

EXECUTIVE SUMMARY | RICHLAND MARKETPLACE

OVERVIEW



Property Address

Route 309 & West Pumping Station Road, Quakertown, PA 18951



Square Feet

162,128 SF



Effective Occupancy

92.0%



Year Built

2008-2009



Anchor Tenants

Aldi, Target (Shadow), BJ's Wholesale (Shadow)



Parking

1536 Spaces | 9.47 / 1,000



GROCERY-ANCHORED



VALUE CREATION & NOI GROWTH



PROMINENT POSITIONING ON THE HIGHLY TRAVELED ROUTE 309



LEASE-UP OPPORTUNITY OF 11,410 SF



INSTITUTIONAL QUALITY ASSET



BENEFITS FROM A SYNERGISTIC TENANT ROSTER

	1-Mile	3-Mile	5-Mile	10-Mile
Population				
2021 Estimate	2,899	26,345	48,597	209,486
2026 Projection	2,948	26,510	48,961	212,449
Income				
2021 Estimate Average Household	\$89,395	\$93,697	\$112,078	\$107,833
Business				
2021 Estimated Total Businesses	172	1,136	1,681	6,379
2021 Estimated Total Employees	2,201	13,311	20,437	68,919

RICHLAND MARKETPLACE



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 Quakertown, PA. Richland Marketplace is an institutional quality, 162,128 square foot grocery-anchored shopping center that is 92% occupied and offers significant upside.

The property is under contract to be purchased for \$28,750,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Richland Marketplace is anchored by a 16,822 square-foot Aldi grocery store that has been a tenant since the center was constructed in 2009. Aldi has lease term through May 2024 with five renewal options that will allow them to remain at the site until 2049. Aldi is a privately owned, German-based discount supermarket brand with over 2,000 locations across 36 states and 11,000 stores globally. The grocery chain generated over \$121 billion dollars in sales in 2021. According to Placer.ai, this Aldi ranks in the top third of all locations in the state of Pennsylvania in foot traffic.

In addition to Aldi, Richland Marketplace features a high-quality tenant roster including Best Buy, PetSmart, Planet Fitness, Staples, Ulta, Visionworks, Sally Beauty, and Skechers. While not included in the sale, high-performing shadow anchors which includes Target, BJ's, Chick-fil-A, and Wawa drive traffic to the center. The remaining 11,410 SF of vacant space in the center provides FNRP with the opportunity to enhance cash flow and create meaningful upside.

Richland Marketplace is situated 12 miles South of Allentown, PA on a major north/south thoroughfare with access to many wealthy Philadelphia suburbs. The property sits at a signalized intersection along Route 309 which sees combined traffic of over 37,000 vehicles per day. Within a 10-mile radius of the property, the population and average household incomes exceed 209,000 people and \$107,000, respectively.



DISCLAIMER

FIRST NATIONAL REALTY PARTNERS

This document is intended for limited circulation. All of the information set forth herein is intended only for intended recipients and constitutes FNRP's "Proprietary Information" (as defined in and subject to that certain Non-Disclosure Agreement between FNRP and the recipient hereof, which is hereby incorporated herein by reference). The recipient expressly acknowledges and agrees that they will hold this information, this document, and all related documents and disclosures in the strictest confidence.

This document is not intended to be, nor should it be construed or used as, an offer to sell, or a solicitation of an offer to buy any securities, which offer may be made only at the time a qualified offeree receives a current Confidential Offering Memorandum (the "Memorandum") relating to a proposed investment opportunity. In the event of any conflict between the information contained herein and the information contained in the Memorandum, the information contained in the Memorandum shall govern, control and supersede the information contained herein. The information contained herein is not intended to provide, and should not be relied upon for, accounting, legal or tax advice or investment recommendations. Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisers in order to make an independent determination of the risks, suitability and potential consequences of an investment.

All investors and potential investors should be aware that an investment of this nature is a speculative investment. The possibility for significant or total loss of capital exists. FNRP employs leverage in the purchase and redevelopment of properties, which can substantially increase the risk of losses. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment.

This document is for informational and illustration purposes only. The information and data contained herein are as of the date indicated, are summary in nature, are not complete, are subject to change, do not contain important disclosures and risk factors associated with such investment, and are qualified in their entirety by the information included in the applicable Memorandum.

FNRP does not undertake any obligation to update or revise any information or data contained herein or correct inaccuracies, whether as a result of new information, future events or otherwise. Certain information contained herein includes observations and assumptions and involves significant elements of subjective judgment and analysis. No representations are made as to the accuracy of such observations and assumptions and there can be no assurances that actual events will not differ materially from those assumed. Results are likely to vary substantially from those discussed herein. Opinions expressed herein are current opinions as of the date appearing in this document only. Further, these materials may contain "forward-looking statements" and actual results may differ materially from any expectations, projections or predictions made or implicated in such forward-looking statements. Prospective investors are therefore cautioned not to place undue reliance on such forward-looking statements.

No representation or warranty is made concerning the completeness or accuracy of this information or data. These materials do not purport to be all-inclusive and may not be relied upon for making any investment decision. Certain information and data provided herein is based on third-party sources, which information and data, although believed to be accurate, has not been independently verified.



www.fnrpusa.com