

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

INVESTMENT HIGHLIGHTS

- ◆ “BBB” Corporate Guarantee (NASDAQ -WBA)
- ◆ High Volume Store Sales
- ◆ Excellent Demographics 386,303 in 3 Miles
- ◆ Excellent Traffic
- ◆ Location is in the vicinity to major airports and successful corporations that employ the surrounding area.
- ◆ Average House hold income of \$144,345 in one mile



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase an absolute Net Lease Key Food Store corporately backed by Walgreens (NASDAQ-WBA) located in Howard Beach, NY. The building is 9,724 square feet and is situated on approximately .76 acres of land. The subject property has been in this location since 2009 and recently renovated the store in 2014 showing their commitment to the site. Property has 5.5 years remaining on its primary term and is due for a 12% rental increase in 2024 . In addition the tenant has 2—10 year options with rental increases. Sales are above \$1000 per square foot and this location is popular within the community.

Property Information		Year Built Renovated	2009 2014
Property	Key Food	Guarantee	Walgreens (NASDAQ: WBA)
Property Address	163-30 Cross Bay Blvd Howard Beach, NY	Lease Term Rental Increase Options	4/20/2024 - 4/19/29 2—10 year options at 12%
Land Size	33,342 SF .76 Acres	NOI 4/20/2024	\$1,096,345
Building Size	9,724 SF	Lease Type:	Absolute NNN
Air Rights	23,618 SF	Purchase Price	\$15,662,080.00
Zoning/ FAR	R3-1, R2, C2-2/ 1.00	Cap Rate	7.0 %

About the Tenant

Key Food based in Matawan, N.J., encompasses more than 315 independently owned and corporate supermarkets in New York, New Jersey, Connecticut, Massachusetts, Pennsylvania and Florida, generating about \$3.2 billion in annual sales. Its grocery store banners include Key Food, Food Universe, The Food Emporium, Super Fresh, Food Dynasty and Gala Foods Supermarkets. Key Food Stores Co-Operative is a friend to independent New York area grocers. The co-op provides retail support and other services to 150 independently owned food retailers in the New York City area. Key Food's member-owners run stores mainly in Brooklyn and Queens, but also in the other boroughs and surrounding counties.

ABOUT THE AREA

Queens is the second-largest economy of the five boroughs of New York City behind Manhattan. The borough has seen a 25% increase in population since 1980, reaching a record 2.4 million in 2017. The substantial increase is primarily driven by immigration. Queen is the most culturally diverse county in the United States, and is home to the second-largest population of immigrants in the country.



DEMOGRAPHICS & INCOME

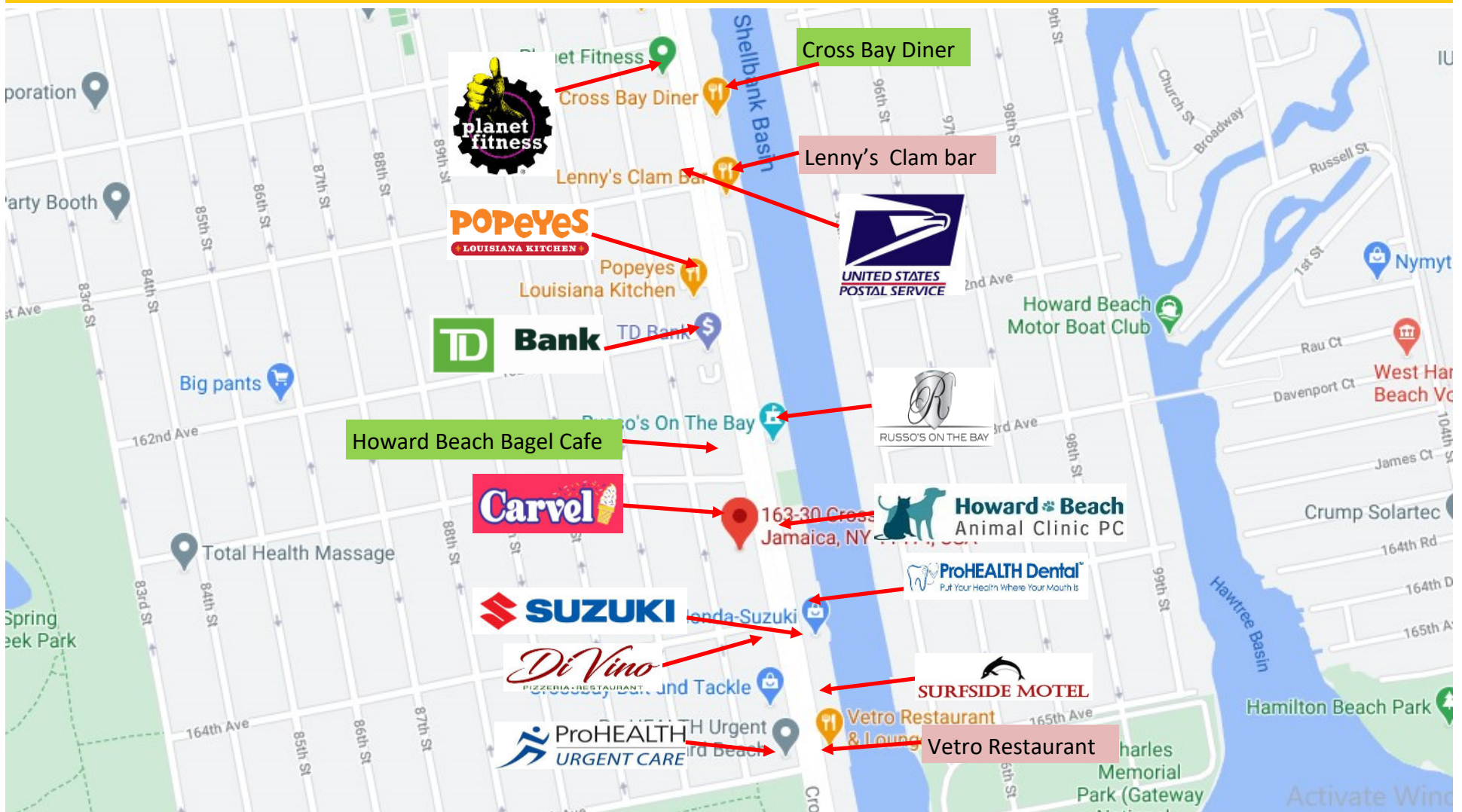
TITLES	MILES	2018	2023
Total Residential Population	1	15,368	15,632
	3	376,684	386,303
Renter occupied Housing Units	1	1,269	1,155
	3	69,002	67,405
Median Age	1	47.3%	47.7%
	3	35.8%	37.2%
Median Household Income	1	\$94,982	\$104,46
	3	\$52,922	\$59,816
Average Household Income	1	\$126,045	\$144,345
	3	\$72,569	\$86,110



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

Robert Gamzeh

Managing Director

Robert@nnnig.com

202.361.3050

Triple Net Investment Group

**100 N Washington Street,
Suite 210, Falls Church, VA ,
22046**

In association with:

**ANDREW KNIGHT New
England Commercial**

Broker of Records

P: (860) 648-1600

