



MILLER'S
ALE HOUSE
ROCKAWAY, NJ

305 MOUNT HOPE AVENUE • ROCKAWAY, NJ 07866

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Marcus & Millichap



EXCLUSIVELY LISTED BY:

Dean Zang

Senior Managing Director
National Retail Group

WASHINGTON, D.C.

Tel: (202) 536-3754
Fax: (202) 536-3710
dean.zang@marcusmillichap.com
Licenses: MD 665335
VA 0225239201

NJ BOR: Brian Hosey - 1434917
Activity ID:

EXECUTIVE SUMMARY



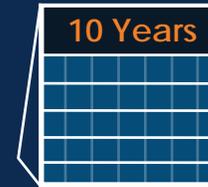
305 Mount Hope Avenue
Rockaway, NJ 07866

ADDRESS



Rockaway, NJ
 New York City MSA

MARKET



TERM REMAINING



LEASE TYPE

THE OFFERING	
Price	\$5,454,545
Cap Rate	5.50%
Average Cap Rate Over Base Term	5.84%
Year Built	2019
Total GLA	7,202 SF
Lot Size	1.499 Acres
Lease Type	NNN Ground Lease
Lease Term	10 Years
Rent Commencement	Est. 4/1/2019
Increases	12.5% Every Five Years
Options	Four; Five-Year Terms
Debt	Free and Clear
Percentage Rent Over Breakpoint	4%; See Lease Abstract

ANNUALIZED OPERATING DATA	
Base Rent	\$300,000
RENTAL INCREASES	
Years 1-5	\$300,000
Years 6-10	\$337,500
OPTION TERMS	
Option 1 (Years 11-15)	\$379,688
Option 2 (Years 16-20)	\$427,148
Option 3 (Years 21-25)	\$480,542
Option 4 (Years 26-30)	\$540,610

INVESTMENT OVERVIEW

RARE NORTHERN NEW JERSEY NNN OPPORTUNITY

Marcus & Millichap, on behalf of ownership, is pleased to exclusively offer the rare opportunity to purchase the ground leased interest in this newly constructed Miller's Ale House located at Rockaway Townsquare Mall in Rockaway, New Jersey. The Tenant, Miller's Ale House Inc., is subject to a new 10-year NNN ground lease that features larger than typical 12.5 percent rental increases every five years during the base term and four, five-year renewal options. While the real estate qualities of this site are exceptional, the lease also features a few landlord friendly features beyond the larger than typical rental increases every five years. Per the lease, Tenant is required to pay Percentage Rent of four percent of Gross Sales above the breakpoint each year. When Roark Capital acquired the Miller's chain, system wide, the locations were doing over \$300M in gross sales (approximately \$4.6M per unit). For this reason, it is possible that this location may also pay percentage rent in the future as the year one breakpoint is \$6,500,000.

BEST OF CLASS OPERATOR WITH DISCIPLINED GROWTH PLANS

The lease is guaranteed by Miller's Ale House Inc., a privately held Florida-based casual dining restaurant chain with 88 locations across 13 states. The chain has been adding 8 to 10 locations per year. The chain is wholly owned by Roark Capital Group ("RCG"), an Atlanta-based private equity firm that acquired the company in 2013 from the Miller Family; at that point only a 65-unit chain. Affiliates of RCG have acquired 65 franchise/multi-unit brands which generate approximately \$32 billion in system revenues from 32,000 locations in 50 states and 81 countries making them a dominant player in the industry. The company's largest sector is food and restaurants which encompasses 24 investments such as Inspire Brands (the owner of Arby's, Buffalo Wild Wings, and R Taco), CKE Restaurants (the owner of Carl's Jr and Hardee's), Corner Bakery, Culver's, FOCUS Brands (the owner of Auntie Anne's Pretzels, Carvel Ice Cream, Cinnabon, Jamba Juice, McAlister's Deli, Moe's Southwest Grill, and Schlotzsky's), and others.



