

Exclusively Offered by First National Realty Partners



CHRISTINA CROSSING

501 S Walnut St, Wilmington, DE 19801



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FIRST NATIONAL REALTY PARTNERS

An investment in commercial real estate is subject to risk, including the risk that all of your investment may be lost. Any representations concerning investing in commercial real estate to include representations as to stability, diversification, security, resistance to inflation and any other representations as to the merits of investing in commercial real estate reflect our belief concerning the representations and may or may not come to be realized. Securities are only available to verified accredited investors who can bear the loss of their investment.



EXECUTIVE SUMMARY | CHRISTINA CROSSING

OVERVIEW



ADDRESS

501 S Walnut St,
Wilmington, DE
19801



SQUARE FEET

119,446 SF



OCCUPANCY

96%



YEAR BUILT

2007



ANCHOR TENANT

ShopRite



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population Density	17,400+	110,000+	189,000+
2027 Proj. Population	17,800+	111,000+	190,000+
Average Income	\$53,000+	\$76,000+	\$87,000+

TRAFFIC SUMMARY

S Walnut St	29,000 VPD
S Market St	25,500 VPD

Source: Sites USA, July 2023

ABOUT | CHRISTINA CROSSING

FIRST NATIONAL REALTY PARTNERS, a premier commercial real estate private equity firm, is proud to present the opportunity to invest in a market-dominant shopping center located in Wilmington, Delaware. Christina Crossing is an institutional quality, 119,446 square foot grocery-anchored shopping center that boasts a 96% occupancy rate and the potential to offer stable cash flows with growth potential.

The property is under agreement to be purchased for \$29,800,000, which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Christina Crossing is anchored by a 68,621 square foot ShopRite grocery store. ShopRite has been a tenant since the center was built in 2007 and has lease term through March 2029 with four renewal options, allowing the tenant to remain at the site until 2049. ShopRite is owned by Wakefern Food Corporation, the largest cooperative group of retail supermarkets and the fourth-largest cooperative of any kind in the United States. Wakefern Food Corporation, who guarantees the ShopRite lease at Christina Crossing, generated more than \$18.6 billion in revenue in 2022.

ShopRite is the largest food retailer in the New York, Philadelphia, and Delaware Valley metropolitan areas. According to CreditIntell foot-traffic monitoring data, this ShopRite location consistently ranks in the top two highest-trafficked grocery stores out of 82 total grocers in the State of Delaware. ShopRite is joined at the center by a strong mix of daily needs tenants including Rainbow, Domino's, Crafty Crab, Wing Stop, Time Wine & Spirits and Cricket Wireless. Over 4,000 SF of vacancy remains at the center, providing FNRP with the opportunity to increase foot traffic, enhance cash flow and add value to the asset.

Christina Crossing is situated in a dense part of downtown Wilmington which is a submarket in the Philadelphia MSA, one of the most populated MSAs in the country. The center is part of a master-planned, mixed-use development with proximity to significant economic demand drivers and high barriers to entry. Within a 5-mile radius of the property, the population exceeds 189,000 people and average household incomes exceed \$87,000.

Please refer to disclaimer on Page #2 which describes investment risks of real estate venture investments.

WHY WE'RE INVESTING | CHRISTINA CROSSING

MARKET-DOMINANT GROCER WITH STRONG SALES



ShopRite is the leading grocer by market share in the Delaware Valley and this location has consistently ranked as one of the top two highest-trafficked grocery stores out of 82 total grocers in the State of Delaware.

IN-FILL LOCATION WITH HIGH BARRIERS TO ENTRY



The site is situated within a mixed-use, master planned community known as Riverfront East with over 4,200 residential units and 1.9M SF of commercial space planned for development.

TOP 10 MSA BY POPULATION



The center is located in Downtown Wilmington, DE, part of the Philadelphia MSA, one of the most populous markets in the country.

SOURCES OF VALUE CREATION



Ability to add value and grow NOI via replacement of mid-box tenants paying below-market rents as well as lease-up of currently vacant space. Additional upside not underwritten includes potential for longer-term ShopRite renewal as well as exploring outparcel opportunities.

