



Rite Aid (Dark)
710 DeGraffenreid Avenue
New Bern, NC 28560

CONFIDENTIAL OFFERING MEMORANDUM

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CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Rite Aid property located in New Bern, North Carolina. Rite Aid is no longer operating at this location and is obligated to pay the rent for the next eight years under a triple net lease. The property is located across the street from the CarolinaEast Medical Center. The CarolinaEast Medical Center is the second largest employer in Craven County, only behind the Naval Aviation Depot. The CarolinaEast Medical Center employs over 1,900 people.

At the end of Rite Aid's lease term the prospective buyer will have received approximately \$2,460,000 in cash flow from the rent. This total equates to 80% of the initial cash purchase. On a residual basis, this property offers strong real estate value as evidenced by only one vacant space currently on the market over 7,000 square feet within five miles of the subject property.

The property is located along Highway 17 and Neuse Boulevard, which experiences traffic volumes in excess of 37,000 vehicles per day. Highway 17 has a direct interchange with Highway 70, approximately one mile away. Highway 17 is the primary east-west thoroughfare in the area and is home to retailers Wal-Mart Supercenter, Target, Lowe's, PetSmart and the New Bern Regional Mall anchored by JCPenney, T.J.Maxx and Michaels. The Rite Aid property has four points of ingress and egress, two along Highway 17 and one along both DeGraffenreid Avenue and Neuse Boulevard.

Rite Aid's original lease term was for 20 years and the lease expires in December 2019. Rite Aid is a publicly traded company on the New York Stock Exchange (RAD), with a market capitalization of \$1 Billion. Rite Aid has over 4,700 locations and employs 55,000 people.

INVESTMENT HIGHLIGHTS

- 80% of equity returned upon lease expiration with an all cash purchase
- Corporate Rite Aid lease (NYSE: RAD) with a \$1 Billion market capitalization
- Traffic counts at intersection to Neuse Boulevard and Highway 17 in excess of 37,000 vehicles per day
- Four points of ingress and egress along Highway 17, Neuse Boulevard and DeGraffenreid Avenue
- Nearby retailers include Wal-Mart Supercenter, Target, Lowe's PetSmart, JCPenney and the New Bern Regional Mall
- Close proximity to CarolinaEast Medical Center