AN EXCEPTIONAL ROCKAWAY LOCATION

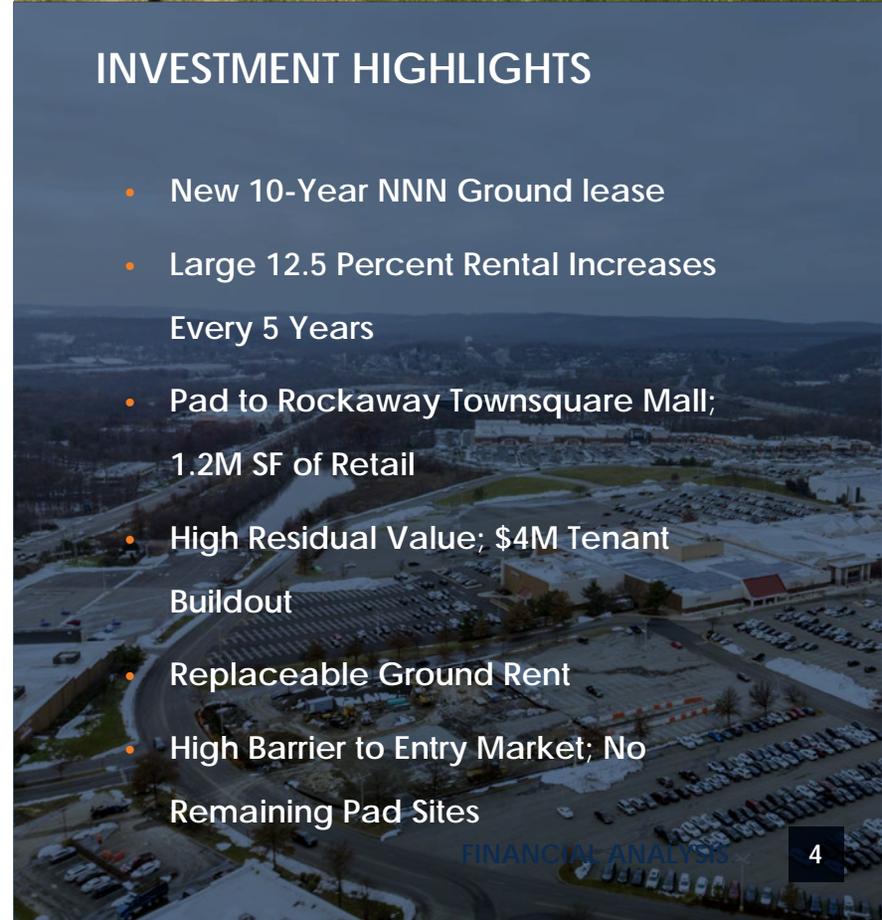
The Subject Property is the last remaining pad site at Rockaway Townsquare Mall, a Simon Property Group owned, upscale regional mall anchored by JC Penney, Lord & Taylor, and Macy's. The large 1.49-acre parcel was formerly owned by JC Penney and utilized as parking for its department store. Miller's Ale House made a sizeable \$4 Million investment to construct the 7,202-square-foot restaurant that sits at the Mall's primary entrance. The site has high intrinsic and residual value as there are no existing pad sites or the long-term potential for additional pad sites along either Mount Pleasant Avenue or Mount Hope Avenue. The ground rental rate paid by the tenant is replaceable as supported by recent neighboring rental comps; a rare feature today with adjusting retailer rents. To no surprise, this market has yielded some of the highest ground rental rates in Morris County due to the high barriers to entry and lack of land availability. The proximity to the Highland Region, an 800,000-acre/1,250-square-mile protected area, limits all development.

Rockaway Townsquare Mall features 1.248 million square-feet of retail and 180 stores ranking it in the top ten among the largest shopping malls in New Jersey. The Mall and the three neighboring retail centers combine for over 2.5 million square-feet of retail space within one mile of the site. The list of retailers with their only store in this expansive trade area include esteemed names such as Apple, Microsoft, Michael Kors, and Coach. On a whole, the Mall generates outstanding sales of \$600-per-square-foot and stores are averaging 39.5 percent greater sales volume than their national average. There has also been steady, positive leasing momentum over the past three years. The submarket upgraded its tenant mix with the addition of Nordstrom Rack, DSW and Kirkland's. This is the epicenter of a regional market with a trade radius over 750,000 people that retailers seek out. It is a generational quality location.



INVESTMENT HIGHLIGHTS

- New 10-Year NNN Ground lease
- Large 12.5 Percent Rental Increases Every 5 Years
- Pad to Rockaway Townsquare Mall; 1.2M SF of Retail
- High Residual Value; \$4M Tenant Buildout
- Replaceable Ground Rent
- High Barrier to Entry Market; No Remaining Pad Sites



ROCKAWAY, NEW JERSEY

REGIONAL ACCESSIBILITY AND PREMIERE DEMOGRAPHICS

Rockaway, Morris County, New Jersey is situated approximately 40 miles west of New York City and is positioned off Interstate-80 and State Route 46. Its location allows for regional accessibility from all directions as it is positioned at the junction of several key roadways, Interstate-80, New Jersey Route 15, New Jersey Route 46, Interstate-287 and Interstate-280. Rockaway is a highly affluent, densely populated community with 64,854 people within three miles and an average household income of \$109,756. Greater Morris County is the 10th most affluent County in the United States based on Median Household Income. As of the 2010 Census, Morris County was ranked second in New Jersey in Per Capita Income, Median Household Income, and Median Family Income. The overall trade area which includes all of Morris County, Sussex County, and most of Central and Northern Warren Counties has a total of 447,237 people and an average household income of \$120,269.

Rockaway is in close proximity to headquarters for Casio Worldwide, FedEx, Avis, Honeywell International and Quest Diagnostics, and supported by notable employers Novartis Pharmaceuticals (6,200 employees), Atlantic Health Systems (5,274 employees) and Picatinny Arsenal, a military research and manufacturing facility that employs over 5,000 people.

TOP 10 EMPLOYERS IN MORRIS COUNTY



6,200 Employees



5,274 Employees



5,013 Employees



1,947 Employees



1,945 Employees



1,841 Employees



1,498 Employees



1,444 Employees



1,440 Employees



1,400 Employees

TRAFFIC (RANKED IN ORDER OF TOP)

- Interstate 80 W -130,899 Vehicles Per Day
- Route 15- 28,465 Vehicles Per Day
- Mount Pleasant Avnuen-22,642 Vehicles Per Day
- Mt. Hope Avenue -18,478 Vehicles Per Day
- US 46 -20,534 Vehicles Per Day

2,500,000 SF OF RETAIL SPACE:

- Rockaway Town Square – 1,246,000 SF
- Market Place at Rockaway – 250,000 SF
- Shops at Rockaway – 38,000 SF
- Rockaway Town Court – 100,000 SF
- Rockaway Commons – 120,000 SF
- Rockaway Town Plaza – 375,000 SF
- Toys & Babies R' US – 40,000 SF
- Costco – 125,000 SF
- Home Depot – 130,000 SF
- AMCTheaters – 85,000SF



