



Grocery-Anchored Multi-Tenant Shopping Center
Williamsport, PA

EXECUTIVE SUMMARY



F **FIRST NATIONAL**
REALTY PARTNERS



1915-1965 East 3rd Street,
Williamsport, PA 17701

EXECUTIVE SUMMARY | LOYAL PLAZA

OVERVIEW



Property Address

1915-1965 East 3rd Street,
Williamsport, PA 17701



Square Feet

288,838 SF / 29.1 Acres



Effective Occupancy

85%



Year Built / Renovated

1965 / 1993 / 1997



Anchor Tenants

Giant

GIANT

**HIGH-PERFORMING
GROCERY-ANCHOR**



**VALUE CREATION & NOI
GROWTH**



**VIBRANT MIX OF
E-COMMERCE RESISTANT
TENANTS**



**LEASE-UP OPPORTUNITY
OF 43,825 SF**



**STRONG CREDIT AND
NATIONAL TENANT MIX**



**IN-FILL LOCATION
SERVICING A HIGHLY
CAPTIVE AUDIENCE**

Williamsport, PA

	1-Mile	3-Mile	5-Mile
Population			
2021 Estimate	4,765	33,596	55,619
Average Household Income			
2021 Estimate	\$70,429	\$70,252	\$68,296
Households			
2021 Estimate	2,224	14,548	23,290

LOYAL PLAZA



First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a grocery-anchored multi-tenant shopping center located in Williamsport, PA. Loyal Plaza is an institutional quality, 288,838 square foot grocery-anchored shopping center that is 85% occupied and offers stable cashflow.

The property is under contract to be purchased for \$38,000,000 which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Loyal Plaza is anchored by a 66,935 square-foot Giant Food Store that has been a tenant at the center since 1999. Giant has lease term through October 2029 with six five-year renewal options that will allow them to remain at the site until 2059. Giant is a subsidiary of Ahold Delhaize, an operator of over 6,500 supermarkets worldwide and over 2,048 stores in The United States alone. Giant supermarkets dominate the central Pennsylvania grocery market, and this location is one of the best. According to Placer AI, this Giant is ranked second out of 52 grocery stores in 50 miles.

In addition to Giant, Loyal Plaza features a high-quality national tenant roster, including a brand-new Hobby Lobby and Planet Fitness plus, a Rite Aid, Advance Auto Parts, and BB&T bank. The remaining 43,825 square feet of vacant space in the center provides FNRP with the opportunity to enhance cash flow and create significant upside.

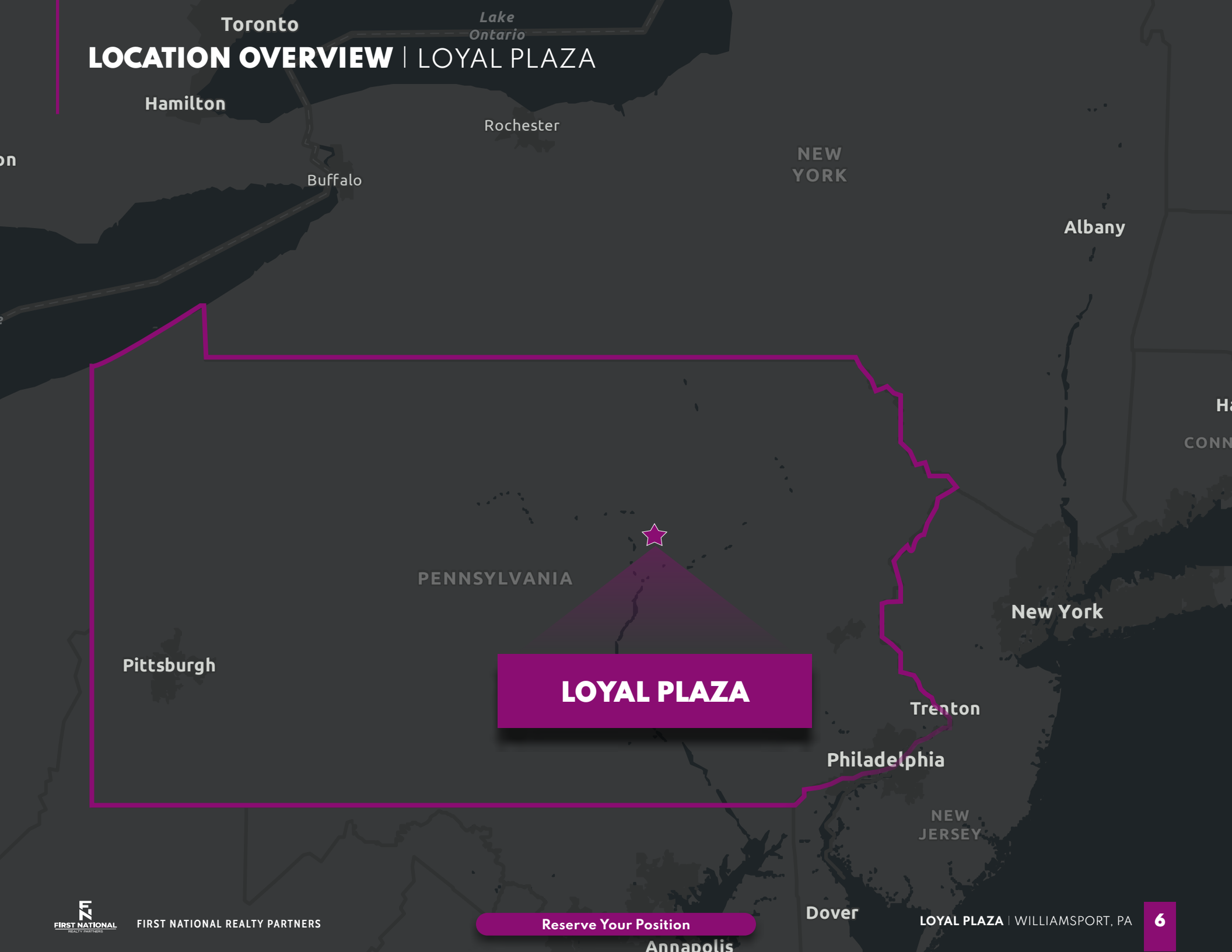
Loyal Plaza is ideally located along the main corridor in Williamsport, 3rd Street, and is less than 1 mile off of Exit 23 of I-180, a tributary to I-80, a major East-West connector that provides access to major metropolitan markets such as Philadelphia and Pittsburgh. With the high concentration of traffic driven by the anchor tenants within the center, and the surrounding retail, the center pulls from not just the immediate trade area of over 50,000 vehicles per day but the surrounding market points as well.