ASSET MANAGEMENT PLAN | CHRISTINA CROSSING

A straightforward business plan focused on creating value has been developed by First National Realty Partners' Asset Management Team to maximize investor returns. The Business Plan consists of the following key criteria:

- 1** FNRP will work to procure tenants for the existing 4,000 SF of vacant space. Leasing these spaces will increase net operating income, enhance the tenant mix and drive additional cross shopping at the property.
- 2** Two mid-box tenants totaling 14,000 SF are anticipated to vacate on or before lease expiration. FNRP plans to re-lease these spaces at positive rent spreads to expiring rent. There is an additional 9,900 SF of expiring inline tenants that FNRP anticipates renewing during the hold period.
- 3** Our discussions with the Shop Rite franchisee has indicated that they believe this is a strong performing location. During our ownership, FNRP will pursue a longer-term lease extension with ShopRite beyond its typical five-year renewal periods.
- 4** There are two outparcels at the shopping center that are currently undeveloped. FNRP will explore options to monetize these outparcels including ground lease, sale and/or development.
- 5** FNRP will leverage our existing ownership presence and local market knowledge, including over 1.3 million SF of owned and operated grocery-anchored retail in the nearby Pennsylvania market, to drive operating efficiencies at the property.
- 6** Implement a cost segregation study to accelerate the depreciation of the property which will provide significant tax benefits to our investors throughout the holding period. These tax benefits, which are not reflected in our underwriting, have the potential for additional upside as a result of the passage of the CARES Act in March 2020.
- 7** The final element of the business plan is to exit with a sale in Year 5. The successful execution of the components of the Business Plan will allow for the sale of the property at a significantly higher net operating income at the conclusion of our hold period.

FINANCIAL SUMMARY



FINANCIALS | CHRISTINA CROSSING

\$29.8M
PURCHASE PRICE

5 YEAR
TARGETED
HOLD PERIOD

12.0%-12.5%
TARGETED NET IRR¹

1.7x-1.8x
TARGETED NET
EQUITY MULTIPLE²

6.0%-6.3%
TARGETED STABILIZED
CASH-ON-CASH RETURN³

“Targeted” refers to a goal which may or may not be attained based on a variety of assumptions which may or may not be realized. Securities are only available to verified accredited investors who can bear the loss of their investment. Please contact FNRP for an explanation of how such numbers are calculated. Cash distributions are not guaranteed.

1. Targeted Net IRR is defined as the annualized, compound rate of return using equity contributions and distributions as they occurred on specific dates during the investment period. Net IRR is reflective of all fees charged and paid to First National Realty Partners, LLC and its affiliates and subsidiaries.

2. Targeted Net Equity Multiple is the total distributions and remittances to equity investors divided by the total equity contributions from investors during the investment period. Targeted Net Equity Multiple is reflective of all fees charged and paid to First National Realty Partners, LLC and its affiliates and subsidiaries.

3. Targeted Stabilized Cash-on-Cash is targeted annual cash flow return on invested equity once business plan is achieved. Underwritten Cash-on-Cash returns during the first three years of ownership are projected at 4.8%, 6.0% and 5.9%, respectively. All projected Cash-on-Cash returns are reflective of all fees charged and paid to First National Realty Partners and its affiliates and subsidiaries.



FINANCIAL OVERVIEW | CHRISTINA CROSSING

Christina Crossing					
Hold Period:	5 Years				
Net Rentable Area:	119,446 SF				
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	8/31/24	8/31/25	8/31/26	8/31/27	8/31/28
Revenues					
Potential Base Rent	\$ 2,543,229	\$ 2,589,566	\$ 2,597,547	\$ 2,615,908	\$ 2,634,687
Absorption & Turnover Vacancy	\$ (290,781)	\$ (142,047)	\$ (28,883)	\$ (29,749)	\$ (30,642)
Scheduled Base Rental Revenue	\$ 2,252,448	\$ 2,447,519	\$ 2,568,664	\$ 2,586,158	\$ 2,604,045
+Expense Reimbursement Revenue	\$ 783,590	\$ 938,423	\$ 1,037,447	\$ 1,070,635	\$ 1,092,468
+Other Revenue	\$ 42,000	\$ 43,260	\$ 44,558	\$ 45,895	\$ 47,271
Effective Gross Revenue	\$ 3,078,038	\$ 3,429,201	\$ 3,650,669	\$ 3,702,688	\$ 3,743,785
Operating Expenses					
- CAM	\$ 371,436	\$ 432,579	\$ 445,556	\$ 458,923	\$ 472,691
- Insurance	\$ 85,207	\$ 89,467	\$ 93,941	\$ 98,638	\$ 103,570
- Property Taxes	\$ 437,170	\$ 502,037	\$ 517,049	\$ 532,439	\$ 548,369
- Property Management Fee	\$ 104,987	\$ 114,037	\$ 117,569	\$ 119,118	\$ 121,058
Total Operating Expenses	\$ 998,800	\$ 1,138,120	\$ 1,174,115	\$ 1,209,118	\$ 1,245,687
Net Operating Income	\$ 2,079,238	\$ 2,291,081	\$ 2,476,554	\$ 2,493,569	\$ 2,498,098
Below NOI Costs					
-Tenant Improvements	\$ -	\$ 860,350	\$ -	\$ -	\$ -
-Leasing Commissions	\$ 8,499	\$ 183,745	\$ 39,732	\$ -	\$ -
-Lender Required Reserve	\$ 23,889	\$ 23,889	\$ 23,889	\$ 23,889	\$ 23,889
-CAPEX	\$ 559,895	\$ -	\$ -	\$ -	\$ -
-General and Administrative Fees	\$ 32,489	\$ 32,489	\$ 32,489	\$ 32,489	\$ 32,489
+Release of Reserves	\$ (568,394)	\$ (1,044,095)	\$ (39,732)	\$ -	\$ -
-Asset Management Fee	\$ 42,128	\$ 52,190	\$ 51,836	\$ 52,645	\$ 52,860
Total Leasing, Capital & Asset Mgt Costs	\$ 98,506	\$ 108,569	\$ 108,215	\$ 109,023	\$ 109,238
Cash Flow Before Debt Service	\$ 1,980,732	\$ 2,182,512	\$ 2,368,339	\$ 2,384,546	\$ 2,388,859
Debt Service	\$ 1,135,961	\$ 1,135,961	\$ 1,328,881	\$ 1,328,881	\$ 1,328,881
Net Distributable Cash Flow	\$ 844,771	\$ 1,046,551	\$ 1,039,458	\$ 1,055,665	\$ 1,059,979
Net Net to the Partner	4.8%	6.0%	5.9%	6.0%	6.1%