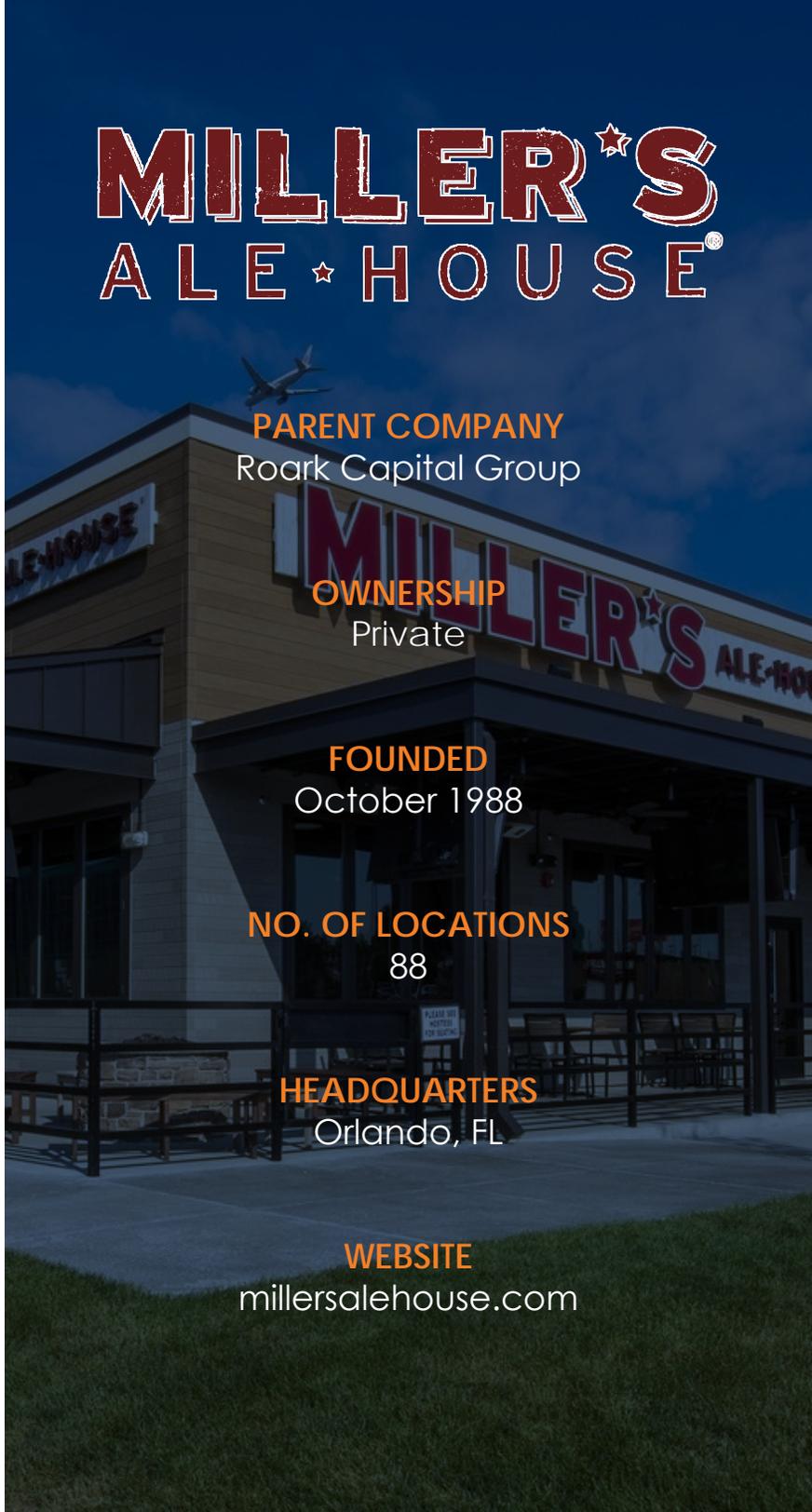
TENANT INFORMATION

Miller's Ale House is a Florida-based American restaurant chain which serves steaks, chicken, burgers, salads, seafood, and similar items. Though most of their locations are located in Florida, there are a small number of facilities now open in Georgia, Illinois, Maryland, Massachusetts, Nevada, New Jersey, New York, Ohio, Pennsylvania, and Virginia. The Company has been in business for almost 30 years and has been recognized as a "Regional Powerhouse" by Nation's Restaurant News. They are continuing to grow, opening 8-10 restaurant per year, and currently have 88 locations across 13 states.

The chain is wholly owned by Roark Capital Group ("RCG"), an Atlanta-based private equity firm that acquired the company in 2013 from the Miller Family; at that point only a 65-unit chain. Affiliates of RCG have acquired 65 franchise/multi-unit brands which generate approximately \$32 billion in system revenues from 32,000 locations in 50 states and 81 countries making them a dominant player in the industry. The company's largest sector is food and restaurants which encompasses 24 investments such as Inspire Brands (the owner of Arby's, Buffalo Wild Wings, and R Taco), CKE Restaurants (the owner of Carl's Jr and Hardee's), Corner Bakery, Culver's, FOCUS Brands (the owner of Auntie Anne's Pretzels, Carvel Ice Cream, Cinnabon, Jamba Juice, McAlister's Deli, Moe's Southwest Grill, and Schlotzsky's), and others.



MILLER'S ALE HOUSE



PARENT COMPANY
Roark Capital Group

OWNERSHIP
Private

FOUNDED
October 1988

NO. OF LOCATIONS
88

HEADQUARTERS
Orlando, FL

WEBSITE
millersalehouse.com

REGIONAL MAP

 **X6.52%**

Within a 5-mile radius, the population is expected to grow by 6.52% over the next 5 years to 103,585

130K^{VPD}

An average of 130,162 vehicles per day drive by Route 80, Christopher Columbus Highway

:45

Less than 45 minutes to downtown New York City, NY



**MILLER'S
ALE HOUSE**

AMC THEATRES

Sears

COSTCO WHOLESALE

Walmart Save money. Live better.