ASSET MANAGEMENT PLAN | LOYAL PLAZA

To realize this potential, 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:

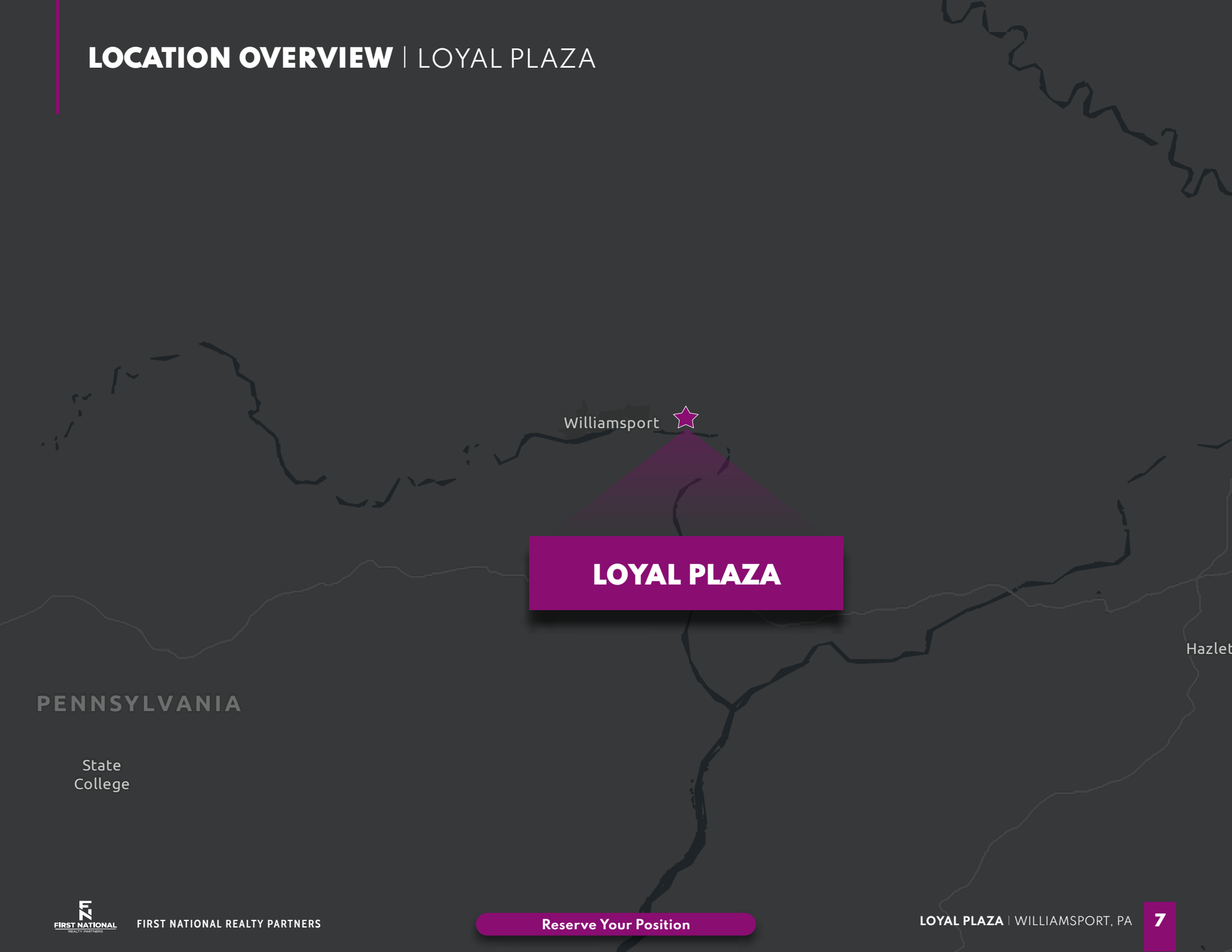
- 1** The foundation of the business plan is driven by the ability to generate consistent levels of high annual income that will increase during the holding period from a stable mix of e-commerce resistant tenants that is anchored by an essential operating grocery tenant with excellent sales.
- 2** Multiple opportunities exist for value creation including the lease-up of the remaining vacancies, potential outparcel spin-offs and contractual rent increases.
- 3** Utilize our world class operating platform and full-time staff of over 150 real estate professionals, led by our industry-leading in-house leasing team, to implement our asset management plan to increase occupancy while operating the property in a more efficient manner to reduce expenses and increase net operating income during the holding period.
- 4** Leverage our existing presence and market knowledge in Pennsylvania to enhance operating efficiencies and drive value.
- 5** Utilize our strong institutional relationship with Giant to pursue a long-term lease extension on their store.
- 6** Implement a cost segregation study to accelerate the depreciation of the property which will provide significant tax benefits to our partners throughout the holding period. These tax benefits have the potential for additional upside because of the recent passage of the CARES Act in March 2020.
- 7** The final element of the business plan is to exit with a sale estimated between Years 3 through 5. The successful execution of the components of the Business Plan will allow for the sale of the property at a similar cap rate with significantly higher net operating income at the conclusion of our hold period.

