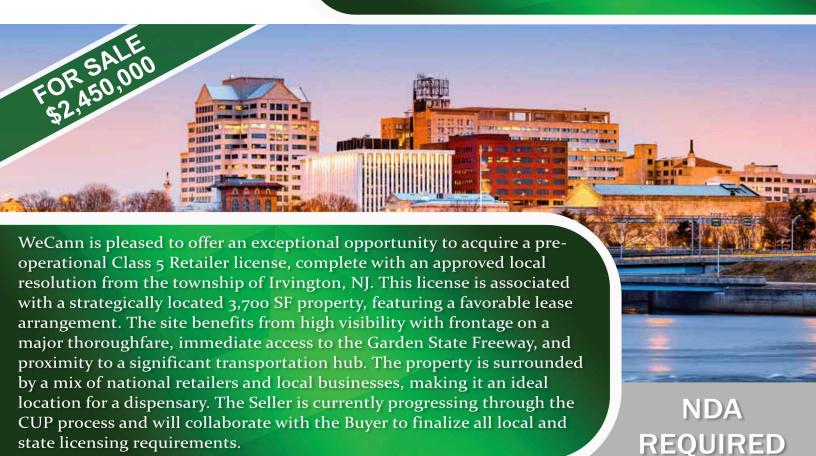


Pre-Operational Class 5 Retailer Irvington, NJ





INVESTMENT HIGHLIGHTS

- Limited Competition: One of only four licenses approved in Irvington, NJ
- Approvals: Local Resolution and Conditional Approval already secured
- Prime Location:
 - Directly across from the Irvington Bus Terminal
 - Frontage on Springfield Ave with approximately 17,000 daily vehicle traffic
 - Adjacent to the Garden State Freeway with a daily traffic count of 198,000
- Property Size: 3,700 SF
- Monthly Rent:
 - \$2,000 Holding Period Rent Current rental rate
 - \$7,000 Base Rent upon property possession (\$22.83 per SF annually)
- Licensing Purchase Price: \$2,450,000
 - Seller financing available

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