

Corporate
BJ's GAS Station
QUINCY, MA (Boston Metro)



REPRESENTATIVES PHOTO

30 Liberty St Quincy, MA 02169

SRC NNN Investments
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CONFIDENTIALITY DISCLOSURE

This is a confidential disclosure memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and/or Berger Realty Group, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Berger Realty Group Inc., nor any of their respective directors, officers, affiliates, agents, or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice that may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By review and receipt of this disclosure memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Berger Realty Group, Inc. Furthermore, you agree not to use this memorandum or any of its contents in a manner detrimental to the interest of the Owner or Berger Realty Group, Inc.

In this memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be neither complete nor necessarily accurate descriptions of the full agreements referenced therein. Interested parties are so advised and expected to review all such summaries and other documents independently and not to rely on the contents of this memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BERGER REALTY GROUP, INC. AGENT FOR MORE DETAILS.

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FINANCIAL /INVESTMENT OVERVIEW

STRONG NATIONAL CREDIT TENANT

BJ's Wholesale Club, Inc. is a private warehouse club with over 9 million members & 213 locations in the Eastern U.S. (approximately 125 with BJ's Gas stations available to members, at a discounted rate, & non-members); 2015 revenue exceeded \$12.5B.

NEW 2015 CONSTRUCTION

Tenant constructed the building & all site improvements with BJ's latest design & concept.

BRAND NEW, LONG TERM GROUND LEASE

New approximately 18.4-years left on a 20 year lease with 10% rent increases throughout base term & 4 (5-year) options. Provides security & stability for the investor.

ABSOLUTE NNN LEASE

No landlord responsibilities — tenant pays for taxes, insurance, CAM, roof & structure. Ideal 1031/1033 exchange.

IDEAL LOCATION

-Extremely busy location- The subject property is ideally located along Burgin Parkway (36,800 VPD) and features excellent street visibility. It is within close proximity to Interstate 93 (174,000 VPD) and Route 3 (39,000 VPD). Quincy is a major city in Boston Metro

CLOSE PROXIMITY TO NATIONAL TENANTS

Positioned near national credit tenants such as: CVS, The Home Depot, BJ's Wholesale Club, and Lowe's. Over 1,000,000 consumers, with an average household income of over \$88,000 within a 10-mile radius of the subject property.

FAVORABLE DEBT OPTIONS AVAILABLE

Property will be delivered without debt giving Buyer flexibility to keep it debt free or take advantage of favorable financing options.

30 LIBERTY ST• QUINCY, MA 02169

| | | | |
|-------------------|--------------------------------------|--------------------------|--|
| Name | BJ's Wholesale Club, Inc. (BJ's Gas) | Tenant | BJ's Wholesale Club, Inc. |
| Address | 30 Liberty St Quincy, MA | Website | www.bjs.com |
| Market | Quincy, MA (Boston Metro) | NOI | \$190,000 |
| Sale Price | \$3,800,000 | Rent Commencement | January 2015 (est.) |
| CAP Rate | 5.0% | Lease Expiration | January 2035 |
| Land Size | 0.82 acres | Lease Term | Twenty (20) Years -approximately 18.4 years left |
| Lease Type | Ground | Options | Four (4), Five (5) Years |
| Expenses | None | Increases | 10% in Years 11 & 16; 10% in each Option |

RENT INCREASES

| | | CAP |
|------------------|-----------|-------|
| Years 1–10 | \$190,000 | 5.00% |
| Years 11–15 | \$209,000 | 5.5% |
| Years 16–end | \$219,450 | 5.77% |
| Op on 1 (5 yrs.) | \$230,423 | 5.79% |
| Op on 2 (5 yrs.) | \$241,944 | 6.06% |
| Op on 3 (5 yrs.) | \$254,041 | 6.68% |
| Op on 4 (5 yrs.) | \$266,743 | 7% |

