

NET-LEASED RITE-AID AVAILABLE FOR SALE

12155 Houze Road, Roswell, GA



Building Size:	10,908 Square Feet
Land Area:	1.6 Acres
Lease Type:	NNN
Net Operating Income:	\$306,150.00
Capitalization Rate:	6.85%
Sale Price:	\$4,470,000.00

The subject property is a 10,908 square foot free-standing building sited on a 1.6 acre parcel ideally located at the signalized intersection of Houze Rd. and Rucker Rd. in Roswell, GA (Atlanta MSA). The property is leased to Rite-Aid under a 25 year NNN Primary term with 10 years remaining. There are four 5 year options, with fixed rent increases for each option period.

For more information please contact:

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RITE-AID AVAILABLE FOR SALE

12155 Houze Road, Roswell, GA



Location:	12155 Houze Rd., Roswell, GA 30004
Tenant	Rite-Aid
Year Built:	2002
Website:	www.riteaid.com
Location Highlights:	The property is ideally located at the signalized intersection of Houze Rd. and Rucker Rd. The location is across the street from the Publix/Village Walk Shopping Center and 2 blocks south of the Kroger Supermarket and Crabapple Shopping Center.
Building Size:	10,908 Square Feet
Land Area:	1.6 Acres
Lease Type:	NNN
Tenant Responsibilities:	Taxes, Insurance, CAM, Roof, Grounds, and Structure
Landlord Responsibilities:	None
Net operating Income:	\$306,150.00
Capitalization Rate:	6.85%
Sale Price:	\$4,470,000.00
Existing Loan:	\$2,250,000 at 4.49% with monthly payments of \$14,222.47 (\$170,670 annually). Can be assumed for 1% of outstanding balance.



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INCOME

Gross Rental Income \$306,150.00

EFFECTIVE GROSS INCOME \$306,150.00

OPERATING EXPENSES

Taxes Tenant
Insurance Tenant

Common Area & Improvements Maintenance

Wates / Sewer Tenant
Garbage Tenant
HVAC Tenant
Landscaping Tenant
Fire Alarm / Phone Tenant
Parking Lot Tenant
Electricity / Lighting Tenant
Property Management Tenant
Roof Tenant
Walls Tenant
Foundation Tenant
Fencing Tenant

Total Operating Expenses Tenant

Tenant Reimbursements Tenant

Net Operating Expenses \$0.00

Net Operating Income \$306,150.00

Cap Rate 6.85%

Sales Price \$4,470,000.00

For more information please contact:

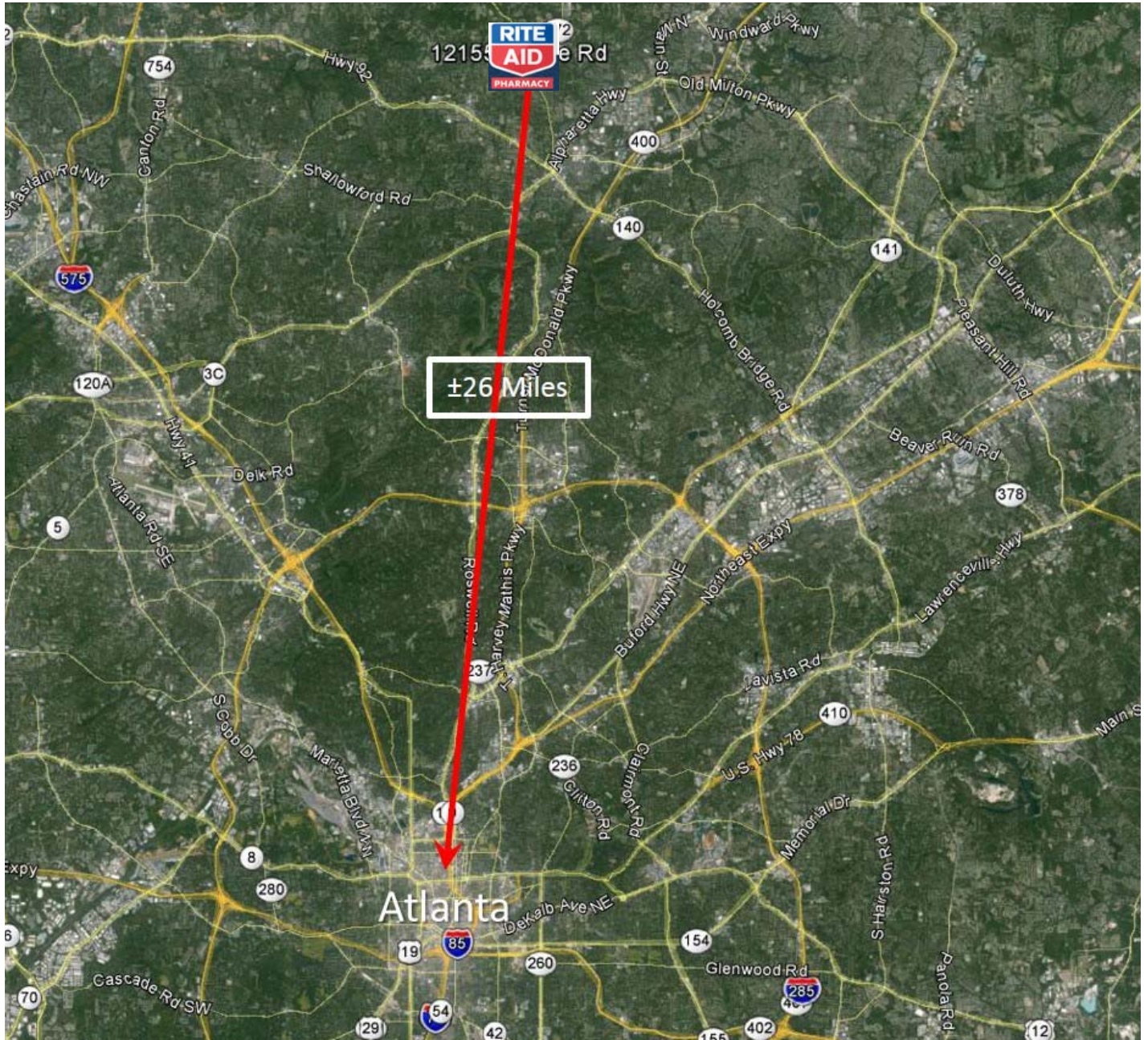
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