The above figures contain estimates which may or may not be realized based on a variety of assumptions. Securities are only available to verified accredited investors who can bear the loss of their investment. Please contact FNRP for an explanation of how such numbers are calculated. Cash distributions and the above estimated figures are not guaranteed.

LOAN ANALYSIS | CHRISTINA CROSSING

Loan Analysis	
Purchase Price	\$29,800,000
Loan to Value	59%
Loan Amount	\$17,500,000
Interest Rate	6.35%
Original Loan Term	5 Years
Amortization Period	30 Years
Interest Only Period (Years)	2.0 Years
Prospective Lender Type	Life Co

The above loan analysis is based upon a written loan commitment. Final loan terms may, however, vary and are subject to, among other things, the lender's final underwriting, property evaluation and performance, loan-to-value requirements, underwriting guidelines, final credit approval and borrower qualifications. Potential investors are encouraged to contact FNRP for confirmation of final loan terms.



SAMPLE INVESTMENT | CHRISTINA CROSSING

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Sample Investment	\$ (100,000)					
Return of Capital						\$ 100,000
Annual Cash Distributions		\$ 4,832	\$ 5,986	\$ 5,946	\$ 6,038	\$ 6,063
Residual Value ¹						\$ 41,613
Total Cash Flows	\$ (100,000)	\$ 4,832	\$ 5,986	\$ 5,946	\$ 6,038	\$ 147,676
Annualized Rate of Return						12.2%
Equity Multiple						1.7x

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1: Residual Value: estimated additional net proceeds in excess of sample investment.



SENSITIVITY ANALYSIS | CHRISTINA CROSSING

EXIT CAP RATE SENSITIVITY

Cap Rate ¹	Exit NOI ²	Net Exit Value	Net IRR	Profit	Equity Multiple
5.75%	\$ 2,676,116	\$ 45,843,030	14.8%	\$ 15,006,336	1.9x
6.00%	\$ 2,676,116	\$ 43,932,904	13.5%	\$ 13,287,222	1.8x
6.25%	\$ 2,676,116	\$ 42,175,588	12.2%	\$ 11,705,638	1.7x
6.50%	\$ 2,676,116	\$ 40,553,450	11.0%	\$ 10,245,713	1.6x
6.75%	\$ 2,676,116	\$ 39,051,470	9.8%	\$ 8,893,932	1.5x

NOI SENSITIVITY

NOI Adjustment	Exit NOI ²	Net Exit Value	Net IRR	Profit	Equity Multiple
90.00%	\$ 2,408,504	\$ 37,958,029	8.6%	\$ 7,655,604	1.5x
95.00%	\$ 2,542,310	\$ 40,066,808	10.5%	\$ 9,680,621	1.6x
100.00%	\$ 2,676,116	\$ 42,175,588	12.2%	\$ 11,705,638	1.7x
105.00%	\$ 2,809,922	\$ 44,284,367	13.8%	\$ 13,730,654	1.8x
110.00%	\$ 2,943,728	\$ 46,393,147	15.4%	\$ 15,755,671	1.9x

