



HIGHLIGHTS

- ◆ Over 11 Years Remaining on the Lease
- ◆ Corporately Guaranteed Lease S&P A- Rated
- ◆ Absolute NNN Ground Lease
- ◆ Attractive 8.33% Increase Every 5 Years
- ◆ Relocation Store which operated for 25 years
- ◆ Outparcel to Redner's Warehouse Market, Dollar Tree, Retro Fitness, U.S.TOY , Children of America and more
- ◆ 144,207 Population within 5-miles
- ◆ \$102,295.00 Average Household income

* Seller to credit the buyer for difference in rent at closing.

Property Information	
Property	McDonald
Property Address	1200 Welsh Rd, North Wales, PA 19454
Land Size	0.94± Acres
Building Size	3,500 sq ft
Investment Information	
Purchase Price	\$2,060,000
Cap Rate	4.27
NOI (May 1, 2021)	\$87,480*
Lease Start and End Date:	05/15/2011 - 04/15/2031
Increases:	8.33% Every Five Years
Options:	4 5-year Options
Roof and Structure:	Tenant Responsible
Lease Guarantor:	Corporate Guarantee
Lease Type:	Ground Lease Absolute Net

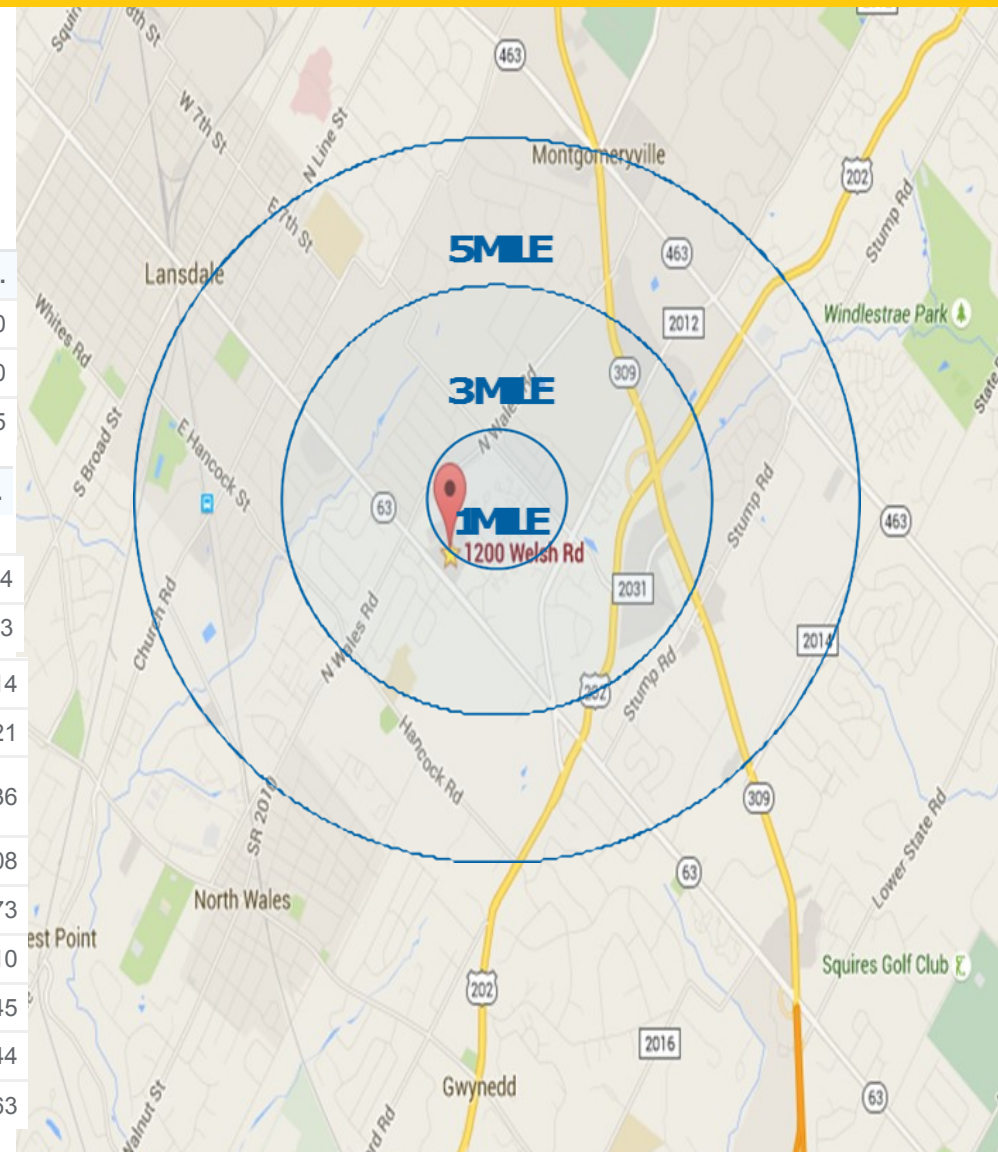


PROPERTY SUMMARY

Triple Net Investment Group is pleased to present opportunity to purchase Ground Lease McDonald located at 1200 Welsh Rd, North Wales, PA . McDonald is positioned as a pad site to Montgomery Commons, a 210,000 sq. ft shopping center Anchored by Redner's Warehouse Market, Dollar Tree, Retro Fitness, U.S.TOY , Children of America and more. This Absolute Triple Net Ground lease asset has over 11 years remaining on its original term with 4 Five year options with 8.33% percent rent increases every five years. This 3,500 sq. ft McDonald is built on 0.94 acres of land and is subject to condominium of which the aggregate is part of a condo association. Per the tenant's lease McDonald reimburses the condo association fee of \$2,200 per year . This McDonald is located in a high income and demographic area with Average Household income of \$102,295.00 per year and 144,207 population in Five Miles Radius.

DEMOGRAPHICS

Income	1-mi.	3-mi.	5-mi.
2019 Household Income: Median	\$86,831	\$87,591	\$85,226
2019 Household Income: Average	\$104,900	\$105,488	\$102,295
Housing	1-mi.	3-mi.	5-mi.
2019 Housing Units	999	19,567	50,200
2019 Occupied Housing Units	927	19,013	48,680
2019 Owner Occupied Housing Units	427	14,572	37,585
Population	1-mi.	3-mi.	5-mi.
2019 Total Population	2,465	57,125	144,207
2019 Male Population	1,121	27,429	69,364
2019 Female Population	1,344	29,696	74,843
2019 White alone	1,998	45,610	117,514
2019 Black or African American alone	114	2,644	7,021
2019 American Indian and Alaska Native alone	2	42	136
2019 Asian alone	314	7,392	15,808
2019 Native Hawaiian and OPI alone	n/a	17	73
2019 Some Other Race alone	9	410	1,210
2019 Two or More Races alone	28	1,010	2,445