PETSMART

Panera BREAD

macys

2

4

1

DOLLAR TREE

STARBUCKS COFFEE

Pier 1 imports

CHIPOTLE

planet fitness

DICK'S SPORTING GOODS

RED ROBIN

10

BED BATH & BEYOND

TARGET

JCPenney

MILLER'S ALE HOUSE

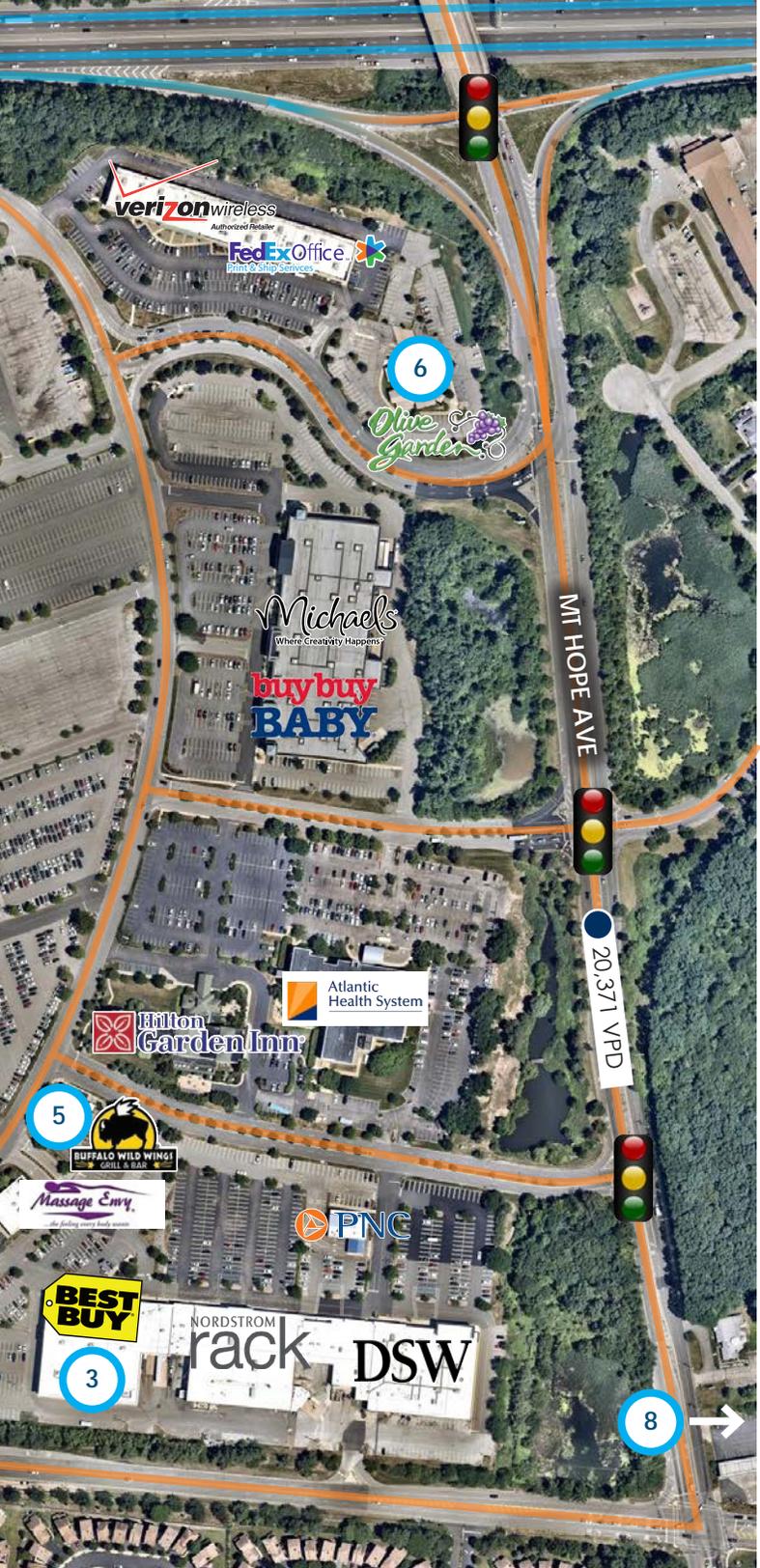
10,546 VPD

THE HOME DEPOT

MT PLEASANT AVE

7





MALL SALES

1

Rockaway Town Square Mall: Sales of \$600/SF
Food Court: \$1,100 PSF

NEIGHBORING RETAILER SALES WHISPERS

2

COSTCO WHOLESALE \$175M

3

BEST BUY \$35M

4

Walmart Save money. Live better. \$150M

GROUND RENT COMPARABLES

5



Leased at \$300,000/yr

6



Leased at \$300,000/yr

RESIDENTIAL

7

Town Square Village: 375 Townhome Community

8

Boulders at Rockway: 129-unit Luxury Apartment Complex

10

#1 Entrance to Mall as Ranked by Simon



COSTCO
WHOLESALE

DOLLAR TREE
BED BATH & BEYOND
Walmart
Save money. Live better.