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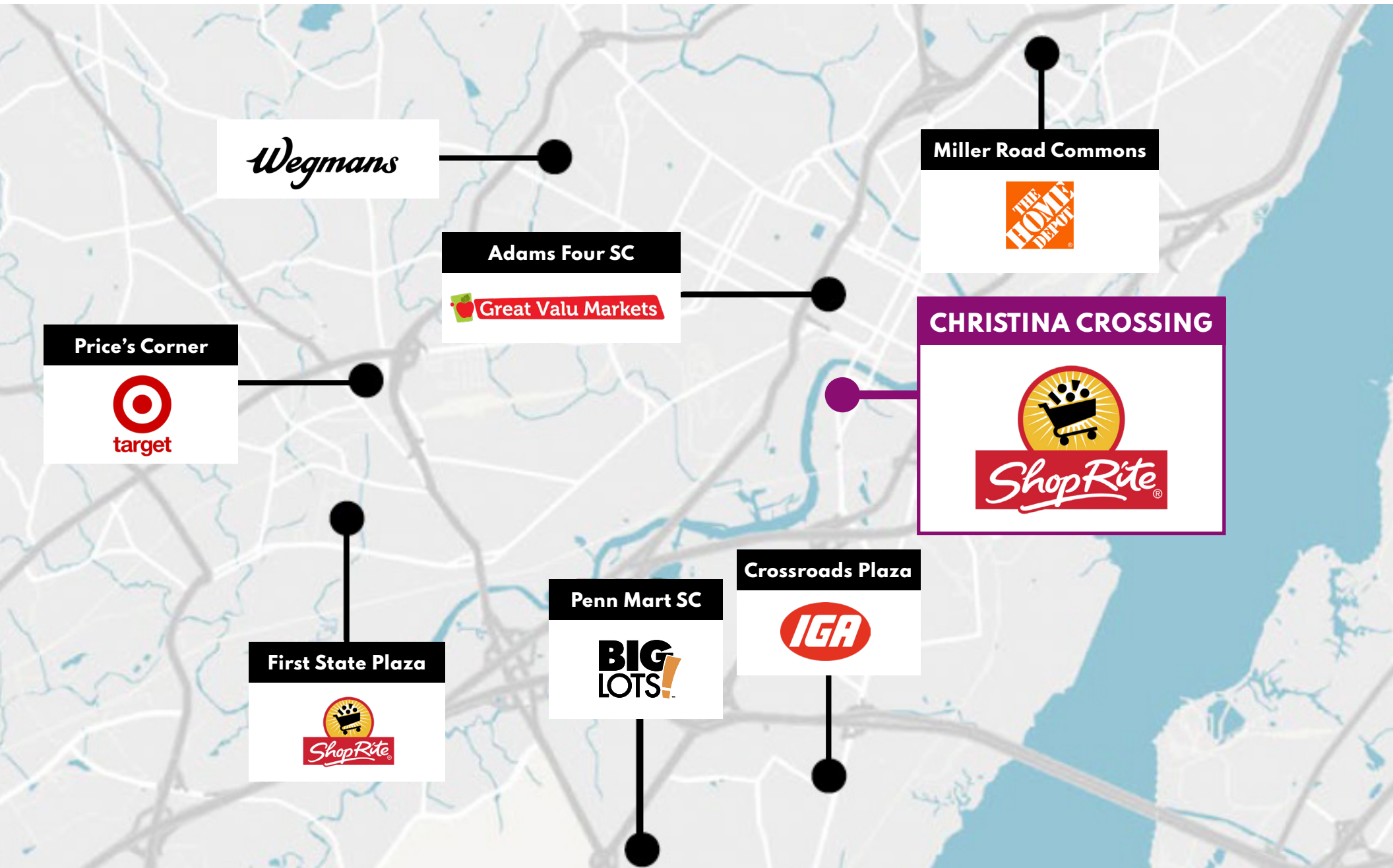
Exit NOI is projected as of 08/31/2028

1. CAP RATE: Calculated as the property's annual net operating income (NOI) divided by the property's value.
2. Exit NOI: A property's annual net operating income as exit NOI is projected at the time of sale.