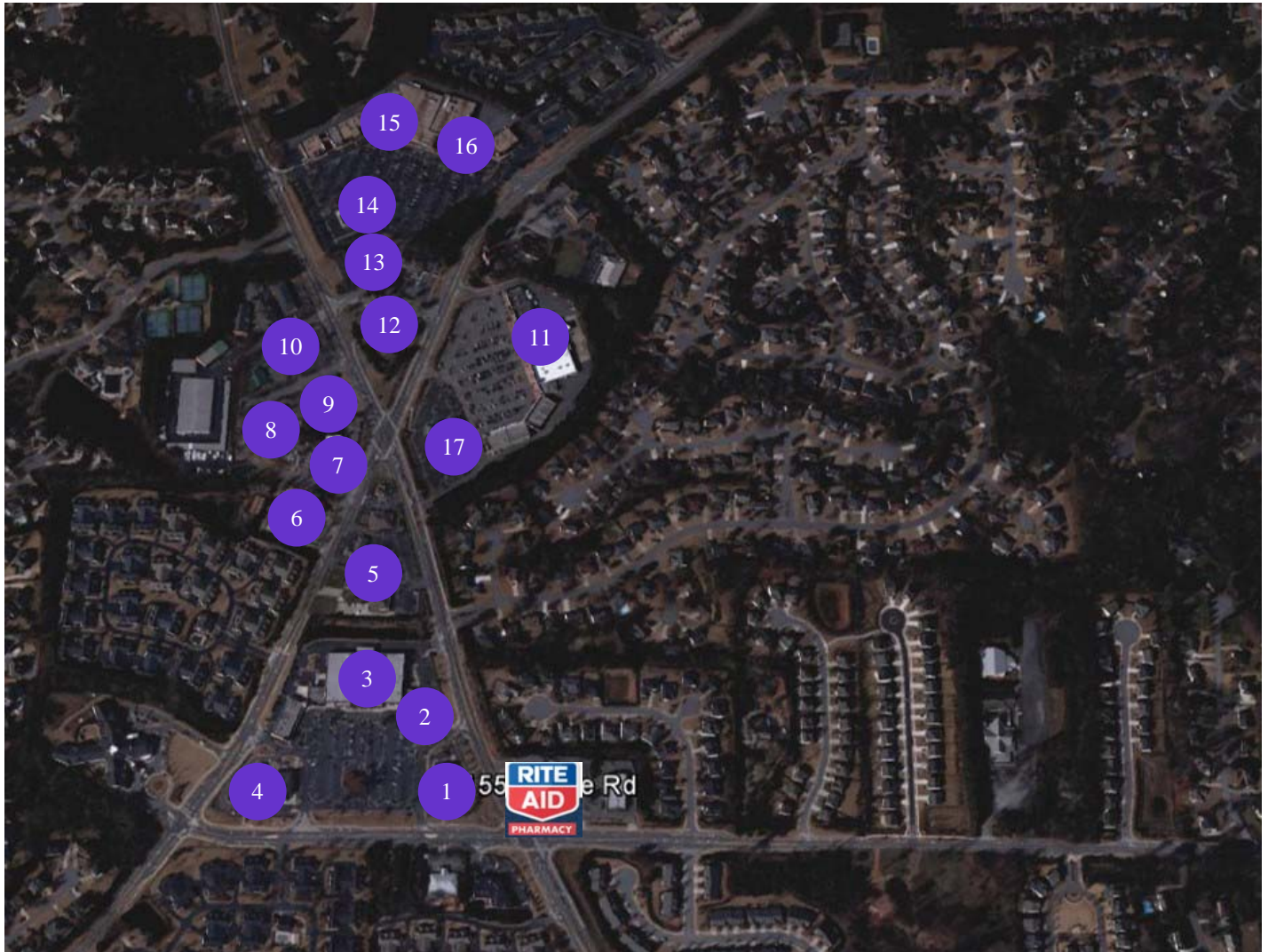
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COMMERCIAL REAL ESTATE SERVICES