TARGET

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS



Pier 1 imports



PETSMART

AMC
THEATRES



10,546 VPD

MT PLEASANT AVE

JCPenney

#1 Entrance
to the Mall
(Ranked by
Simon)

MILLER'S
ALE HOUSE



SITE PLAN



LEASE ABSTRACT

Guarantor	Miller's Ale House, Inc.
Lease Commencement Date	6/23/17
Pad Delivery Date	11/21/2018
Rent Commencement Date	TBD
Notification Period for Tenant to Exercise Options	180 Days
Percentage Rent	Tenant shall pay Landlord, as Percentage Rent, four percent (4.0%) of Gross Sales in excess of the Breakpoint for each Fiscal Year. Depending on the start date of a Lease Year and when Base Rent adjusts, there may be two (2) different Breakpoints to be applied to Fiscal Years after the fifth (5th) Lease Year.
Fiscal Years	Break Point
Years 1-5	\$6,500,000
Years 6-10	\$7,312,500
Option 1	\$8,226,563
Option 2	\$9,254,883
Option 3	\$10,411,743
Option 4	\$11,713,211
Sales Reported	Fiscal Year
Landlords Obligations	None
Tenant's Obligations	Tenant shall, during the Term of this Lease, at its own cost and expense, keep the Premises in good condition and repair (normal wear and tear excepted) and maintain, replace and renovate, subject to the approval of Landlord where expressly required herein: (i) the exterior of the building including without limitation, the roof and all painted surfaces, Premises directional signs, Tenant's signage, trim, awnings, canopies, signs attached to Building; (ii) the parking areas, driveways, curbs, site lighting and irrigation system to the extent they are located on, or serve exclusively, the Premises, including snow removal and sweeping and maintain the property in a first class matter similar to other commercial properties in the area; (iii) landscaping on the Land, which shall account for 10% of the parking area within the Premises and be protected by concrete curbing; (iv) the interior of the Premises including without limitation all fixtures, glass, painting, furnishing, equipment, plumbing, electrical wiring, equipment and fixtures, doors, windows, molding, window frames, closure devices, door and window hardware and the heating, ventilating and air conditioning systems; (v) utilities lines serving the Premises exclusively, including but not limited to, water, gas, power, HVAC, and all roof-mounted equipment and appurtenances, roof vents, etc. shall have appropriate roof screening; (vi) pavement markings, directional signs and other traffic indicators within the Premises. Tenant shall be responsible for and construct dumpster pads and dumpsters and shall be responsible for the cost of its dumpster service in a location mutually agreed to and subject to site plan approval. Tenant shall provide a decorative masonry screening or trees, plants or shrubs so as to obscure such dumpster pad from public view and shall obscure, as reasonably necessary all trash rooms, trash holding receptacles, loading or services areas, and mechanical or electrical equipment or other unsightly building appurtenances. Tenant shall maintain, to code, the grease traps installed for its use.

LEASE ABSTRACT (CONT.)

Insurance	<p>Tenant, at its own cost and expense; (i) Insurance with a Special Perils Property Coverage Form and Improvements and Betterments Insurance in an amount adequate to cover the full cost of replacement of the Building and Improvements (including all decorations, furniture, fixtures and equipment, including heating and air conditioning equipment, contents and Improvements; (ii) Public Liability Insurance on an occurrence basis with minimum limits of liability in an amount of Two Million Dollars (\$2,000,000.00), per occurrence, for bodily injury, personal injury or death to more than one person and One Million Dollars (\$1,000,000.00), per occurrence with respect to damage to property; and (iii) Liquor Liability Insurance written on an "occurrence basis" rather than "claims" basis and shall be in a combined single limit amount of not less than \$2,000,000.00 per occurrence.</p> <p>Landlord will maintain in force comprehensive general liability insurance, including, without limitation, contractual liability coverage and a broad form property damage endorsement with limits not less than Two Million Dollars (\$2,000,000.00), per occurrence, for bodily injury, personal injury or death to more than one person and One Million Dollars (\$1,000,000.00), per occurrence with respect to damage to property.</p>
No Continuous Use/ Name and Operation of the Premises (Go Dark)	<p>If Tenant ceases to operate its business upon the Premises for a period exceeding one hundred and twenty (120) consecutive days for reasons other than casualty or Unavoidable Delay, then subject to the exclusions below, Landlord shall have the option (but not the obligation) to terminate this Lease (the "Landlord Option"), upon sixty (60) days' written notice to Tenant (the "Option Notice Period"). If during the Option Notice Period Tenant fails to reopen the business on the Premises, then, Landlord, at sole option, may terminate this Lease.</p> <p>In the event Landlord exercises the Landlord Option, Landlord shall pay to Tenant the Unamortized Cost of Tenant's Work minus the \$800,000.00 Landlord's Contribution within ten (10) days of the termination date, which obligation shall specifically survive the termination of this Lease.</p>
Assignment & Subletting	<p>Tenant shall not assign or voluntarily encumber its interest in this Lease or in the Premises, or sublease all or any part of the Premises, or allow any other person or entity to occupy or use all or any part of the Premises, except as otherwise provided herein, without first obtaining Landlord's prior written consent which shall not be unreasonably withheld, conditioned or delayed. No consent to any assignment, encumbrance or sublease shall constitute a further waiver of the provisions of this Section or any other Section contained in this Lease and Tenant shall remain liable for the terms of this Lease.</p> <p>Tenant shall also be allowed to assign or sublease, without the approval of Landlord, to an authorized franchisee: (i) whose verifiable net worth, inclusive of goodwill, is equal to or greater than five million dollars (\$5,000,000.00), (ii) that has more than three (3) years previous multi-unit restaurant operating experience or intends to hire individuals at a senior management level who have more than three (3) years multi-unit experience, to oversee the operation of the restaurant, (iii) that expressly assumes in writing all of Tenant's obligations under this Lease as of the date of such assignment, and (iv) that will operate the business on the Premises in accordance with the Use and for no other purpose.</p>
Exclusive Use	<p>Landlord or its affiliates shall not operate, nor sell or lease to anyone who intends to operate, a restaurant, a restaurant/bar, or a bar within any portion of the J.C. Penney Parcel owned or controlled by Landlord:</p> <ol style="list-style-type: none"> Is a sports-themed restaurant or sports bar Exhibits more than ten (10) television screens (or other types of viewing screens) for public viewing (none of which can exceed 42 inches, as measured diagonally) Offers more than twenty (20) different beer taps; and/or Operates with trade name that includes the words "Ale House" within the name or under any one of the following brands: Bar Louie, BJ's Restaurant and Brewhouse, Brickhouse, Buffalo Wild Wings, Carolina Ale House, Champs, Green Turtle, Hooters, Quaker Steak & Lube, Rock Bottom Brewery, Taco Mac, TGI Friday's, Tilted Kilt, Twin Peaks, Wingstop, Wing House, World of Beers or Yard House.