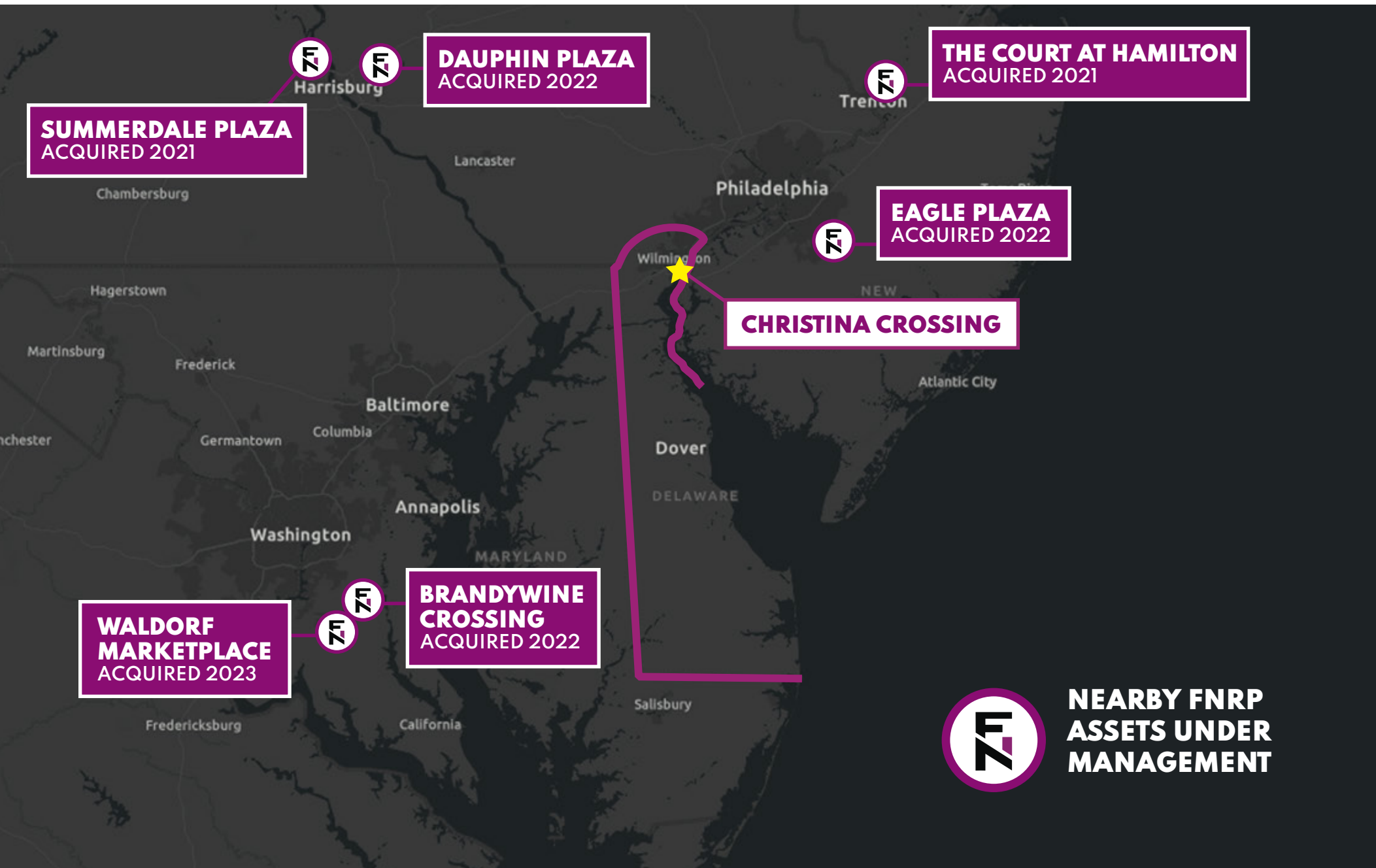
PROPERTY DETAILS



COMPETING CENTERS AERIAL | CHRISTINA CROSSING



FNRP PORTFOLIO OVERVIEW | CHRISTINA CROSSING



ANCHOR PROFILE | CHRISTINA CROSSING



Accounts for
67% of Total
Annual Base Rent



68,621 SF



Lease Start - 5/2007
Lease End - 3/2029

HIGH-PERFORMING GROCERY ANCHOR

Christina Crossing is anchored by a 68,621 SF ShopRite, which has been a tenant since 2007. Highlights of ShopRite include:

- Accounts for 57% of the GLA and 67% of Total Annual Base Rent
- Term through 3/31/2029
- ShopRite has been a tenant here since 2007
- 4x5 year options remaining with option control until 2049
- ShopRite is a subsidiary of Wakefern Food Corporation, which is a national grocery cooperative that has over 50 member companies operating 362 grocery stores throughout the east coast:
 - Wakefern had over \$18.6 Billion Dollars in Revenue in 2022
 - Wakefern is the largest retailers' cooperative group of supermarkets and the fourth-largest cooperative of any kind in the United States.
 - Wakefern guarantees the ShopRite lease and this location is operated by a franchisee (with 6 total stores).