Adjacent Retail Amenities

1. Circle K
2. Anytime Fitness
3. Publix/ Village Walk Shopping Center
4. Chase Bank
5. Sherwin Williams
6. Club Corners Car Wash
7. Starbucks & AT&T
8. Ace Hardware
9. McDonalds
10. Waffle House
11. One Life Fitness / North Farm Market Shopping Center
12. BP Service Station
13. Synovus Bank
14. Kroger Gas
15. Kroger / Crabapple Shopping Center
16. Dominos / Petco / Bank of America
17. Walgreen's

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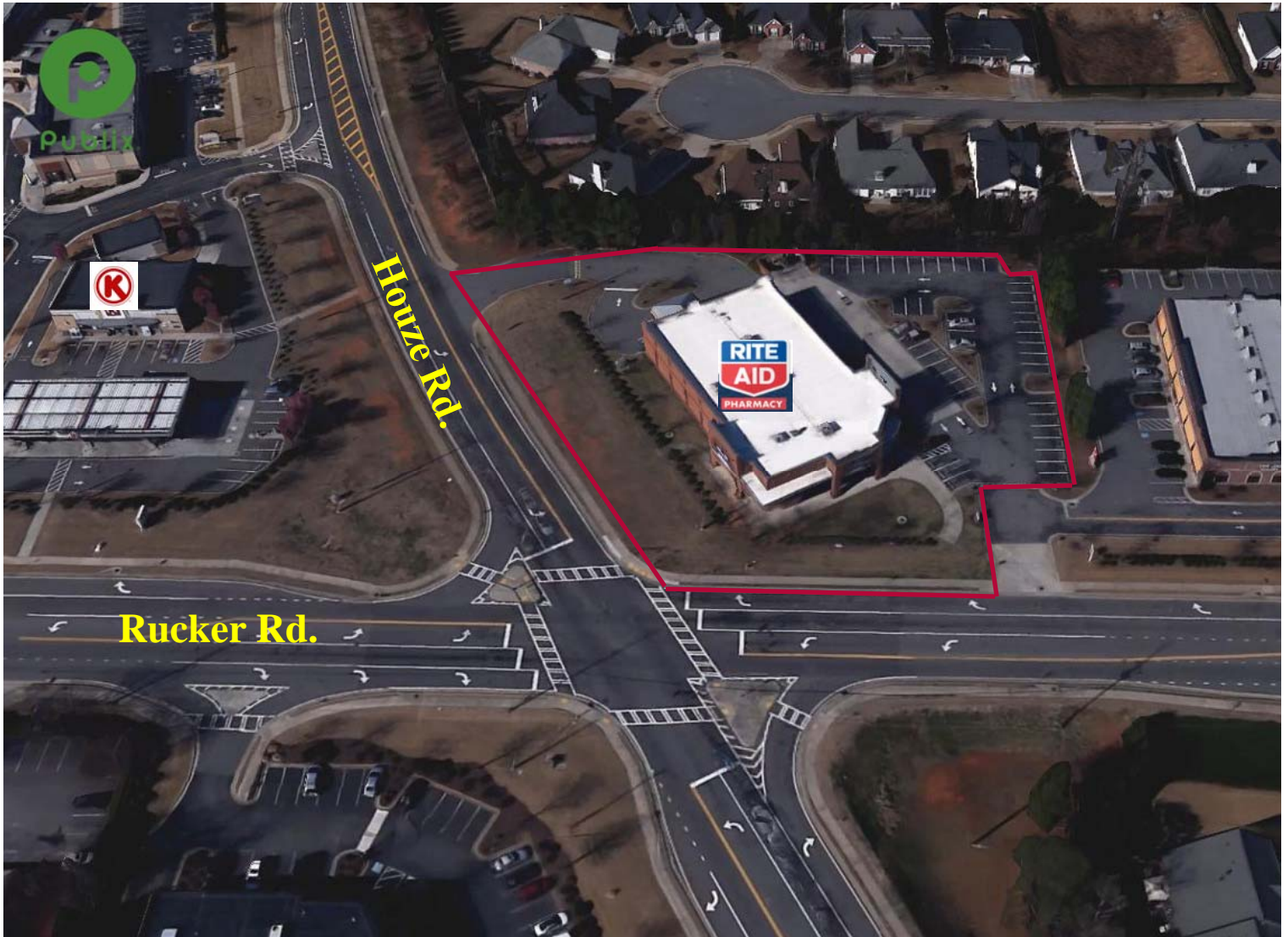
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Signalized Corner



Drive Through Pharmacy

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Houze Road View



Main Entrance

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Interior



Interior

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	Address	City	Type	Price/SF	Date Sold
1	2098 Highway 20	McDonough	CVS	\$537.09	3/11/2015
2	12305 Crabapple	Alpharetta	Walgreens	\$528.18	9/21/15
3	5963 Sprout Springs	Flowery Branch	Walgreens	\$494.85	3/3/16
4	25 Peachtree	Atlanta	Walgreens	\$711.50	11/29/16

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Rite Aid is the third largest retail drugstore chain in the United States based on both revenues and number of stores. The company was incorporated as a Delaware corporation in 1968 and is headquartered in Pennsylvania at 30 Hunter Lane, Camp Hill, PA 17011. Information about Rite Aid, including corporate background and press releases, is available through Rite Aid's website at www.riteaid.com. Common stock is listed on the New York Stock Exchange under the trading symbol of "RAD."

As of March 2017, 4,536 stores were in operation in 31 states across the country and in the District of Columbia with approximately 1,063 located in the SE states. Stores in the eastern part of the U.S. average 8,900 selling square feet per store (11,200 average total square feet per store).

Rite Aid's retail stores sell prescription drugs and a wide assortment of other merchandise, which they call "front-end" products. In fiscal 2016, prescription drug sales accounted for 69.1% of total drugstore sales and front end sales accounted for 30.9% of total drugstore sales. As of March 2017 (Fiscal Yr. 52wks) Revenues were \$32.8 Billion with Net income \$4.1 Million.