LOCATION OVERVIEW | LOYAL PLAZA



LOYAL PLAZA

LOCATION OVERVIEW | LOYAL PLAZA



Williamsport

LOYAL PLAZA

PENNSYLVANIA

State
College

Hazlet



FIRST NATIONAL REALTY PARTNERS

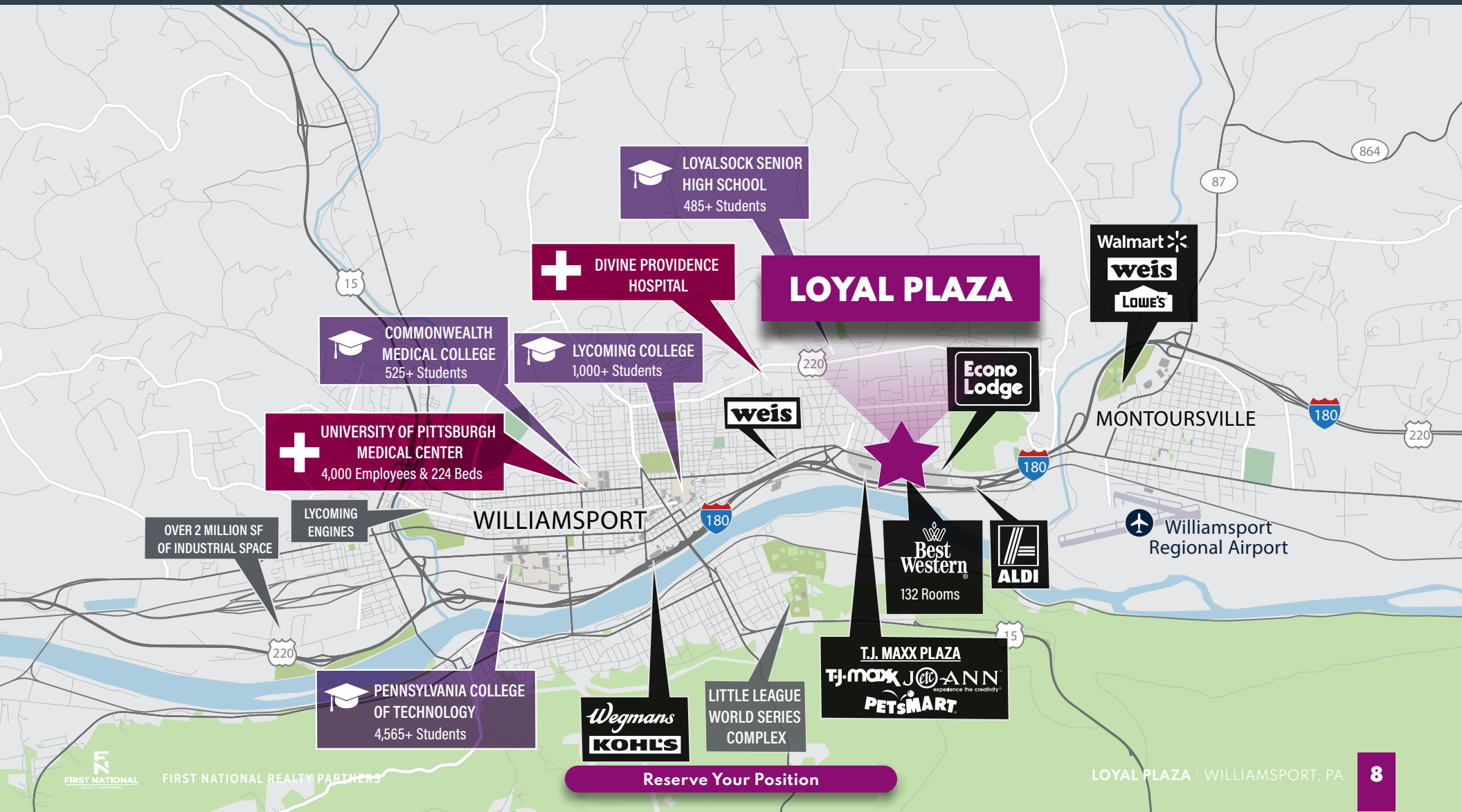
[Reserve Your Position](#)

LOYAL PLAZA | WILLIAMSPORT, PA

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LOCATION OVERVIEW | LOYAL PLAZA