SITE PLAN & TENANT LINE-UP | CHRISTINA CROSSING

SUITE	TENANT	RSF
1	ShopRite	68,621
3	Cricket Wireless	1,600
4	Rainbow	6,446
5	Time Wine & Spirits	7,653
6	Beauty View	9,897
7	Pressed Shaken Laundry	3,192
8	Domino's	1,600
11	Suite 4 Eleven (Litt Lounge Restaurant)	3,000
011A	Keem's Cuisine	3,705
12	AVAILABLE	1,089
13	AVAILABLE	3,108
014A	Wing Stop	1,635
014B	Crafty Crab	7,900
TOTAL		119,446



RENT ROLL | CHRISTINA CROSSING

				Lease Term		Current Rate			Recoveries	Total Income			Option
Tenant Name	Suite	GLA	% GLA	Start	End	Annual	PSF	Rent Increase	NNN	PSF		% of Total	Term Detail
ShopRite	001	68,621	57.4%	Mar-09	Mar-29	\$1,589,262	\$23.16	None	\$7.55	\$30.71	\$2,107,351	66.50%	Four - 5y
Beauty View	006	9,897	8.3%	Dec-11	Dec-31	\$186,757	\$18.87	2.0% Inc./yr	\$7.82	\$26.69	\$264,151	8.34%	One - 5y
Crafty Crab	014B	7,900	6.6%	Nov-20	Nov-30	\$167,622	\$21.22	3.0% Inc./yr	\$7.90	\$29.12	\$230,032	7.26%	Two - 5y
Time Wine & Spirits	005	7,653	6.4%	Aug-09	MTM	\$120,000	\$15.68	None	\$0.00	\$15.68	\$120,000	3.79%	None
Rainbow	004	6,446	5.4%	Jan-13	Jan-24	\$40,000	\$6.21	None	\$5.52	\$11.73	\$75,582	2.38%	None
Keem's Cuisine	011A	3,705	3.1%	Mar-23	Mar-30	\$50,018	\$13.50	3.0% Inc./yr	\$8.16	\$21.66	\$80,250	2.53%	One - 5y
Pressed Shaken Laundry*	007	3,192	2.7%	Sep-23	Nov-33	\$39,070	\$12.24	2.0% Inc./yr	\$8.19	\$20.43	\$65,213	2.06%	Two - 5y
Suite 4 Eleven (Litt Lounge Restaurant)	011	3,000	2.5%	Sep-18	Sep-28	\$55,713	\$18.57	3.0% Inc./yr	\$7.64	\$26.21	\$78,633	2.48%	None
Wing Stop*	014A	1,635	1.4%	Sep-23	Nov-33	\$27,795	\$17.00	7/28 - \$18.70/SF	\$7.64	\$24.64	\$40,286	1.27%	Two - 5y

*New tenants. Lease start and end dates are estimated

The information set forth in this graphic has been provided to FNR by a third-party source, which has not yet been independently vetted and verified, and FNR does not warrant the completeness or accuracy of some information.

RENT ROLL | CHRISTINA CROSSING

Tenant Name	Suite	GLA	% GLA	Lease Term		Current Rate			Recoveries	Total Income		Option	
				Start	End	Annual	PSF	Rent Increase	NNN	PSF	% of Total	Term Detail	
Cricket Wireless	003	1,600	1.3%	Jul-17	Mar-24	\$46,360	\$28.98	None	\$5.99	\$34.97	\$55,944	1.77%	None
Domino's	008	1,600	1.3%	Jul-14	Jun-24	\$41,280	\$25.80	None	\$6.51	\$32.31	\$51,696	1.63%	Two - 5y
Available	013	3,108	2.6%										
Available	012	1,089	0.9%										
Recoveries													
Total Leased:		115,249	96%			2,363,877	\$20.51		\$6.99	\$27.50	\$3,169,138.53	100%	
Total Vacant:		4,197	4%										
TOTAL PROPERTY:		119,446	100%			\$2,363,877	\$19.79		\$6.74	\$26.53	\$3,169,138.53	100%	

*New tenants. Lease start and end dates are estimated

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TENANT OVERVIEW



TENANT PROFILE | CHRISTINA CROSSING



AREA: 68,621 SF
DATE OCCUPIED: May-2007
LEASE END: Mar-2029

ShopRite is an American retailers' cooperative of supermarkets with stores in six states: Connecticut, Delaware, Maryland, New Jersey, New York and Pennsylvania.