As disclosed on Thursday, June 29, 2017, Walgreens Boots Alliance, Inc. ("WBA") has entered into an asset purchase agreement with Rite Aid to acquire 2,186 of Rite Aid's currently operated 4,536+/- stores, three distribution centers, inventory, and other assets primarily located in the Northeast, Mid-Atlantic and southeastern U.S. WBA will pay \$5.1 Billion for the assets plus a \$325 Million breakup fee that unwinds the companies' previous merger agreement.

Subject to the proposed transaction receiving regulatory approval, WBA has announced plans to acquire the stores gradually over a 6-month period. Rite Aid plans to use the proceeds from the sale to cut its current debt in half and has agreed not to open any new stores in the locations where it is selling for two years.



Roswell and Alpharetta are adjacent cities and suburbs of Atlanta located in north Fulton County, GA. At the 2010 census Roswell had a population of 88,346, and in 2014 the estimated population was 94,089, making it Georgia's seventh largest city. Alpharetta, as of the 2010 census, had a population of 57,551 and an estimated population in 2014 of 63,038. Many Roswell and Alpharetta residents work in nearby Atlanta and along a section of Route 400 known as the "high tech" corridor between Roswell and Atlanta. Some of the areas largest employers are McKesson Corporation, ADP, Lexis-Nexis, Comcast, UPS, HP, Verizon and Cox Communications.

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Rite Aid			
12155 Houze Rd, Alpharetta, GA 30004			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Drug Store	% Leased: 100%		
GLA: 10,908 SF	Rent/SF/Mo: -		
Year Built: 2002			
Radius	2 Mile	3 Mile	5 Mile
Population			
2021 Projection	25,049	48,909	140,446
2016 Estimate	23,384	45,644	130,909
2010 Census	20,966	40,848	117,250
Growth 2016 - 2021	7.12%	7.15%	7.29%
Growth 2010 - 2016	11.53%	11.74%	11.65%
2016 Population by Age	23,384	45,644	130,909
Age 0 - 4	1,186 5.07%	2,345 5.14%	7,557 5.77%
Age 5 - 9	1,435 6.14%	2,755 6.04%	8,331 6.36%
Age 10 - 14	1,789 7.65%	3,365 7.37%	9,413 7.19%
Age 15 - 19	1,909 8.16%	3,580 7.84%	9,542 7.29%
Age 20 - 24	1,641 7.02%	3,129 6.86%	8,682 6.63%
Age 25 - 29	1,164 4.98%	2,361 5.17%	7,762 5.93%
Age 30 - 34	943 4.03%	2,036 4.46%	7,707 5.89%
Age 35 - 39	1,108 4.74%	2,313 5.07%	8,172 6.24%
Age 40 - 44	1,542 6.59%	3,027 6.63%	9,326 7.12%
Age 45 - 49	1,873 8.01%	3,581 7.85%	9,992 7.63%
Age 50 - 54	2,009 8.59%	3,819 8.37%	10,236 7.82%
Age 55 - 59	1,847 7.90%	3,512 7.69%	9,410 7.19%
Age 60 - 64	1,512 6.47%	2,899 6.35%	7,875 6.02%
Age 65 - 69	1,176 5.03%	2,282 5.00%	6,178 4.72%
Age 70 - 74	824 3.52%	1,613 3.53%	4,196 3.21%
Age 75 - 79	557 2.38%	1,106 2.42%	2,670 2.04%
Age 80 - 84	388 1.66%	799 1.75%	1,746 1.33%
Age 85+	482 2.06%	1,121 2.46%	2,114 1.61%
Age 65+	3,427 14.66%	6,921 15.16%	16,904 12.91%
Median Age	41.70	41.50	39.00
Average Age	39.20	39.50	38.00

