

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.

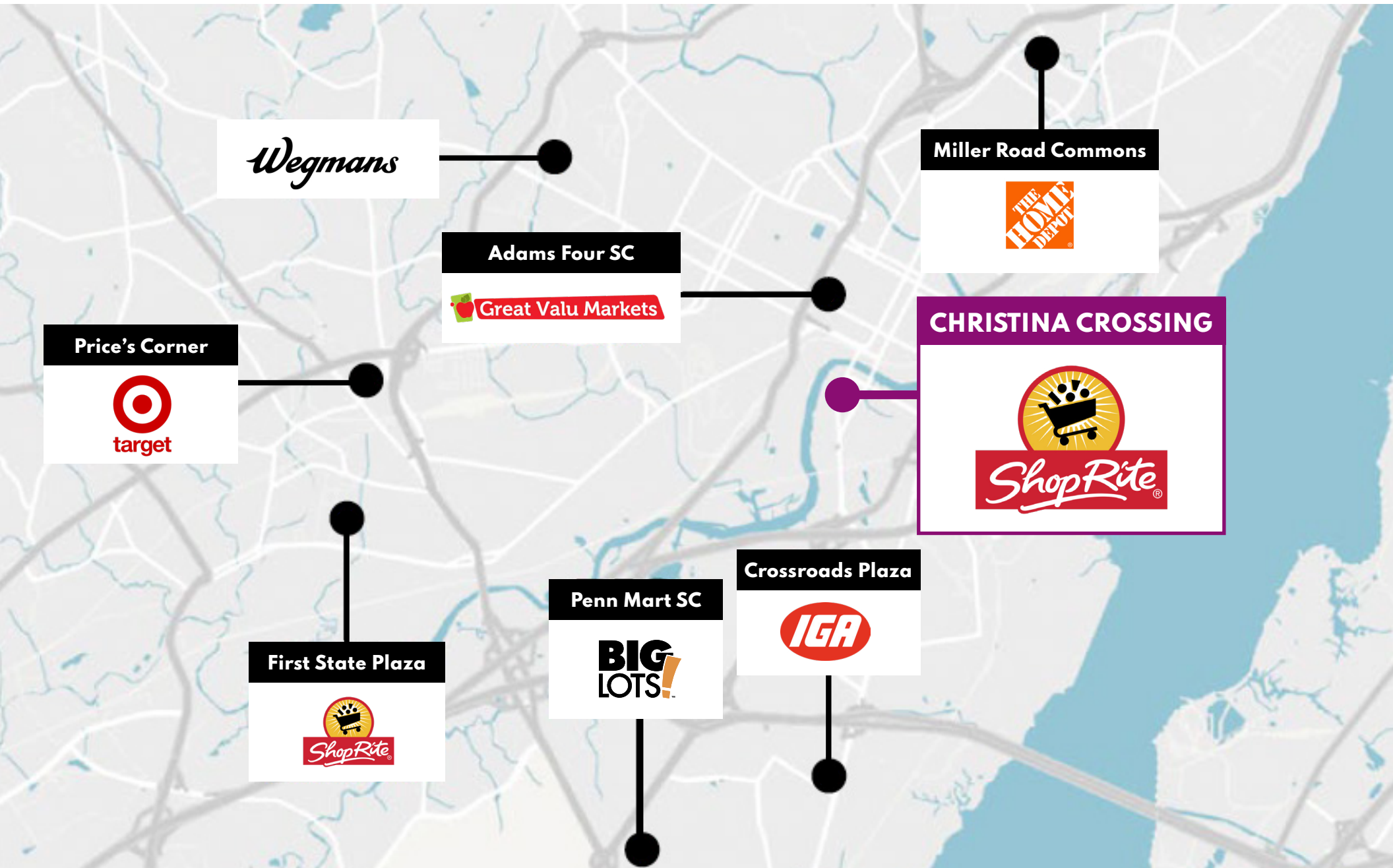
Christina Crossing is anchored by a 68,621 square foot ShopRite grocery store. ShopRite has been a tenant since the center was built in 2007 and has lease term through March 2029 with four renewal options, allowing the tenant to remain at the site until 2049. ShopRite is owned by Wakefern Food Corporation, 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.