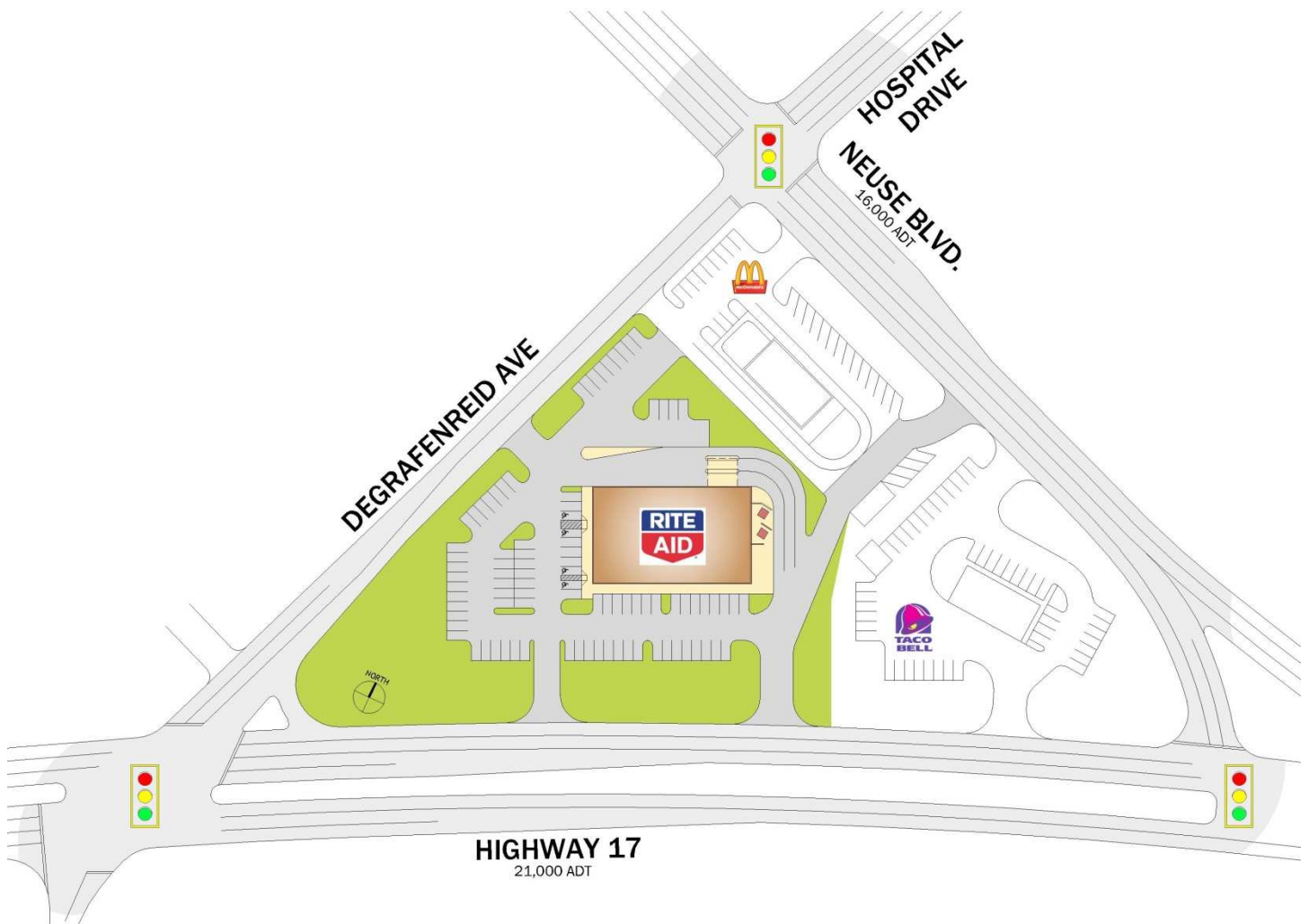
PROPERTY OVERVIEW

Price:	\$3,100,000
Cap Rate:	10.45%
Net Operating Income:	\$323,983
Renewal Options:	Four 5-year options
Lease Commencement Date:	December 7, 1999
Lease Expiration Date:	December 6, 2019
Tenant:	Rite Aid
Stock Symbol:	RAD
Year Built	1999
Lease Type:	NNN
Rentable Square Feet:	12,738 SF
Land Size:	2.58 Acres