DEMOGRAPHIC HIGHLIGHTS



5-MILE POPULATION

111,832



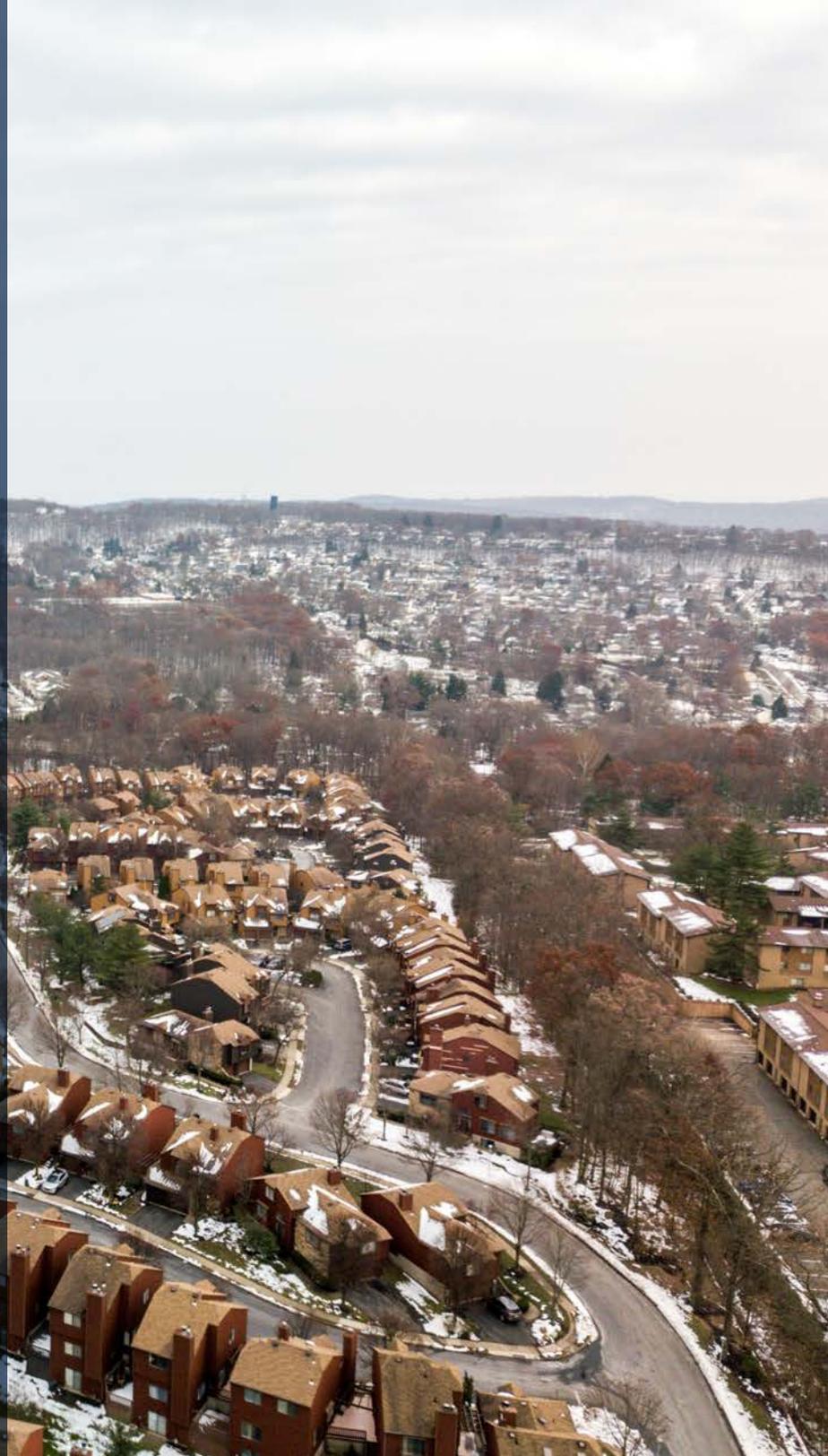
5-MILE AVERAGE HOUSEHOLD INCOME

\$129,352



5-MILE ESTIMATED HOUSEHOLDS

40,564



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2021 Projection	12,009	66,262	114,813
2017 Estimate	11,703	64,854	111,832
2010 Census	11,293	63,412	109,331
2000 Census	10,931	61,413	104,659
Current Daytime Population	10,994	57,693	110,307

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
<u>Population By Age</u>			
2017 Estimate Total Population	11,703	64,854	111,832
Under 20	22.99%	23.49%	23.98%
20 to 34 Years	20.18%	20.53%	18.12%
35 to 39 Years	6.94%	7.00%	6.70%
40 to 49 Years	14.67%	14.43%	14.89%
50 to 64 Years	20.33%	20.74%	21.98%
Age 65+	14.89%	13.81%	14.33%
Median Age	39.91	39.28	40.88