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Rite Aid						
12155 Houze Rd, Alpharetta, GA 30004						
Radius	2 Mile		3 Mile		5 Mile	
2016 Population By Race	23,384		45,644		130,909	
White	19,412	83.01%	37,977	83.20%	105,644	80.70%
Black	1,416	6.06%	3,114	6.82%	13,020	9.95%
Am. Indian & Alaskan	50	0.21%	105	0.23%	469	0.36%
Asian	2,090	8.94%	3,575	7.83%	8,817	6.74%
Hawaiian & Pacific Island	6	0.03%	21	0.05%	102	0.08%
Other	412	1.76%	851	1.86%	2,856	2.18%
Population by Hispanic Origin	23,384		45,644		130,909	
Non-Hispanic Origin	22,146	94.71%	42,121	92.28%	112,734	86.12%
Hispanic Origin	1,238	5.29%	3,522	7.72%	18,176	13.88%
2016 Median Age, Male	40.20		39.60		37.30	
2016 Average Age, Male	38.10		38.10		36.80	
2016 Median Age, Female	42.90		43.20		40.50	
2016 Average Age, Female	40.20		40.80		39.10	
2016 Population by Occupation Classification	18,597		36,468		103,702	
Civilian Employed	12,097	65.05%	23,306	63.91%	69,544	67.06%
Civilian Unemployed	262	1.41%	644	1.77%	2,226	2.15%
Civilian Non-Labor Force	6,238	33.54%	12,518	34.33%	31,870	30.73%
Armed Forces	0	0.00%	0	0.00%	62	0.06%
Households by Marital Status						
Married	5,785		10,729		28,434	
Married No Children	2,772		5,275		14,082	
Married w/Children	3,014		5,454		14,352	
2016 Population by Education	16,344		32,376		94,311	
Some High School, No Diploma	301	1.84%	863	2.67%	5,624	5.96%
High School Grad (Incl Equivalency)	1,736	10.62%	3,584	11.07%	12,714	13.48%
Some College, No Degree	3,088	18.89%	6,420	19.83%	19,846	21.04%
Associate Degree	921	5.64%	1,907	5.89%	6,926	7.34%
Bachelor Degree	7,131	43.63%	13,483	41.65%	33,103	35.10%
Advanced Degree	3,167	19.38%	6,119	18.90%	16,098	17.07%

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Rite Aid						
12155 Houze Rd, Alpharetta, GA 30004						
Radius	2 Mile		3 Mile		5 Mile	
2016 Population by Occupation	23,072		44,259		130,146	
Real Estate & Finance	1,548	6.71%	2,926	6.61%	7,128	5.48%
Professional & Management	9,440	40.92%	18,218	41.16%	51,193	39.34%
Public Administration	190	0.82%	449	1.01%	1,335	1.03%
Education & Health	1,988	8.62%	4,040	9.13%	11,911	9.15%
Services	1,228	5.32%	2,381	5.38%	10,228	7.86%
Information	789	3.42%	1,285	2.90%	3,472	2.67%
Sales	2,907	12.60%	5,531	12.50%	16,027	12.31%
Transportation	129	0.56%	339	0.77%	1,618	1.24%
Retail	1,263	5.47%	2,595	5.86%	7,333	5.63%
Wholesale	614	2.66%	999	2.26%	2,230	1.71%
Manufacturing	1,157	5.01%	1,878	4.24%	5,312	4.08%
Production	541	2.34%	1,048	2.37%	3,443	2.65%
Construction	282	1.22%	628	1.42%	3,225	2.48%
Utilities	398	1.73%	768	1.74%	2,208	1.70%
Agriculture & Mining	72	0.31%	105	0.24%	304	0.23%
Farming, Fishing, Forestry	54	0.23%	59	0.13%	62	0.05%
Other Services	472	2.05%	1,010	2.28%	3,117	2.40%
2016 Worker Travel Time to Job	10,717		20,778		62,745	
<30 Minutes	5,896	55.02%	11,117	53.50%	34,187	54.49%
30-60 Minutes	3,608	33.67%	7,312	35.19%	22,195	35.37%
60+ Minutes	1,213	11.32%	2,349	11.31%	6,363	10.14%
2010 Households by HH Size	7,487		15,316		43,751	
1-Person Households	1,386	18.51%	3,575	23.34%	10,340	23.63%
2-Person Households	2,407	32.15%	4,867	31.78%	13,851	31.66%
3-Person Households	1,304	17.42%	2,480	16.19%	7,294	16.67%
4-Person Households	1,573	21.01%	2,824	18.44%	7,459	17.05%
5-Person Households	556	7.43%	1,060	6.92%	3,060	6.99%
6-Person Households	198	2.64%	362	2.36%	1,118	2.56%
7 or more Person Households	63	0.84%	148	0.97%	629	1.44%
2016 Average Household Size	2.80		2.60		2.70	
Households						
2021 Projection	9,001		18,451		52,970	
2016 Estimate	8,394		17,201		49,289	
2010 Census	7,487		15,316		43,751	
Growth 2016 - 2021	7.23%		7.27%		7.47%	
Growth 2010 - 2016	12.11%		12.31%		12.66%	