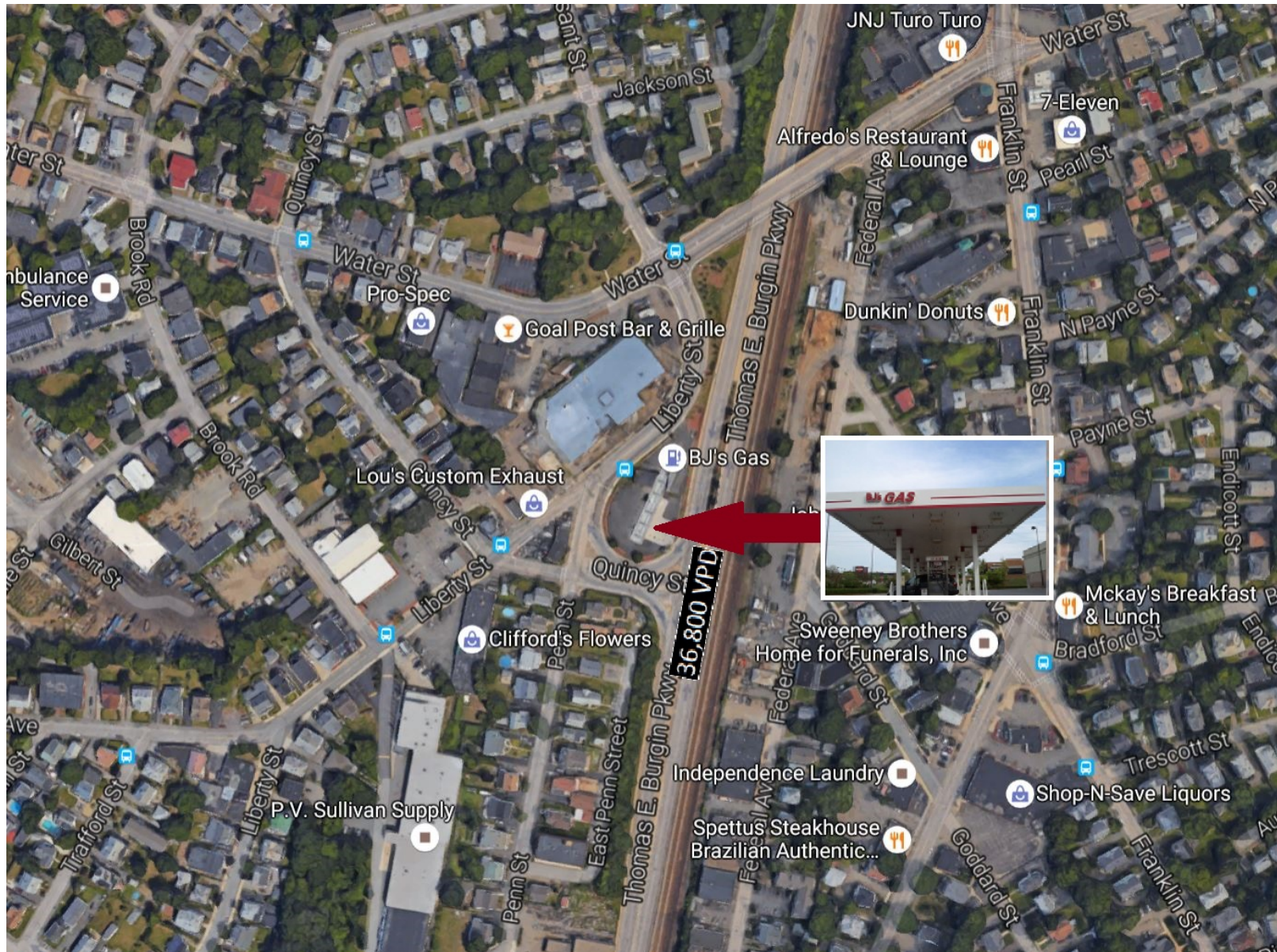
Corporate Guaranteed By



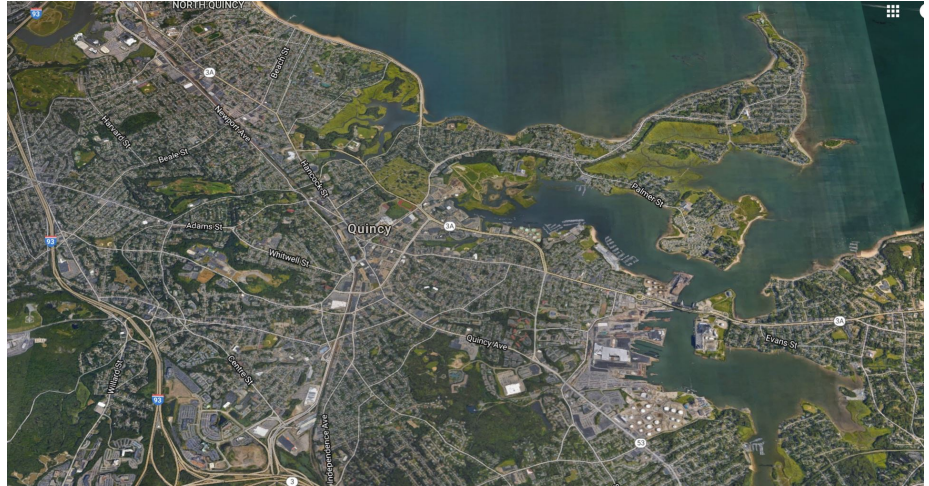
BJ's Wholesale Club, Inc., is a leading operator of membership-only warehouse clubs in the Eastern United States. In-Club and online, BJ's offers members a huge selection of the very best products for home and business — from groceries, cleaning supplies and health & beauty to home goods, computers, electronics and more — at incredibly low prices every day. Many BJ's locations also feature on-site BJ's Gas stations selling regular and premium gas, as well as diesel fuels — most offer free air as well. BJ's gas is available to members, at a discounted price, as well as to non-members, at their regular low price. Headquartered in Westborough, Massachusetts, BJ's has 213 locations in 15 states from Maine to Florida and employs over 25,000 people. Their 2015 revenue exceeded \$12.5 billion.

BJ's GAS STATION

PROPERTY DESCRIPTION



Quincy, MA (Boston Metro)



Quincy is a city in Norfolk County, Massachusetts, United States. It is a major part of Metropolitan Boston and is Boston's immediate southern suburb. Its population in 2010 was 92,271, making it the 8th largest city in the state. Known as the "City of Presidents, Quincy is the birthplace of two U.S. presidents — John Adams and his son John Quincy Adams — as well as John Hancock, a President of the Continental Congress and the first signer of the Declaration of Independence.

Demographics & Economy

As of the 2010 United States Census, there were 92,271 people, 38,883 households, and 42,838 families residing in the city, making it the ninth largest city in the state. During its history Quincy has been known as a manufacturing and heavy industry center, with granite quarrying dominating employment in the 19th century and shipbuilding at Fore River Shipyard and Squantum Victory Yard rising to prominence in the 20th century. The recent decades have seen a shift in focus to several large employers in the financial services, insurance and health care sectors of the economy. Quincy is the location of the corporate headquarters of several firms, including Boston Financial Data Services, the Stop & Shop supermarket chain, Arbela Insurance Group and The Patriot Ledger, publisher the South Shore's largest regional newspaper.

Other major employers with offices in Quincy are State Street Corporation, Blue Cross Blue Shield of Massachusetts, Harvard Pilgrim Health Care and Boston Scientific. TACV, national flag carrier airline of Cape Verde, has its United States corporate office in Quincy. Icelandair has its North American headquarters in the city as well.