<u>Population 25+ by Education Level</u>			
2017 Estimate Population Age 25+	8,269	45,401	78,308
Elementary (0-8)	7.08%	5.60%	3.77%
Some High School (9-11)	6.43%	6.38%	4.86%
High School Graduate (12)	29.89%	29.68%	25.77%
Some College (13-15)	15.63%	16.29%	15.70%
Associate Degree Only	6.59%	6.84%	6.54%
Bachelors Degree Only	21.09%	21.77%	25.96%
Graduate Degree	11.47%	12.17%	16.56%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Projection	4,491	24,195	42,133
2017 Estimate	4,270	23,329	40,564
2010 Census	4,093	22,732	39,545
2000 Census	3,750	21,674	37,310

INCOME	1 MILE	3 MILES	5 MILES
<u>2017 Housing Income</u>			
\$150,000 or More	18.42%	18.58%	25.45%
\$100,000 - \$149,000	23.20%	21.61%	22.03%
\$75,000 - \$99,999	12.70%	13.71%	12.96%
\$50,000 - \$74,999	18.20%	17.42%	15.31%
\$35,000 - \$49,999	10.59%	10.55%	8.97%
Under \$35,000	16.91%	18.13%	15.26%
Average Household Income	\$109,972	\$109,756	\$129,352
Median Household Income	\$82,944	\$81,493	\$95,016
Per Capita Income	\$40,173	\$39,552	\$47,048

DEMOGRAPHIC SUMMARY

Geography: 5 Miles



Population

In 2017, the population is 111,832. The population has changed by 6.85% since 2000. It is estimated that the population will be 114,813 five years from now, which represents a change of 2.67% from the current year. The current population is 49.41% male and 50.59% female. The median age of the population is 40.88, compared to the US average which is 37.83. The population density is 1,421.48 people per square mile.



Households

There are currently 40,564 households in your selected geography. The number of households has changed by 8.72% since 2000. It is estimated that the number of households will be 42,133 five years from now, which represents a change of 3.87% from the current year. The average household size is 2.72 persons.



Income

In 2017, the median household income is \$95,016, compared to the US average which is currently \$56,286. The median household income has changed by 32.22% since 2000. It is estimated that the median household income will be \$109,092 five years from now, which represents a change of 14.81% from the current year.

The current year per capita income is \$47,048, compared to the US average, which is \$30,982. The current year average household income is \$129,352, compared to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup is as follows: 75.44% White, 4.12% Black, 0.03% Native American and 10.29% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race and make up 25.85% of the current year population. Compare this to the US average of 17.88%.



Housing

The median housing value was \$379,957 in 2017, compared to the US average of \$193,953. In 2000, there were 27,339 owner occupied housing units and there were 9,972 renter occupied housing units. The median rent at the time was \$838.

Employment



In 2017, there are 66,237 employees, this is also known as the daytime population. The 2000 Census revealed that 71.10% of employees are employed in white-collar occupations, and 28.86% are employed in blue-collar occupations. In 2017, unemployment is 4.35%. In 2000, the average time traveled to work was 31 minutes.

MARKET OVERVIEW

NEW YORK CITY OVERVIEW

New York City is the largest city in the U.S., composed of the five boroughs of Manhattan, Brooklyn, Staten Island, Queens and the Bronx. Each borough is a separate county and they are spread out among the three islands of Long Island, Manhattan and Staten Island. Together they comprise more than 300 square miles of land and nearly 170 square miles of water. Hundreds of unique neighborhoods are contained within the boroughs. Overall, known for its finance, art, technology and education industries, the city draws many residents. Limited landmass, coupled with numerous high-wage industries and international residents, drive considerable real estate values and raise the cost of living.

METRO HIGHLIGHTS



HEAVILY POPULATED CITY CENTER

New York City is one of the most densely populated cities in the United States.