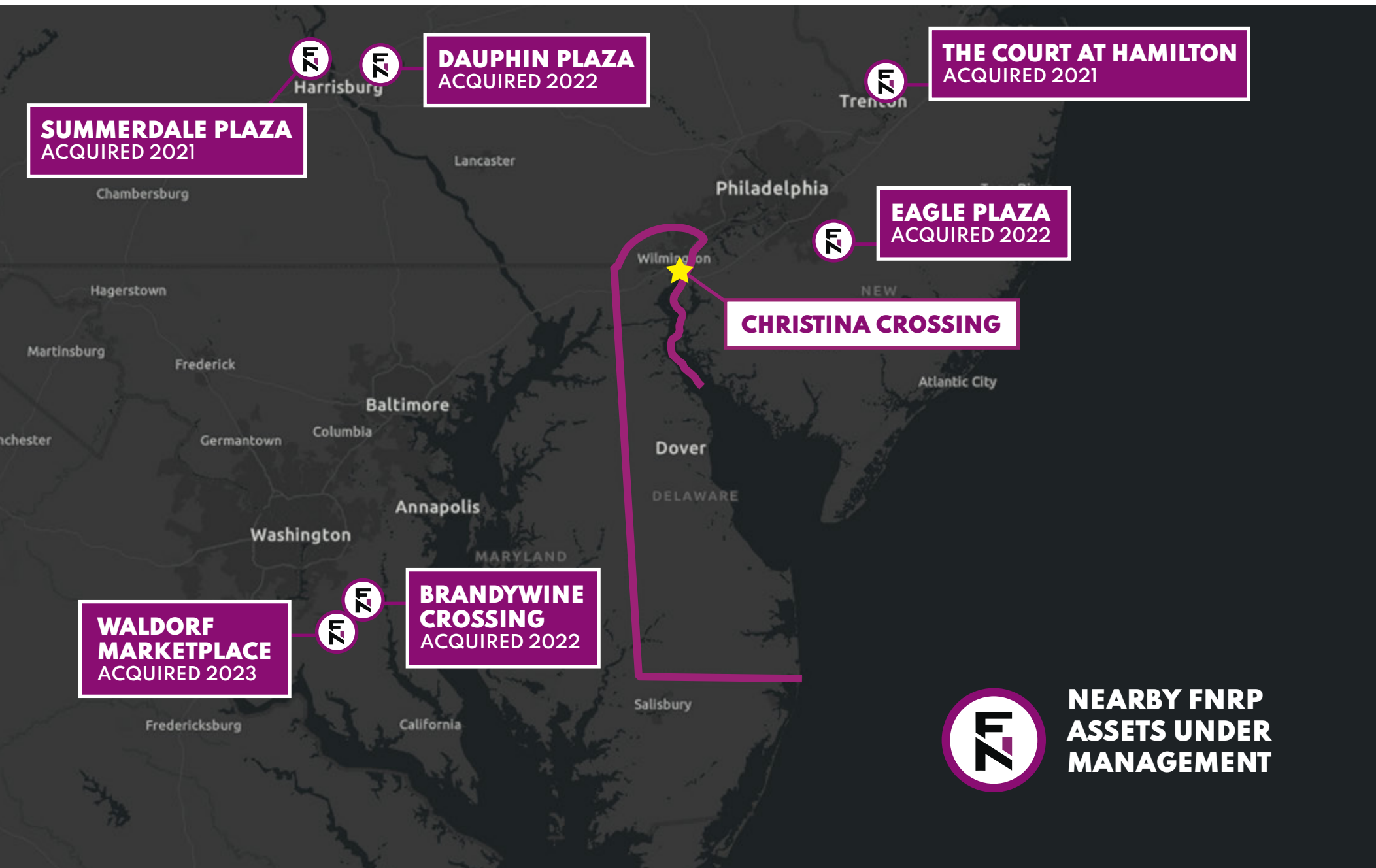
Christina Crossing is situated in a dense part of downtown Wilmington which is a submarket in the Philadelphia MSA, one of the most populated MSAs in the country. The center is part of a master-planned, mixed-use development with proximity to significant economic demand drivers and high barriers to entry. 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.

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).



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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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