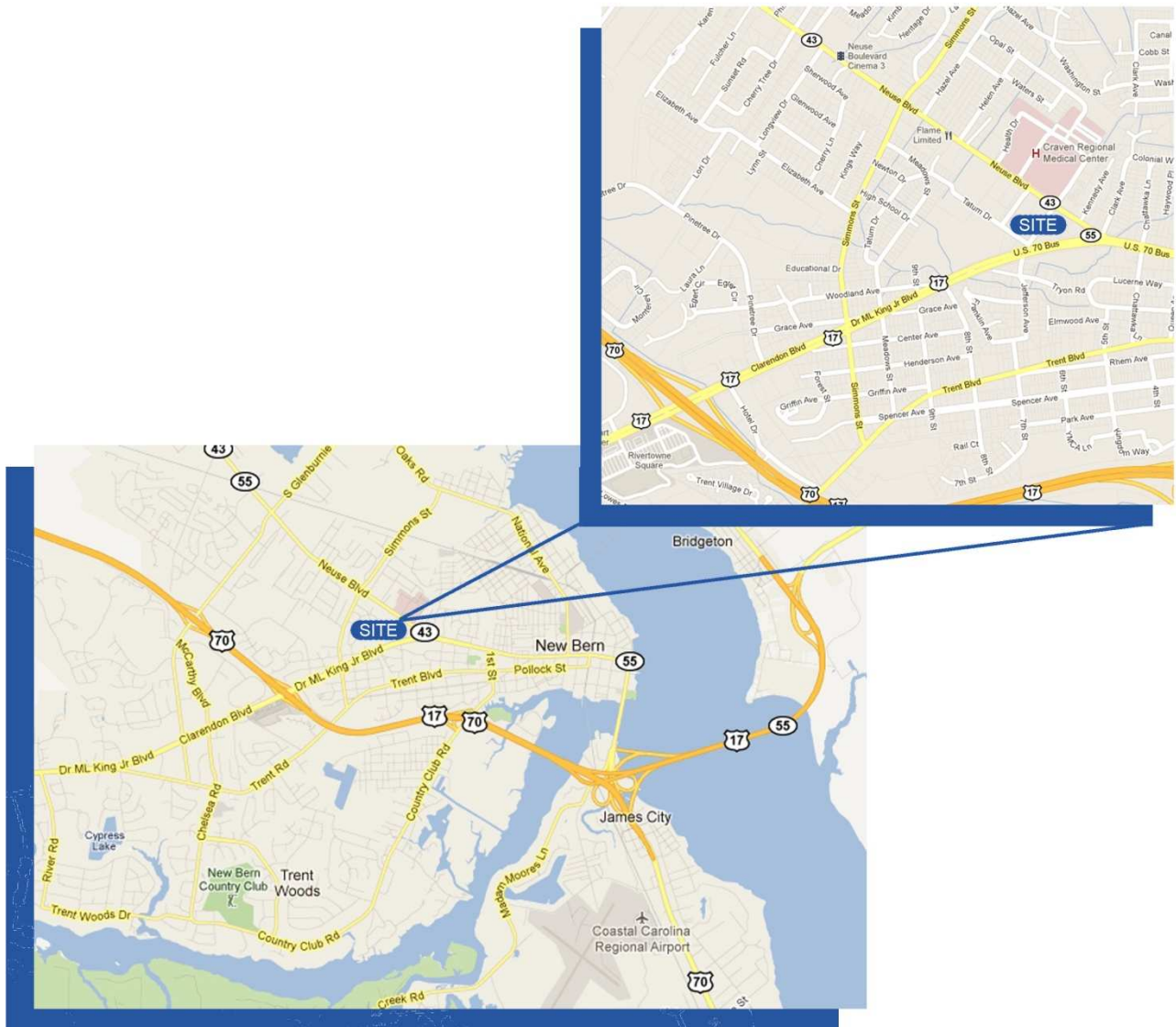
AERIAL



SITE PLAN



MAPS



TENANT PROFILE

Rite Aid (NYSE: RAD) is a national drugstore chain ranked third in the United States by total number of stores. In its stores, Rite Aid sells prescription drugs and an assortment of other merchandise including over the counter medications, a selection of health and beauty aids and personal care products, seasonal merchandise convenience foods, beverages and a large private brand product line. Rite Aid is ranked #100 on the 2011 Fortune 500. Rite Aid serves customers through over 4,700 stores across 31 states. Rite Aid has approximately 55,000 employees and is headquartered in the Pennsboro Township in Pennsylvania.

Website:	www.riteaid.com
Number of Locations	4,714
Stock Symbol:	RAD
Market Capitalization:	\$1 Billion
Employees:	55,000



DEMOGRAPHIC COMPARISON REPORT

Population	3-mi.	5-mi.	10-mi
Total Population	28,092	40,934	59,267
Total Households	12,406	17,577	25,332
Income			
Median Household Income	\$41,194	\$44,005	\$47,195
Average Household Income	\$53,216	\$55,480	\$57,194



LOCATION OVERVIEW



New Bern is a city in Craven County, North Carolina with a population of 29,524 as of the 2010 census. New Bern is the second oldest town and is the county seat of Craven County and the principal city of the New Bern Micropolitan Statistical Area. New Bern is the birthplace of Pepsi Cola. The largest employers in Craven County are the Department of Defense (13,865 employees), Craven County Schools (1,917), CarolinaEast Health Systems (1,900), BSH Home Appliances (925) and Moen Inc. (650). CarolinaEast Health System is a 350 bed, multi-facility health care provider to the five county Coastal Carolina Region and is located in New Bern. Each year, the CarolinaEast Health System sees over 185,000 patients. Health System is a 350 bed, multi-facility health care provider to the five county Coastal Carolina Region and is located in New Bern. Each year, the CarolinaEast Health System sees over 185,000 patients.

<http://www.newbern-nc.org>

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