2019 Hispanic	48	1,538	4,144
2019 Not Hispanic	2,417	55,587	140,063



About the Area

North Wales is a borough in Montgomery County, Pennsylvania, United States. It is a suburb of Philadelphia, and is one of the three historic population centers that make up the North Penn Valley, which is centered around the borough of Lansdale. The population was 3,229 as of the 2010 census. Like many small boroughs in Pennsylvania, North Wales is at "build out", meaning that its boundaries have not kept up with population growth. Summarily, many businesses and residences with North Wales addresses are located in outlying townships that were never annexed by the borough, such as the Montgomery Mall in Montgomery Township. North Wales is in the North Penn School District. As its name suggests, North Wales was settled by Welsh immigrants who named it after North Wales in Wales (for more on Welsh settlements in colonial Pennsylvania, see "Welsh Tract"). Part of a 1702 William Penn land grant, this rich farming country was given the name "Gwynedd" for the homeland of the earliest settlers and it began as a pastoral village in agricultural Gwynedd Township.

Before 1850, a number of farms, plus a 1776 church, shared by the Lutheran and Reformed congregations, dotted the present borough's landscape. What is now Main Street was originally an old Indian trail, and was laid out as the Great Road in 1728. By 1828, it had become today's Sumneytown Pike, and was a toll road until 1914. It had always been an important route to Philadelphia, and continues to serve as a connection to Routes 202 and 309 to the east and the Northeastern Extension of the Pennsylvania Turnpike to the west.

Its rural character was abruptly disrupted by the building of the North Pennsylvania Railroad starting in 1852. Service from Bethlehem to Philadelphia through North Wales began in 1857. The town quickly grew around the railroad station, with hotels and restaurants lining Walnut Street and Main Street within walking distance. North Wales is the oldest of the North Penn boroughs, incorporated in 1869, by taking land from today's Upper Gwynedd Township, then the northern portion of Gwynedd Township.

Some of the large homes at the start of the 20th century were opened to summer guests from the city. "Idlewilde", still present on Main Street, hosted the Emperor of Brazil, Dom Pedro II, when he was visiting Philadelphia to open the 1876 U.S. Centennial Exhibition with President Ulysses S. Grant.





verizon

SUBWAY

2nd Ave
VALUABLE STORES

PHO & MORE
VIETNAMESE CUISINE

JOANN'S
fabric and craft stores

Redner's





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