Based in Keasbey, New Jersey, ShopRite consists of 50 individually owned and operated affiliates with over 300 stores, all under its corporate and distribution arm, Wakefern Food Corporation.

ShopRite has been the largest food retailer in New Jersey for close to 70 years and is also number one in the entire New York metropolitan area. As of 2011, Wakefern was ranked 17th by sales among all supermarket operators in the United States. In a 2022 survey by Newsweek, ShopRite was named the "Most Trusted Grocery Retailer" in the Northeast.



LOCATIONS	386
FOUNDED	1946
HEADQUARTERS	Keasbey, NJ
WEBSITE	shoprite.com



AREA: 6,446 SF
DATE OCCUPIED: Jan-2013
LEASE END: Jan-2024

Rainbow USA Inc. (commonly referred to as Rainbow Shops or simply Rainbow) is a privately held, moderately priced American retail apparel chain comprising several lifestyle brands primarily targeting teenagers and young women. The company is headquartered in the East New York section of Brooklyn, New York.



FOUNDED	1935
EMPLOYEES	12,000
REVENUE	\$1.5 Billion
HEADQUARTERS	Brooklyn, NY
WEBSITE	rainbowshops.com

TENANT PROFILE | CHRISTINA CROSSING



AREA: 1,635 SF
DATE OCCUPIED: Jul-2023
LEASE END: Jun-2033

Wingstop Inc. is an American international chain of restaurants that primarily sells chicken wings. Wingstop locations are decorated with a 1930s and 1940s pre-jet aviation theme.

The restaurant chain was founded in 1994 in Garland, Texas, and began offering franchises in 1997. As of 2022, Wingstop had over 1,400 restaurants. The chain is headquartered in Addison, Texas. In 2003, the chain was acquired by Gemini Investors, which sold it to Roark Capital Group in 2010. Wingstop went public in 2015.



AREA: 1,600 SF
DATE OCCUPIED: Jul-2014
LEASE END: Jun-2024

Domino's is an American Michigan-based multinational pizza restaurant chain. Founded in 1960, the chain is owned by master franchisor Domino's Pizza, Inc. and led by CEO Russell Weiner. The corporation is Delaware-domiciled and headquartered at the Domino's Farms Office Park in Ann Arbor Township, near Ann Arbor, Michigan. As of 2018, Domino's had approximately 15,000 stores, with 5,649 in the United States, 1,500 in India, and 1,249 in the United Kingdom. Domino's has stores in over 83 countries and 5,701 cities worldwide.



AREA: 1,600 SF
DATE OCCUPIED: Jul-2017
LEASE END: Mar-2024

Cricket Wireless is an American prepaid wireless service provider, owned by AT&T. It provides wireless services to ten million subscribers in the United States. Cricket Wireless was founded in March 1999 by Leap Wireless International. AT&T acquired Leap Wireless International in March 2014, and later merged Cricket Wireless operations with Aio Wireless. Cricket Wireless competes primarily against T-Mobile's Metro, Dish's Boost Mobile and Verizon's Visible in the prepaid wireless segment.



FOUNDED	1994
EMPLOYEES	4,000
REVENUE	\$282.5 Million
HEADQUARTERS	Addison, TX
WEBSITE	wingstop.com