- Ideally located less than **1 mile off exit 23 on I-180**, a tributary of I-80, a major east-west connector providing access to major metropolitan markets such as Philadelphia and Pittsburgh
- Excellent positioning allows for visibility from I-180 which sees **over 31,800 VPD** and pulls from an extended trade radius



PROPERTY OVERVIEW | LOYAL PLAZA



Dominant, High-Performing Grocery-Anchor In Central PA



Best-In-Class National Credit Tenant Line-Up



Strong Leasing Retention And Long-Term Commitment



In-Fill Location Servicing A Highly Captive Audience With Excellent Roadway Connectivity



HOBBY LOBBY

STAPLES®

FINE WINE & GOOD SPIRITS

GIANT®



Reserve Your Position



LONG-TERM COMMITMENT

Lease Start - **10/28/1999**

Lease End - **10/31/2029**

 66,935 SF

- **Only Giant in Lycoming County and the most visited Giant within 50 miles out of 6 locations**
- **Above National Average Sales** - \$40.7 million annual sales which implies an excellent 2.12% health ratio
- **24% of Property Gross Income** - Giant accounts for 24% of the Property's gross income and has +22 years of tenure and 7+ years of term remaining

#1 Most Visited

Giant In A 50 Mile Radius Out Of 6 Locations

1.1 Million+

Customer Visits Over Last 12 Months

90th

Percentile Of Shopping Centers In The United States

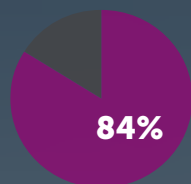
INVESTMENT HIGHLIGHTS | LOYAL PLAZA



BEST-IN-CLASS NATIONAL CREDIT TENANT LINE-UP



- Giant accounts for 24% of the Property's gross income, alongside a strong credit and national tenant lineup that features Hobby Lobby, Staples, Rite Aid, Fine Wine & Good Spirits, Advance Auto Parts, and other modern retail uses that include food and beverage, medical usage, banking and more.



84% of Gross Income from Credit & National Tenants



6.6 Years Weighted Avg. Lease Term

Merchandising Mix

Tenant Type	GLA	% Of GLA	% of Income
Grocery	66,935	27%	24%
Food & Beverage	20,291	8%	11%
Service Oriented	42,681	17%	28%
Medical	11,012	4%	10%
Fitness	19,568	8%	6%
Discount	75,594	31%	17%
Financial Services	8,932	4%	5%
Total	245,013	100%	100%

Credit Tenancy

Tenant Type	GLA	% Of GLA	% of Income
Credit & National Tenancy	221,645	90%	84%
Non Credit & National	23,368	10%	16%
Total	245,013	100%	100%

FINANCIAL OVERVIEW



FINANCIAL MODEL

LOYAL PLAZA

FINANCIAL MODEL	9/30/23	9/30/24	9/30/25
Potential Base Rent	3,339,355	3,353,634	3,415,658
Absorption & Turnover Vacancy	(252,918)	(38,239)	0
Scheduled Base Rent	3,086,437	3,315,396	3,415,658
+ Expense Reimbursement Revenue	598,721	663,552	722,593
+ Other Revenue	1,580	1,212	1,212
Potential Gross Income	3,686,738	3,980,159	4,139,463
- General Vacancy Loss	(1,062)	(17,232)	(66,703)
Effective Gross Revenue	3,685,676	3,962,927	4,072,760
Operating Expenses			
- CAM	252,504	259,299	266,298
- Insurance	90,286	99,315	109,246
- Property Taxes	409,542	426,093	431,420
- Property Management Fee	133,139	139,931	140,291
Total Operating Expenses	885,470	924,638	947,255
Net Operating Income	2,800,206	3,038,289	3,125,505
Below NOI Costs			
- Tenant Improvements	149,350	247,500	0
- Leasing Commissions	68,282	87,741	5,473
- Lender Required Reserve	57,768	57,768	57,768
- CAPEX	1,100,000	0	0
- Admin Fee	28,884	28,884	28,884
+ Release of Reserves	(1,317,632)	(335,241)	(5,473)
- Asset Management Fee	267,980	268,357	239,692
Total Leasing, Capital & Asset Mgt Costs	354,631	355,008	326,343
Cash Flow Before Debt Service	2,445,574	2,683,280	2,799,162
Debt Service	1,321,450	1,557,575	1,793,700
Net Distributable Cash Flow	1,124,124	1,125,705	1,005,462
Net-Net to the Partner	6.3%	6.3%	5.7%
Average Net-Net to the Partner	6.3%	6.3%	6.1%

SAMPLE INVESTMENT

LOYAL PLAZA

SAMPLE INVESTMENT	Year 0	Year 1	Year 2	Year 3
Sample Investment Based on a 3-Year Hold	(1,000,000)			
Return of Capital				1,000,000
Annual Cash Distributions		63,286	63,375	56,605
Plus Upside				226,803
Total Cash Flows	(1,000,000)	63,286	63,375	1,283,409
Annualized Rate of Return				12.8%
Equity Multiple				1.4x

