

**REDNER'S SUPERMARKET/ NNN
LEESPORT, BERKS COUNTY, PENNSYLVANIA**

DESCRIPTION: Free-standing supermarket building with an expansion area of 6,000 square feet.

LOCATION: The supermarket is on Pottsville Pike and Ames Way in Leesport, Berks County, PA 19533.

BUILDING SIZE: 52,667 square feet

LAND AREA: 9.66 acres

YEAR BUILT: 2002

LEASE: Redner's Market, Inc. fully triple net— No landlord responsibilities.

LEASE TERM: Twenty-five (25) years to September 30, 2027 with a four (4) years eight (8) months option.

RENT:

\$447,669.48	(\$8.50 psf)	
\$474,003.00	(\$9.00 psf)	years 16 – 25
\$500,329.20	(\$9.50 psf)	option period

MORTGAGE: \$5,200,000— Due April 1, 2017. 5.76% interest, 30 year amortization. Annual Payment \$364,546.

NOI AFTER DEBT: \$83,123

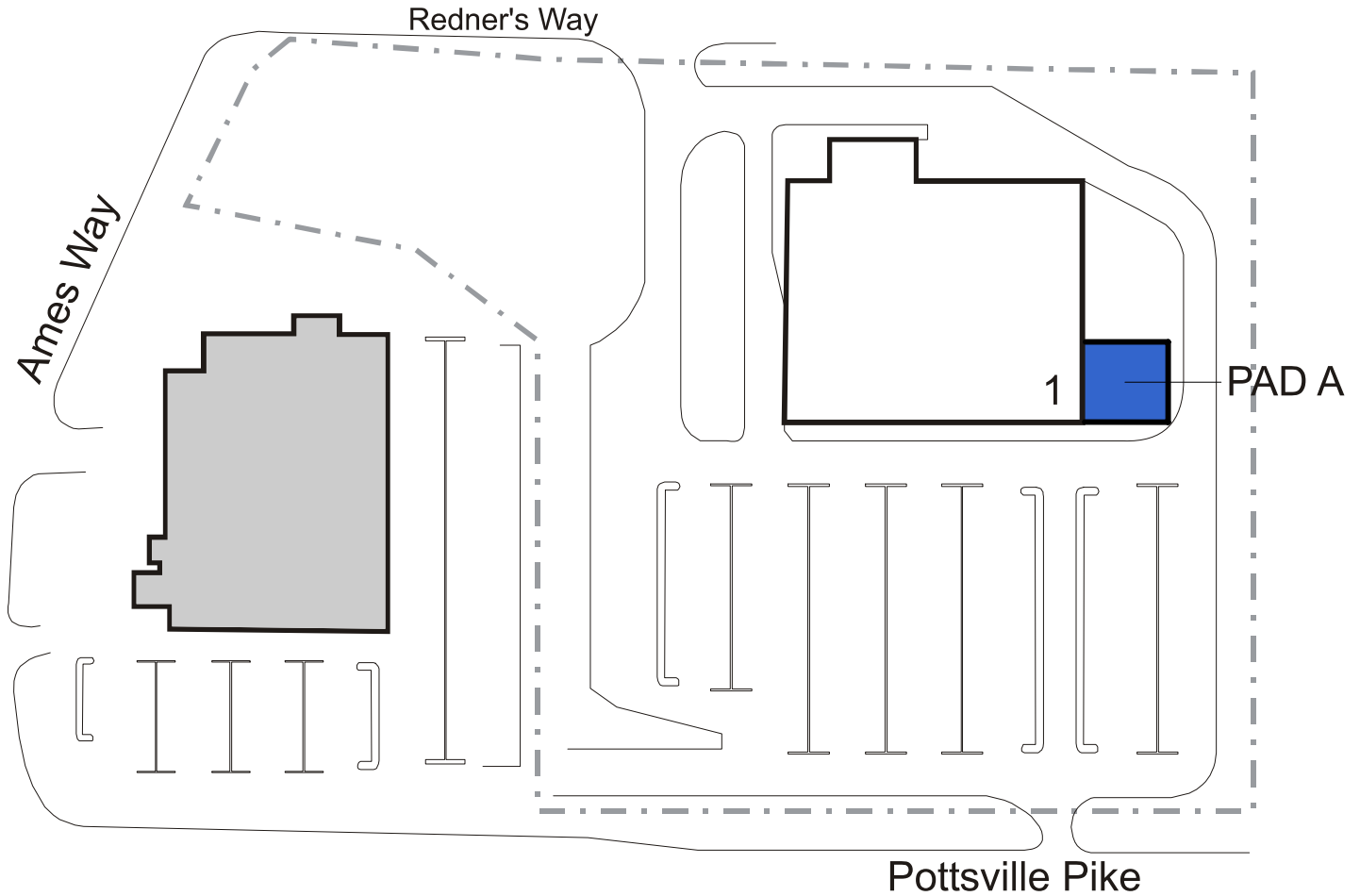
PRICE: \$6,200,000

REMARKS:

- Redner's Supermarket has 39 locations and the company has no debt and therefore is a cash rich company
- The company's headquarters are next door to this supermarket and the store is very strong.
Sales— 2007 – \$19,433,274
2008 – \$19,617,341
2009 – \$19,135,552
2010 – \$20,600,047

Information contained herein is from sources deemed reliable but is subject to errors, omissions, changes of price or terms and withdrawal without prior notice at any time.