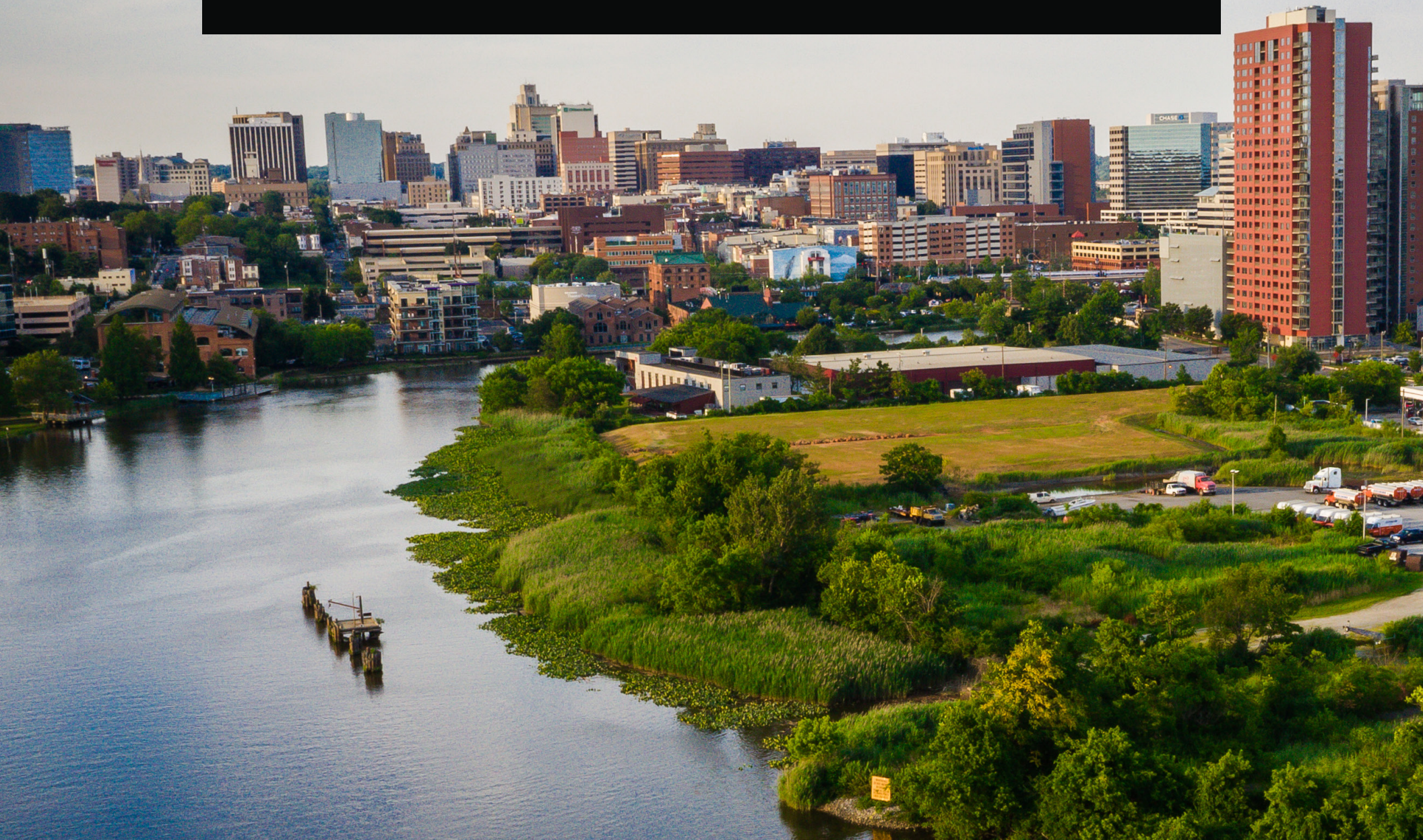


FOUNDED	1960
EMPLOYEES	13,500
REVENUE	\$4.357 Billion
HEADQUARTERS	Ann Arbor Township, MI
WEBSITE	dominos.com



FOUNDED	1999
LOCATIONS	5,000
HEADQUARTERS	Atlanta, GA
WEBSITE	cricketwireless.com

MARKET OVERVIEW



MARKET OVERVIEW | WILMINGTON, DE

WILMINGTON is the largest and most energetic city in Delaware, boasting many national employers, vibrant nightlife, diverse entertainment options, and attractive tax-free shopping. Since the 1980s, Delaware has historically been home to large companies incorporating their businesses, thanks to the Delaware Financials Center Development Act and the Consumer CreditBank Act. Through aggressive tax incentives, Delaware has consistently attracted new businesses by providing a favorable business environment for current and future companies to expand their operations. Of all the Delaware cities, Wilmington has been the incubator for corporations to be headquartered, primarily due to its proximity to the Philadelphia MSA as well as a lack of sales tax at the state or local level. Sales taxes are paid for by the purchaser and collected and remitted by the retailer. Wilmington offers direct Amtrak services to Washington D.C. and New York City in less than two hours and to Philadelphia in 30 minutes. Additionally, SEPTA's Wilmington/Newark Regional Rail Line services residents locally, providing access south into Newark and over the state line to the north up to Philadelphia.

Since the 1990s, the Wilmington Riverfront has undergone a substantial transformation from an industrial-heavy sector into a true live-work-play environment. The Riverfront today is in the midst of a \$100 million revitalization, which will continue to bring numerous high-end restaurants, Class A office space, and a variety of retail and entertainment options.



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FIRST NATIONAL REALTY PARTNERS

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An investment in commercial real estate is speculative and subject to risk, including the risk that all of your investment may be lost. Any representations concerning investing in commercial real estate, to include representations as to stability, safety, diversification, security, resistance to inflation and any other representations as to the merits of investing in commercial real estate reflect our belief concerning the representations and may or may not come to be realized. Securities are only available to verified accredited investors who can bear the risk of losing their investment. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment. Cash distributions and any specific returns are not guaranteed.

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