SENSITIVITY ANALYSIS

LOYAL PLAZA

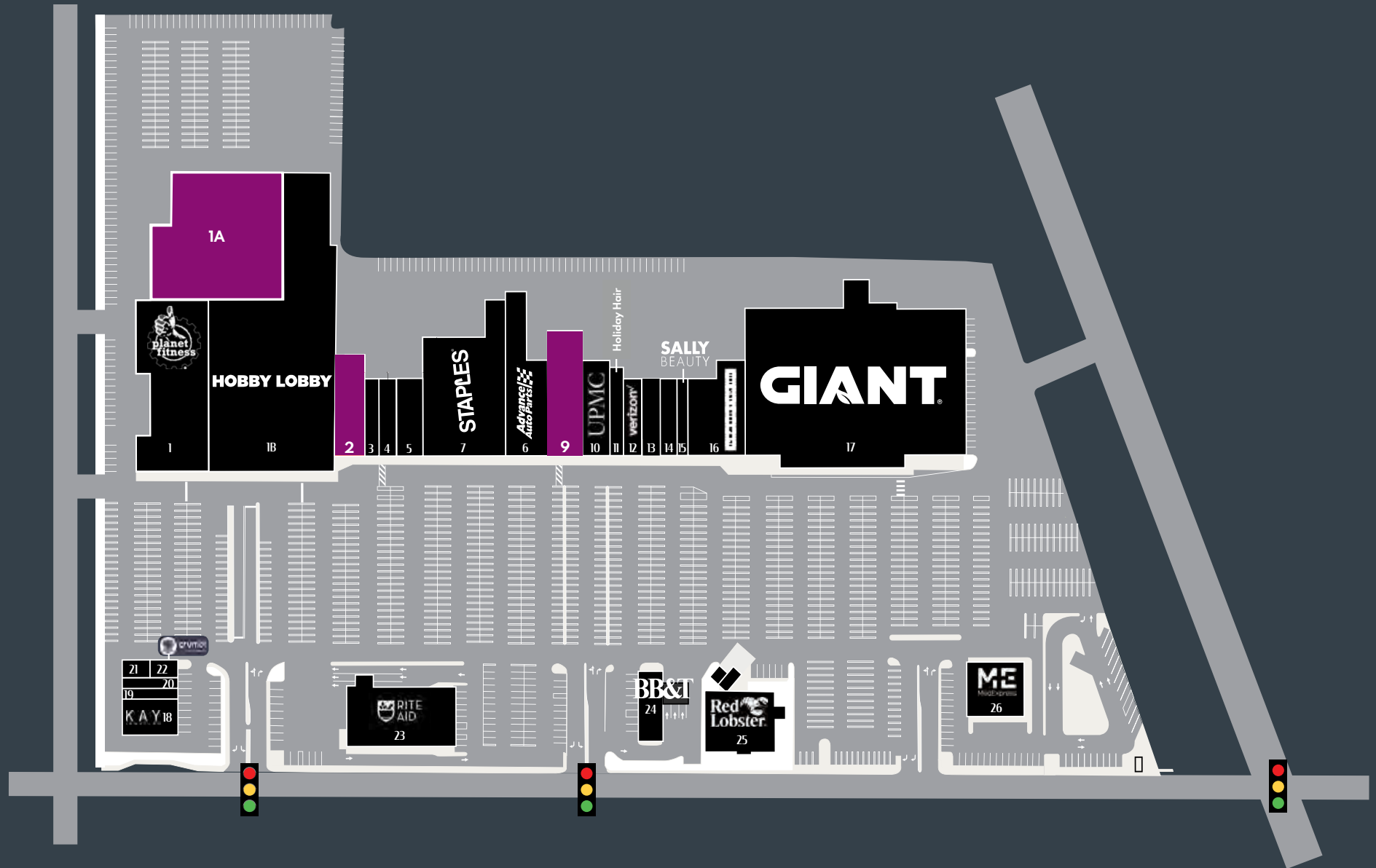
EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
6.00%	3,168,160	51,746,616	17.0%	10,080,936	1.6x
6.25%	3,168,160	49,676,751	14.7%	8,528,538	1.5x
6.50%	3,168,160	47,766,107	12.8%	7,095,555	1.4x
6.75%	3,168,160	45,996,992	10.4%	5,768,718	1.4x
7.00%	3,168,160	44,354,242	8.3%	4,536,656	1.3x

NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
90.00%	2,851,344	42,989,496	6.1%	3,243,803	1.2x
95.00%	3,009,752	45,377,802	9.4%	5,169,679	1.3x
100.00%	3,168,160	47,766,107	12.8%	7,095,555	1.4x
105.00%	3,326,568	50,154,412	15.4%	9,021,431	1.6x
110.00%	3,484,976	52,542,718	18.2%	10,947,306	1.7x

SITE PLAN | LOYAL PLAZA






TENANT LINE-UP | LOYAL PLAZA

Suite	Tenant	GLA
1	Planet Fitness	19,568
1A	AVAILABLE	27,951
1B	Hobby Lobby	55,039
2	AVAILABLE	5,974
3	Brookside Homes	2,000
4	Rent-A-Center	2,500
5	Mitch Kicks	4,000
6	Advance Auto Parts	10,290
7	Staples Office Superstore	20,555
9	AVAILABLE	9,900
10	UPMC	5,012
11	Holiday Hair	1,500
12	Verizon Wireless	2,500
13	Nail Trix	2,500
14	South Jersey Federal Credit Union	2,432
15	Sally Beauty Supply	1,280
16	PA Fine Wine & Spirits	9,056
17	Giant Food	66,935
18	Kay Jeweler's	3,000
19	Great Clips	1,203
20	Venice Pizza	1,200