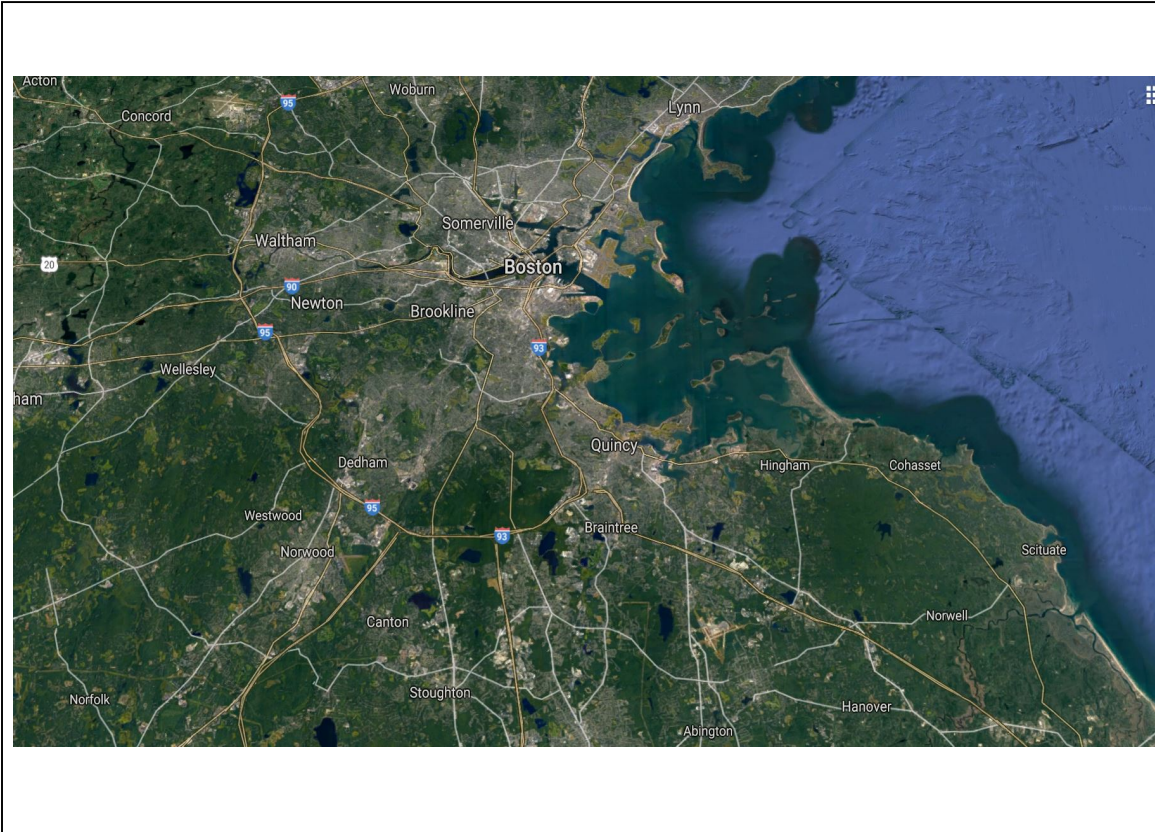


PROPERTY PHOTOS



BJ's GAS STATION

PROPERTY DESCRIPTION



DEMOGRAPHIC REPORT

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Basic Variables | | | |
| Population | 25,278 | 119,422 | 255,292 |
| Female Population | 13,098 | 62,330 | 134,149 |
| Female Percentage | 51.8% | 52.2% | 52.5% |
| Male Population | 12,179 | 57,092 | 121,143 |
| Male Percentage | 48.2% | 47.8% | 47.5% |
| Households | 12,474 | 52,263 | 109,781 |
| Age: Total | | | |
| Age 0 to 4 | 6.0% | 5.7% | 5.8% |
| Age 5 to 9 | 4.0% | 5.1% | 5.6% |
| Age 10 to 14 | 3.7% | 4.9% | 5.6% |
| Age 15 to 17 | 2.3% | 3.1% | 3.6% |
| Age 18 to 20 | 2.6% | 2.9% | 3.2% |
| Age 21 to 24 | 6.2% | 5.3% | 5.0% |
| Age 25 to 29 | 12.1% | 8.6% | 7.6% |
| Age 30 to 34 | 10.2% | 7.6% | 7.1% |
| Age 35 to 39 | 7.5% | 7.1% | 7.0% |
| Age 40 to 44 | 6.4% | 7.2% | 7.3% |
| Age 45 to 49 | 7.0% | 7.7% | 7.7% |
| Age 50 to 54 | 6.7% | 7.5% | 7.6% |
| Age 55 to 59 | 5.7% | 6.5% | 6.8% |
| Age 60 to 64 | 4.9% | 5.5% | 5.6% |
| Age 65 to 69 | 3.7% | 4.1% | 4.2% |
| Age 70 to 74 | 2.7% | 3.2% | 3.0% |
| Age 75 to 79 | 2.6% | 2.8% | 2.7% |
| Age 80 to 84 | 2.6% | 2.5% | 2.3% |
| Age 85 Plus | 3.2% | 2.8% | 2.4% |
| Median Age | 37.81 | 40.22 | 40.01 |



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