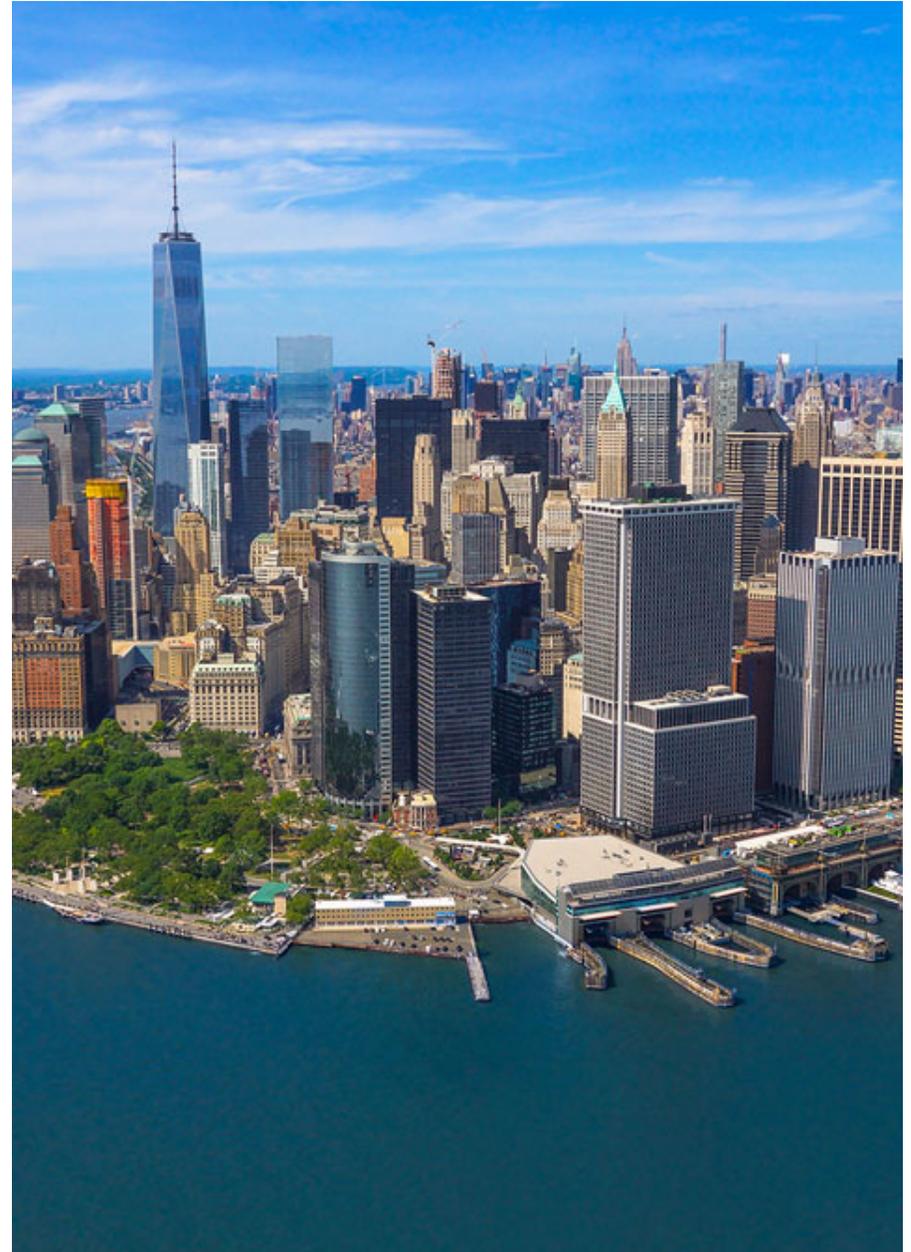
GLOBAL BUSINESS AND COMMERCE

Wall Street is the world's financial capital, home to the NYSE and NASDAQ.



HIGH MEDIAN HOUSEHOLD INCOME

The median household income in New York City is well above the U.S. median.





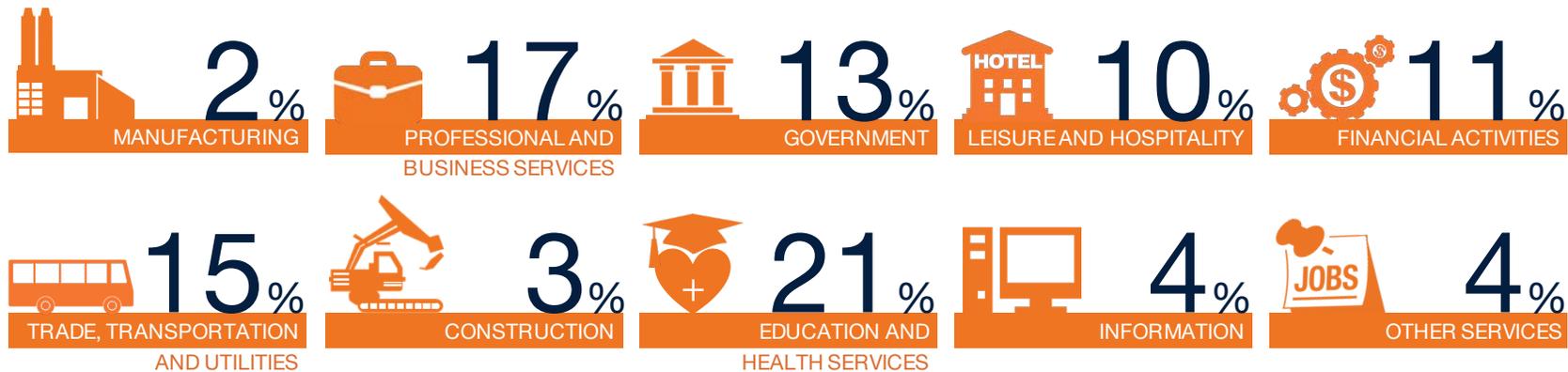
ECONOMY

- The local economy is a center for commerce, art and entertainment, and international diplomacy.
- GMP for the New York City metro is higher than the GDP of many countries.
- New York City is home to more Fortune 500 companies than any other U.S. metro.
- Corporate headquarters for a variety of industries are located here, including TIAA, MetLife, American Express, Estee Lauder, Time Warner, Goldman Sachs Group and Pfizer.

MAJOR AREA EMPLOYERS
Verizon Communications Inc.
JPMorgan Chase & Co.
Northwell Health
Citigroup Inc.
PwC
American Airlines
Columbia University
Mount Sinai Health System
Morgan Stanley
Consolidated Edison



SHARE OF 2017 TOTAL EMPLOYMENT





QUALITY OF LIFE

New York City provides an unparalleled lifestyle as an international a cultural center. The region has an abundance of entertainment venues when compared with other large metros. Four diverse seasons provide ample opportunities for outdoor enthusiasts to enjoy the local offerings. The region has public parks along with access to boating and hiking. New York City hosts various professional sports teams in baseball, football, hockey and basketball.

The city is a hub for international travelers, professionals and students with access to more than 130 public and private universities. The area’s higher educational institutions are also fed from a number of private and public schools systems. Many college graduates find work in a variety of industries represented in the local economy, including international relations through the U.N., financial activities on Wall Street and entertainment on Broadway.

\$501,000
MEDIAN PROPERTY
VALUE



750+
MUSEUMS



40+
MILLION VISITORS
ANNUALLY



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau



SPORTS



EDUCATION

 **COLUMBIA UNIVERSITY**
IN THE CITY OF NEW YORK



 **ST. JOHN'S UNIVERSITY**

 **FORDHAM UNIVERSITY**
THE JESUIT UNIVERSITY OF NEW YORK



ARTS & ENTERTAINMENT

THE MET

 **Bronx Zoo**

CARNEGIE HALL

MoMA

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