Suite	Tenant	GLA
21	Elite Games	1,000
22	Crumbl Cookies	1,680
23	Rite Aid	10,908
24	BB&T Bank	6,500
25	Red Lobster	8,355
26	Medexpress Urgent Care	6,000

Total	288,838
Occupied	245,013
Vacant	43,825
Occupancy	85%

RENT ROLL | LOYAL PLAZA

Suite	Tenant	Sq. Feet	% of Property	Lease Term		Annual	Current \$/SF	Rental Rates			Expense Reimbursements				Comments
				Begin	End			Option	Dates	\$/SF	CAM	Mgmt Fee	Taxes	Ins	
0001	Planet Fitness 	19,568	6.8%	9/1/2022	8/31/2032	166,328	8.50	INC	Sep-27	9.14	Pro Rata	Pro Rata	Pro Rata	Pro Rata	Four (4) 5 year options remaining.; Upon commencement, tenant has (3) months of free rent. Tenant is at lease with expected rent commencement date of November, 2022; Assumes tenant is in place year 1 of the analysis.
								OPT	Sep-32	9.82					
								OPT	Sep-37	10.56					
								OPT	Sep-42	11.35					
								OPT	Sep-47	12.20					
0001-A	Available	27,951	9.7%												
0001-B	Hobby Lobby 	55,039	19.1%	6/7/2021	6/30/2031	233,916	4.24	INC	Jul-26	4.50	Pro Rata	Excl.	Pro Rata	Pro Rata	CAM Cap on controllables. Three (3) 5 year options remaining.
								OPT	Jun-36	4.75					
								OPT	Jun-41	5.00					
								OPT	Jun-46	5.25					
2	Available	5,974	2.1%												
3	Brookside Homes	2,000	0.7%	2/1/2022	1/31/2027	28,000	14.00				Pro Rata	Pro Rata	Pro Rata	Pro Rata	No options remaining. Assumes tenant renews at a 10% increase upon expiration.
4	Rent-A-Center	2,500	0.9%	7/17/1995	7/31/2024	57,750	23.10				Reimburse After Major Tenants +15% Admin	Reimburse After Major Tenants +15% Admi	Pro Rata	Reimburse After Major Tenants +15% Admin	CAM Cap on controllables. No options remaining. Assumes tenant renews at a 10% increase upon expiration.
5	Mitch Kicks	4,000	1.4%	7/1/2021	8/31/2026	66,250	16.48	INC	Jul-23	16.97	Pro Rata	Excl.	Pro Rata	Pro Rata	No options remaining. Assumes tenant rolls to market upon expiration.
								INC	Jul-24	17.48					
								INC	Jul-25	18.01					
6	Advance Auto Parts 	10,290	3.6%	7/1/1995	3/31/2027	114,734	11.15				Pro Rata	Pro Rata	Pro Rata	Pro Rata	CAM Cap on controllables. No options remaining. Assumes tenant renews at a 10% increase upon expiration.





RENT ROLL | LOYAL PLAZA

Suite	Tenant	Sq. Feet	% of Property	Lease Term		Annual	Current \$/SF	Rental Rates			Expense Reimbursements				Comments
				Begin	End			Option	Dates	\$/SF	CAM	Mgmt Fee	Taxes	Ins	
7	Staples Office Superstore STAPLES	20,555	7.1%	11/7/2004	11/30/2024	198,972	9.68	OPT	Dec-24	10.65	Pro Rata +5% Admin	Excl.	Pro Rata	Pro Rata	CAM Cap on controllables. Two (2) 5 year options remaining.
								OPT	Dec-29	11.71					
9	Available	9,900	3.4%												
10	UPMC	5,012	1.7%	10/8/2018	10/31/2023	124,529	24.41	INC	Oct-23	24.90	Pro Rata	Pro Rata	Pro Rata	Pro Rata	CAM Cap on controllables. One (1) 5 year options remaining.
								OPT	Nov-23	25.64					
								INC	Nov-24	26.41					
								INC	Nov-25	27.20					
								INC	Nov-26	28.02					
INC	Nov-27	28.86													
11	Holiday Hair	1,500	0.5%	1/1/1996	12/31/2022	45,676	29.85				Reimburse After Major Tenants +15% Admin	Reimburse After Major Tenants +15% Admin	Pro Rata	Reimburse After Major Tenants	No options remaining. Assumes tenant renews for 5 years with 3.0% annual escalations upon expiration.
12	Verizon Wireless 	2,500	0.9%	4/1/1998	6/29/2023	58,474	23.00				Reimburse After Major Tenants +15% Admin	Reimburse After Major Tenants +15% Admin	Pro Rata	Reimburse After Major Tenants +15% Admin	CAM Cap on controllables. No options remaining. Assumes tenant renews at a 10% increase upon expiration.
13	Nail Trix	2,500	0.9%	10/1/2008	9/30/2023	60,375	24.15				Pro Rata +15%	Pro Rata +15% Admin	Pro Rata	Pro Rata +10% Admin	No options remaining. Assumes tenant renews at a 10% increase upon expiration.

