



OFFERING MEMORANDUM

RITE AID

1 S RIVER ROAD | BEDFORD, NH 03110



Exclusively Marketed By:

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

License # 01757671

NH Broker of Record REF Advisory, LLC

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Rite Aid
Property Address	1 South River Road Bedford, NH 03110
Property Type	Single Tenant Retail
Price	\$5,300,000
Price/SF/Bldg	\$352.39
Net Operating Income	\$347,985
CAP Rate	6.57%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	10 Years
Occupancy	100%
Building Size	15,040 SF
Land Size	71,438 SF
Year Built / Renovated	1995
APN	BEDD M:46 B:8 L:1
Zoning	PZ

TRAFFIC COUNTS

CARS PER DAY

S River Road	21,789
--------------	--------

INVESTMENT HIGHLIGHTS

- Highly visible corner location
- Across the street from Bedford Grove Shopping Mall which includes Wal-Mart & Hannaford SuperMarket
- Within 3.5 Miles of Corey Square, Verizon Wireless Arena & the University of New Hampshire – Manchester
- National Credit Tenant, Fortune 500 company



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Rite Aid	15,040	100%	\$28,999	\$1.93	\$347,985	\$23.14	7/22/2008	7/31/2028		NNN	Eight 5 year options with a 10% increase per option period

Note - Rent Includes the scheduled 10% increase on 8/1/18

TOTAL	15,040	100%	\$28,999		\$347,985						
--------------	---------------	-------------	-----------------	--	------------------	--	--	--	--	--	--



Bedford, NH

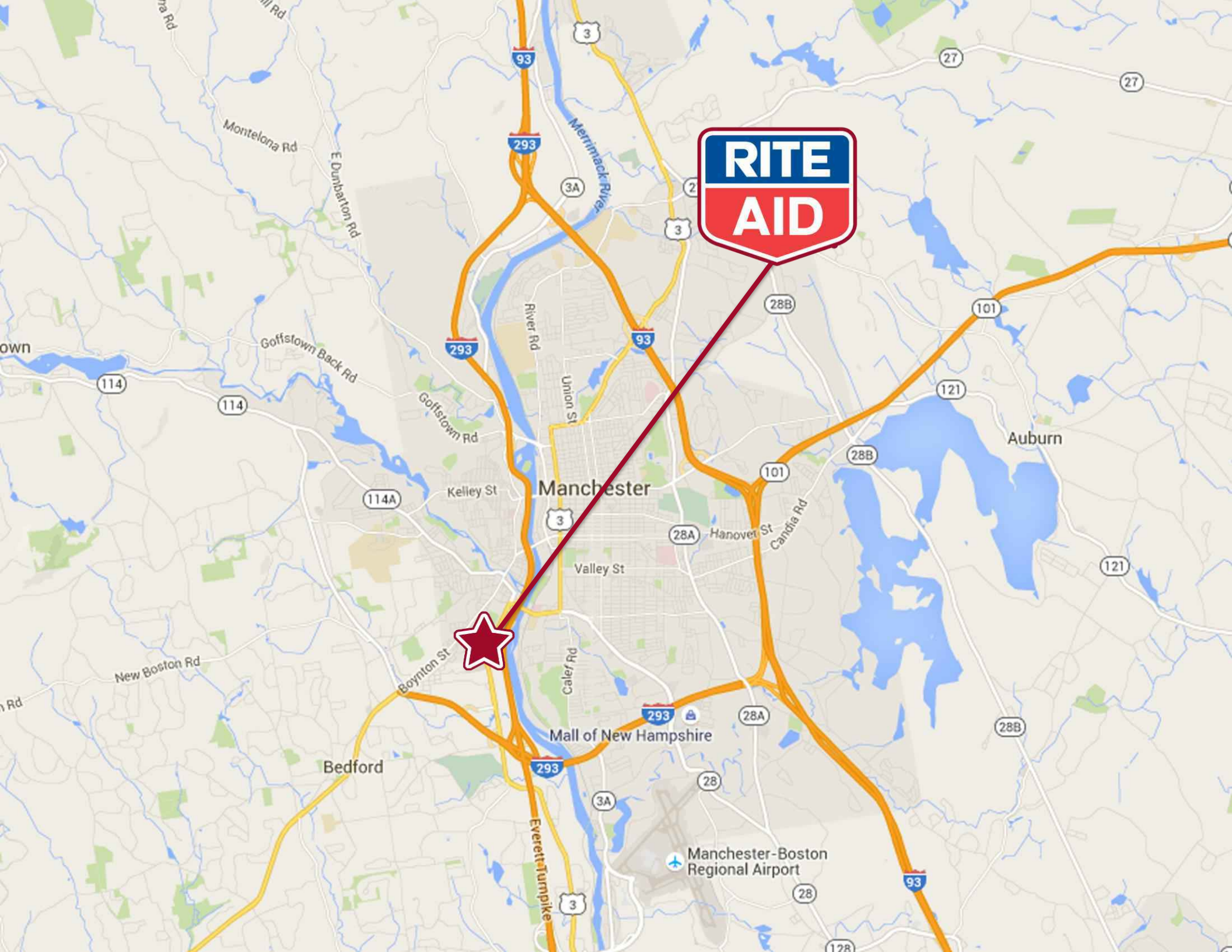
Bedford is a town in Hillsborough County, New Hampshire, United States. The population was 21,203 at the 2010 census. Bedford is a suburb of Manchester, the largest city in the state.

