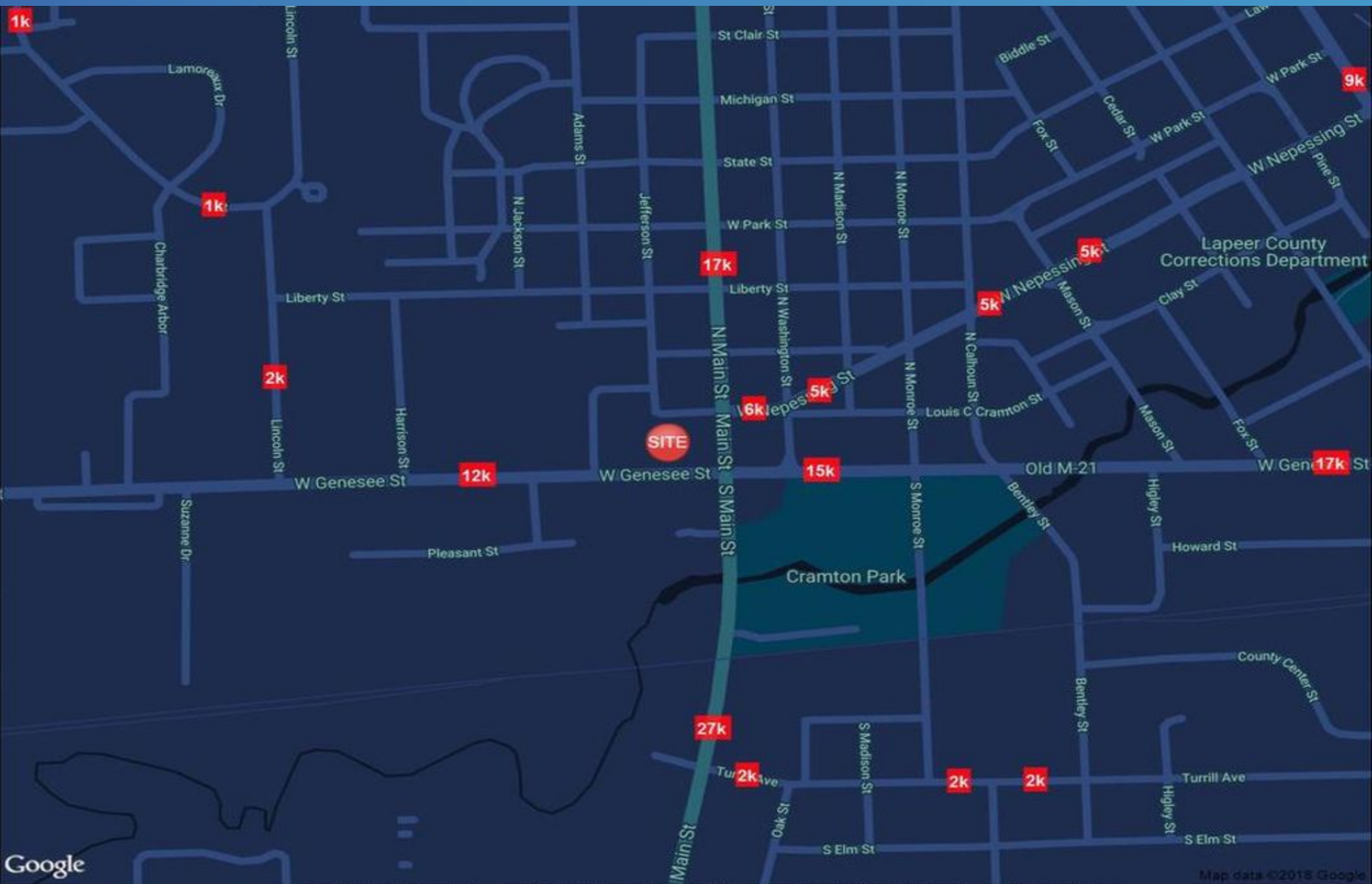
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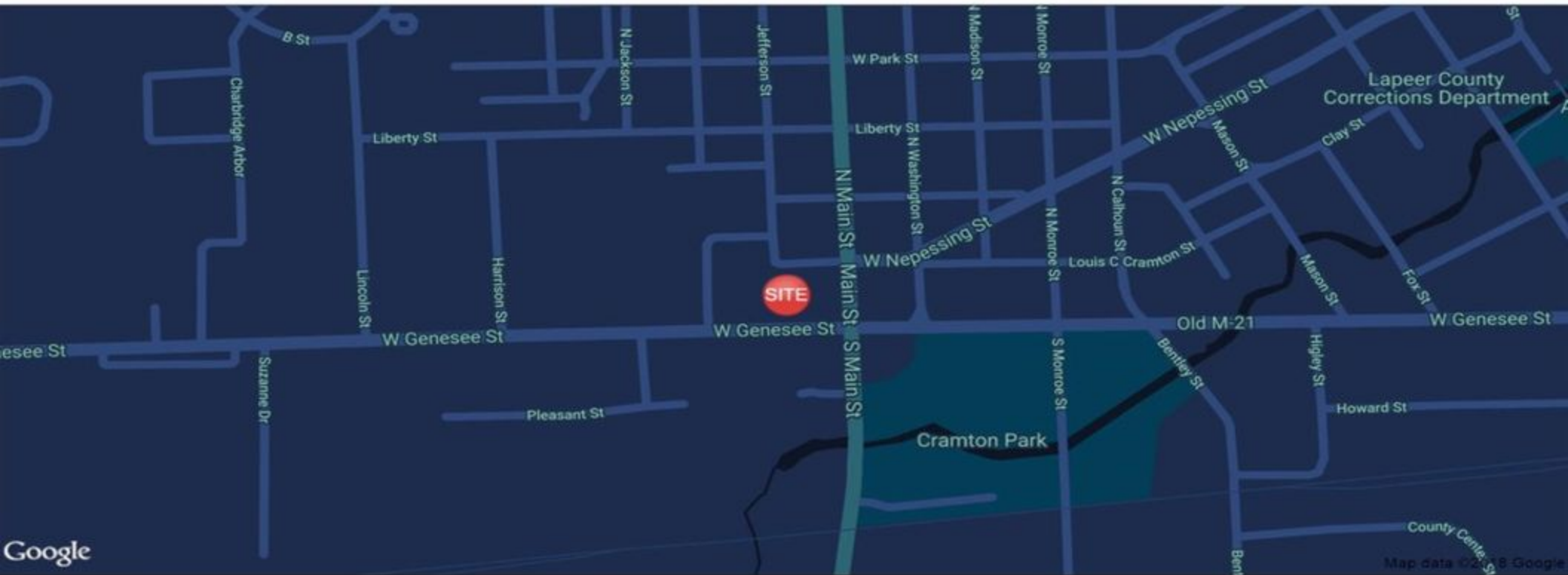
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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	6,229	15,887	23,199
Households	2,794	6,393	9,235
Population Median Age	35.6	40.6	42.2
5 Yr Pop Growth (Total%)	0.7%	-0.2%	-0.5%