RENT ROLL | LOYAL PLAZA

Suite	Tenant	Sq. Feet	% of Property	Lease Term		Annual	Current \$/SF	Rental Rates			Expense Reimbursements				Comments
				Begin	End			Option	Dates	\$/SF	CAM	Mgmt Fee	Taxes	Ins	
14	South Jersey Federal Credit Union	2,432	0.8%	5/7/2018	5/31/2023	55,151	22.52	OPT	Jun-23	23.15	Pro Rata +15% Admin	Pro Rata +15% Admin	Pro Rata	Pro Rata +10% Admin	One (1) 5 year options remaining.
								INC	Jun-24	23.84					
								INC	Jun-25	24.56					
								INC	Jun-26	25.30					
15	Sally Beauty Supply	1,280	0.40%	11/01/1991	10/31/2028	36,019	28.14	INC	Nov-23	28.70	Pro Rata +15% Admin	Pro Rata +15% Admin	Pro Rata	Pro Rata	CAM Cap on controllables. No options remaining. Assumes tenant rolls to market upon expiration.
								INC	Nov-24	29.28					
								INC	Nov-25	29.86					
								INC	Nov-26	30.46					
								INC	Nov-27	31.07					
16	PA Fine Wine & Spirits	9,056	3.1%	5/1/1995	6/30/2028	219,155	24.20	INC	Jul-24	26.62	Excl.			Gross lease. Two (2) 5 year options remaining.	
								OPT	Jul-28	29.28	Excl.				
								OPT	Jul-33	32.21	Excl.				
17	Giant Food	66,935	23.2%	10/28/1999	10/31/2029	702,818	10.50	INC	Oct-24	10.75	Pro Rata +5% Admin	Pro Rata	Pro Rata	Pro Rata	Six (6) 5 year options remaining.
								OPT	Nov-29	11.83					
								OPT	Nov-34	13.01					
								OPT	Nov-39	14.31					
								OPT	Nov-44	15.74					
								OPT	Nov-49	17.31					
								OPT	Nov-54	19.04					
18	Kay's Jeweler's	3,000	1.0%	3/1/2021	9/30/2030	75,000	25.00	INC	Mar-26	27.50	Pro Rata	Pro Rata	Pro Rata	Pro Rata	CAM Cap on controllables. Two (2) 5 year options remaining.
								OPT	Oct-30	30.25					
								OPT	Oct-35	33.28					

RENT ROLL | LOYAL PLAZA

Suite	Tenant	Sq. Feet	% of Property	Lease Term		Annual	Current \$/SF	Rental Rates			Expense Reimbursements				Comments
				Begin	End			Option	Dates	\$/SF	CAM	Mgmt Fee	Taxes	Ins	
19	Great Clips 	1,203	0.40%	1/14/2016	11/30/2030	33,774	27.46	INC	Dec-22	28.28	Fixed CAM	Fixed CAM	Pro Rata	Pro Rata	No options remaining. Assumes tenant renews for 5 years with 3.0% annual escalations upon expiration.
								INC	Dec-23	29.13					
								INC	Dec-24	30.01					
								INC	Dec-25	30.91					
								INC	Dec-26	31.83					
								INC	Dec-27	32.79					
								INC	Dec-28	33.77					
								INC	Dec-29	34.79					
20	Venice Pizza	1,200	0.4%	1/1/1990	11/30/2025	39,792	33.16				Pro Rata +15%	Reimburse After Major Tenants +15% Admi	Pro Rata	Reimburse After Major Tenants	No options remaining. Assumes tenant renews at a 5% increase.
21	Elite Games	1,000	0.3%	4/10/2012	2/29/2028	27,000	27.00				Pro Rata +15%	Reimburse After Major Tenants +15% Admi	Pro Rata	Reimburse After Major Tenants	No options remaining. Assumes tenant renews at a 10% increase.
22	Crumbl Cookies 	1,680	0.6%	1/20/2022	1/31/2032	39,354	23.00				Pro Rata +15%	Pro Rata +15% Admin	Pro Rata	Pro Rata +10% Admin	CAM Cap on controllables. No options remaining. Assumes tenant renews at a 10% increase upon expiration.
23	Rite Aid 	10,908	3.8%	4/7/1999	3/31/2029	299,970	27.50	INC	Apr-24	27.73	Fixed CAM	Fixed CAM	Pro Rata	Excl.	Two (2) 5 year options remaining.
								OPT	Apr-29	29.46					
								OPT	Apr-34	30.19					
24	BB&T Bank 	6,500	2.3%	12/29/2000	12/31/2025	108,095	16.63				Excl.	Excl.	Pro Rata	Excl.	No options remaining. Assumes tenant renews at a 10% increase upon expiration.

RENT ROLL | LOYAL PLAZA

Suite	Tenant	Sq.Feet	% of Property	Lease Term		Annual	Current \$/SF	Rental Rates			Expense Reimbursements				Comments
				Begin	End			Option	Dates	\$/SF	CAM	Mgmt Fee	Taxes	Ins	
25	Red Lobster	8,355	2.9%	12/1/1992	11/21/2031	92,741	10.17	INC	Nov-22	11.37	Fixed CAM	Excl.	Pro Rata	Excl.	One (1) 5 year options remaining.
								INC	Nov-23	12.57					
								INC	Nov-26	13.82					
								OPT	Nov-31	15.21					
22	Medexpress Urgent Care	6,000	2.1%	7/14/2011	7/31/2026	192,000	32.00	OPT	Aug-26	34.00	Pro Rata +15% Admin	Pro Rata +15% Admin	Pro Rata	Pro Rata +15% Admin	One (1) 5 year options remaining.
TOTAL		288,838	100.0%	Total Base Rental Revenue		3,075,873									