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Rite Aid			
12155 Houze Rd, Alpharetta, GA 30004			
Radius	2 Mile	3 Mile	5 Mile
2016 Households by HH Income	8,393	17,202	49,291
<\$25,000	643 7.66%	1,823 10.60%	5,993 12.16%
\$25,000 - \$50,000	962 11.46%	2,146 12.48%	8,152 16.54%
\$50,000 - \$75,000	1,031 12.28%	2,439 14.18%	7,547 15.31%
\$75,000 - \$100,000	888 10.58%	1,821 10.59%	5,392 10.94%
\$100,000 - \$125,000	1,031 12.28%	2,205 12.82%	5,591 11.34%
\$125,000 - \$150,000	663 7.90%	1,217 7.07%	3,911 7.93%
\$150,000 - \$200,000	1,430 17.04%	2,418 14.06%	5,143 10.43%
\$200,000+	1,745 20.79%	3,133 18.21%	7,562 15.34%
2016 Avg Household Income	\$141,533	\$129,722	\$116,675
2016 Med Household Income	\$116,306	\$104,218	\$88,693
2016 Occupied Housing	8,394	17,201	49,289
Owner Occupied	7,559 90.05%	14,120 82.09%	34,888 70.78%
Renter Occupied	835 9.95%	3,081 17.91%	14,401 29.22%
2010 Housing Units	8,535	17,594	50,926
1 Unit	8,005 93.79%	15,116 85.92%	38,211 75.03%
2 - 4 Units	91 1.07%	564 3.21%	1,717 3.37%
5 - 19 Units	162 1.90%	837 4.76%	6,880 13.51%
20+ Units	277 3.25%	1,077 6.12%	4,118 8.09%
2016 Housing Value	7,559	14,121	34,887
<\$100,000	294 3.89%	486 3.44%	1,587 4.55%
\$100,000 - \$200,000	596 7.88%	1,575 11.15%	5,872 16.83%
\$200,000 - \$300,000	2,168 28.68%	4,061 28.76%	9,875 28.31%
\$300,000 - \$400,000	2,229 29.49%	3,738 26.47%	7,230 20.72%
\$400,000 - \$500,000	1,095 14.49%	1,920 13.60%	4,314 12.37%
\$500,000 - \$1,000,000	962 12.73%	2,039 14.44%	5,389 15.45%
\$1,000,000+	215 2.84%	302 2.14%	620 1.78%
2016 Median Home Value	\$332,368	\$325,107	\$301,515
2016 Housing Units by Yr Built	8,632	17,702	51,116
Built 2010+	839 9.72%	1,580 8.93%	4,614 9.03%
Built 2000 - 2010	1,516 17.56%	3,336 18.85%	9,062 17.73%
Built 1990 - 1999	3,046 35.29%	6,018 34.00%	14,221 27.82%
Built 1980 - 1989	1,762 20.41%	3,809 21.52%	13,254 25.93%
Built 1970 - 1979	1,051 12.18%	1,886 10.65%	6,255 12.24%
Built 1960 - 1969	186 2.15%	513 2.90%	2,078 4.07%
Built 1950 - 1959	105 1.22%	279 1.58%	897 1.75%
Built <1949	127 1.47%	281 1.59%	735 1.44%
2016 Median Year Built	1993	1992	1991

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