5 Mile Information



Photo



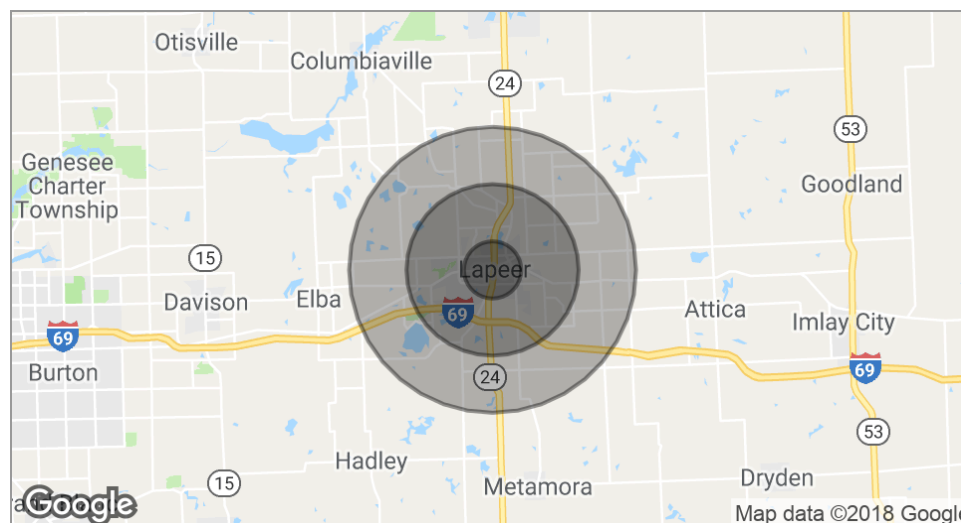


★ Designed by TownMapsUSA.com

Lapeer is a city in the U.S. state of Michigan and is the county seat of Lapeer County. As of the 2010 census, the city population was 8,841. Most of the city was incorporated from land that was formerly in Lapeer Township, though portions were also annexed from Mayfield Township and Elba Township. The city government is politically independent of all three townships. Lapeer is in southern Michigan, east of Flint, on the Flint River. The name "Lapeer" is a corruption of the French *la pierre*, which means "the rock", a reference to flint.

Downtown Lapeer is beautifully historic. Established in 1831, Lapeer is proud to showcase the downtown area with its mix of historic sites like the Lapeer County Courthouse and Pix Theatre, along with unique retail shops, interesting wares, and casual or fine dining. Newly open in downtown is the Gallery 194 that houses two galleries, a gift shop and coffee shop. Another favorite in downtown is the Farmers Market Pavilion, open May through October.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	16,018	23,527	60,040
Total Population 2023	16,007	23,523	60,018
Average Age	40.50	41.30	41.80
Average Household Size	2.40	2.50	2.60
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,176	8,974	22,728
Average HH Income	\$53,277	\$61,818	\$69,442
Median Home Value	\$130,872	\$148,125	\$162,195





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

250K

STATES SOLD IN

40

The FNL Team

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