TENANT OVERVIEW



TENANT PROFILE | LOYAL PLAZA

GIANT

The Giant Company, (formerly known as Giant Food Stores) is a family of brands, which includes Giant, Martin's, Giant Heirloom Market, Giant Direct, and Martin's Direct. Giant is a subsidiary of Ahold Delhaize, a Dutch multinational retail and wholesaling company. Sister companies include Food Lion, Stop & Shop, and Hannaford Supermarkets, which are all subsidiaries of Ahold Delhaize and carry many of the same private-label brands and products. The umbrella brand employs more than 35,000 people that support nearly 190 stores, 132 pharmacies, 107 fuel stations, and over 150 online pick-up hubs. The Giant Company was named Retailer of the Year in 2019 as it completed acquisitions, upgraded stores, opened new locations, launched a new e-commerce platform, piloted robotics, enhanced customer service via delivery and pick-up options at most of its stores, and announced a new company loyalty program.

HOBBY LOBBY

Hobby Lobby Stores was founded in 1972 and headquartered in Oklahoma City, OK, Hobby Lobby Stores, Inc. is one of the largest arts & crafts retailers in the country with more than 900 stores across the United States. The average Hobby Lobby is roughly 52,000 square feet, which encompasses its large product selection, and is approximately three times the size of most Michaels and Joann's stores. Hobby Lobby has been averaging about 30 to 50 new stores per year. It opened about 50 new stores during 2019 and followed that with another 50 during 2020, despite COVID; these included six relocations. In addition to its U.S. operations, Hobby Lobby has stores in China, Hong Kong, and the Philippines, and maintains offices in Hong Kong, Shenzhen, and Yiwu, China.

GIANT

LOCATIONS	190
FOUNDED	1936
EMPLOYEES	35,000+
REVENUE	\$3 Billion
PARENT	Ahold Delhaize
STOCK TICKER	ADRY: QTCQX
SUBSIDIARIES	Martin's Food
AFFILIATES	Food Lion, Fresh Direct, Stop & Shop, Hannaford, and Albert
HEADQUARTERS	Carlisle, PA
WEBSITE	giantfoodstores.com

HOBBY LOBBY

LOCATIONS	969
FOUNDED	1972
EMPLOYEES	43,000+
REVENUE	\$5 Billion
OWNER	Green Family
HEADQUARTERS	Oklahoma City, OK
WEBSITE	hobbylobby.com

TENANT PROFILE | LOYAL PLAZA



Rite Aid Corporation (NYSE: RAD), established in 1968, is a retail drugstore chain in the United States. As of December 2021, the company operates more than 2,450 stores in 18 States. Rite Aid stores sell prescription drugs and a range of merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, greeting cards, photo processing, seasonal merchandise and other everyday convenience products. The company ranked No. 148 in the Fortune 500 list of the largest United States corporations by total revenue.



Advance Auto Parts (NYSE: AAP) was founded in 1932 by Arthur Taubman. Advance Auto Parts has grown from 54 stores in 1969 to more than 4,300 stores today. Headquartered in Raleigh, NC., Advance Auto Parts, Inc. is the leading automotive aftermarket parts provider in North America and serves both the professional installer and do-it-yourself customers. Advance Auto operates over 4,300 stores and Worldpac branches in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance Auto employs approximately 68,000 Team Members. Advance Auto Parts (AAP) stores generally operate in freestanding buildings in locations with high vehicle traffic counts with good visibility and easy access to major roadways and to commercial customers. The average size of an AAP store is approximately 6,000 to 7,000 square feet.



LOCATIONS	2,451
FOUNDED	1968
EMPLOYEES	51,000
REVENUE	\$24.04 Billion
CREDIT RATING	B2 (Moody's)
STOCK TICKER	NYSE: RAD
SUBSIDIARIES	Bartell Drugs, Thrifty PayLess, RediClinic LLC, MORE
HEADQUARTERS	Camp Hill, PA
WEBSITE	riteaid.com



LOCATIONS	4,300+
FOUNDED	1932
EMPLOYEES	68,000+
REVENUE	\$10.1 Billion
CREDIT RATING	BBB- (S&P)
STOCK TICKER	NYSE: AAP
HEADQUARTERS	Roanoke, VA
WEBSITE	advanceautoparts.com

MARKET OVERVIEW



MARKET OVERVIEW | LOYAL PLAZA

WILLIAMSPORT, PA

Loyal Plaza is situated in Williamsport, Pennsylvania, part of Lycoming County, the largest county in Pennsylvania by area. Approximately 130 miles northwest of Philadelphia and 165 miles east-northeast of Pittsburgh, the County extends over 1,215 square miles and is home to more than 111,500 residents, with the majority of the urbanized area located within one mile north and south of the Susquehanna River. Williamsport serves as the County seat and primary economic center of Lycoming County which offers a wide range of housing options, a diverse spectrum of business environments, and an array of multimodal transportation infrastructure, positioning the area for sustained and future growth. The County is home to an interconnected multi-modal transportation system that provides access to major regional markets such as Philadelphia (175 miles) Pittsburgh (195 miles) and New York 973 City (195 miles). The major highway routes include I-180, US 15, and US 220, which are four-lane highways providing direct access to some of the largest metropolitan regions in the nation. Additionally, Williamsport is the hub of Lycoming County's excellent public transit system, consisting of River Valley Transit (RVT) which has a fleet of 29 buses and transports over 1.3 million passengers a year, an average of 4,300 passengers per day.



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