The Census reported that there were 21,203 people, 7,364 households, and 5,834 families residing in the town. The population density was 646.4 people per square mile. There were 7,634 housing units at an average density of 232.7 per square mile. The racial makeup of the town was 94.5% White, 0.6% African American, 0.1% Native American, 2.9% Asian, 0.01% Pacific Islander, 0.4% from some other race, and 1.4% from two or more races. Hispanic or Latino of any race were 1.7% of the population.

There were 7,364 households out of which 40.9% had children under the age of 18 living with them, 69.8% were headed by married couples living together, 6.5% had a female householder with no husband present, and 20.8% were non-families. 16.5% of all households were made up of individuals, and 7.6% were someone living alone who was 65 years of age or older. The average household size was 2.81 and the average family size was 3.19.

In the town the population was spread out with 28.6% under the age of 18, 4.7% from 18 to 24, 21.4% from 25 to 44, 31.7% from 45 to 64, and 13.5% who were 65 years of age or older. The median age was 42.3 years. For every 100 females there were 95.7 males. For every 100 females age 18 and over, there were 92.1 males.

For the period 2006-2010, the median income for a household in the town was \$116,299 (in 2010 dollars), and the median income for a family was \$127,589. Full-time male workers had median earnings of \$99,366 versus \$53,286 for females. The per capita income for the town was \$50,952. About 2.7% of families and 3.4% of the population were below the poverty line, including 4.2% of those under age 18 and 1.0% of those age 65 or over. Bedford had the fifth highest average personal income in the state between 2006 and 2010.



SUBWAY

Applebee's

Wendy's

**RITE
AID**

McDonald's

**DUNKIN'
DONUTS**

**TACO
BELL**

Marshalls

KOHL'S

macy's

STAPLES

**STARBUCKS
COFFEE**

**CVS
pharmacy**

**OUTBACK
STEAKHOUSE**

S River Road

GameStop

**Panera
BREAD**

verizon

SUBWAY

**O'Reilly
AUTO PARTS**

Walmart



Walmart

SUBWAY

GameStop

People's United Bank

verizon

Panera BREAD

Mobil

TACO BELL

RITE AID

S River Road





S River Road



	1 mile	3 miles	5 miles
Population			
2000 Population	8,857	83,732	133,174
2010 Population	8,872	84,401	137,832
2015 Population	8,915	86,275	140,530
2020 Population	9,040	88,417	143,983
2000-2010 Annual Rate	0.02%	0.08%	0.34%
2010-2015 Annual Rate	0.09%	0.42%	0.37%
2015-2020 Annual Rate	0.28%	0.49%	0.49%
2015 Male Population	47.5%	49.4%	49.2%
2015 Female Population	52.5%	50.6%	50.8%
2015 Median Age	40.6	36.7	38.1

In the identified area, the current year population is 140,530. In 2010, the Census count in the area was 137,832. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 143,983 representing a change of 0.49% annually from 2015 to 2020. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	85.2%	83.6%	86.2%
2015 Black Alone	5.8%	5.0%	4.0%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	2.9%	3.7%	3.7%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	2.9%	4.1%	3.0%
2015 Two or More Races	2.9%	3.1%	2.7%
2015 Hispanic Origin (Any Race)	7.7%	10.7%	8.0%

Median Household Income

2015 Median Household Income	\$57,010	\$50,784	\$58,094
2020 Median Household Income	\$63,202	\$55,598	\$64,700
2015-2020 Annual Rate	2.08%	1.83%	2.18%

Average Household Income

2015 Average Household Income	\$68,652	\$64,245	\$75,987
2020 Average Household Income	\$76,367	\$71,481	\$84,337
2015-2020 Annual Rate	2.15%	2.16%	2.11%

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

Exclusively Marketed By:

Paul Z. Matysek, CCIM
310.405.0902
paul@matysekinvestment.com
License # 01757671

NH Broker of Record REF Advisory, LLC

MIG **MATYSEK INVESTMENT GROUP**
COMMERCIAL REAL ESTATE ADVISORS