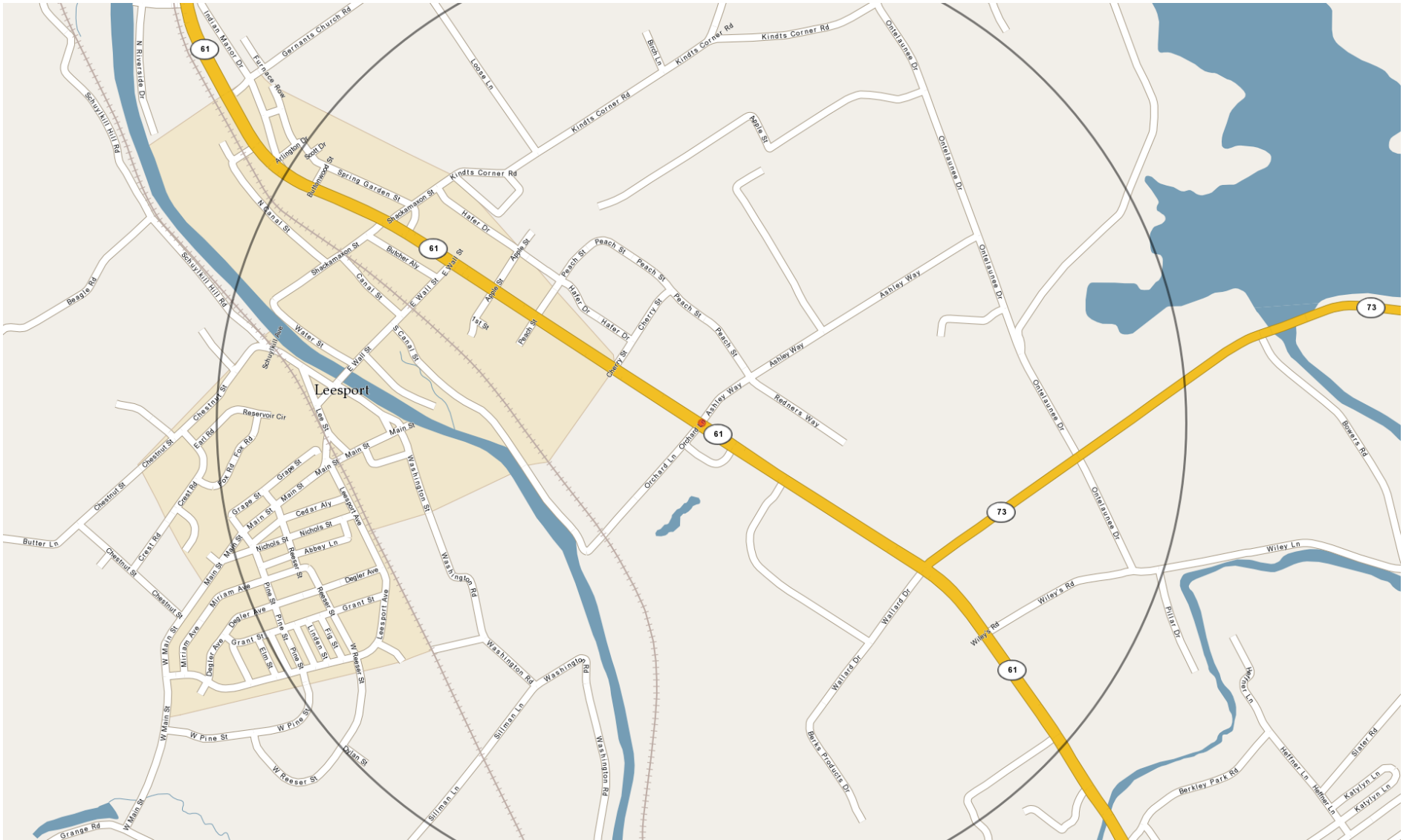
Redner's Market







Demographic Map



Demographic Detail Comparison

Geography: 1 Mile: AMES WAY & POTTSVILLE PIKE BERKLEY, PA 19605, 3 Miles: AMES WAY & POTTSVILLE PIKE BERKLEY, P...

	1 Mile: AMES WAY & POTTSVILLE PIKE BERKLEY, PA 19605	3 Miles: AMES WAY & POTTSVILLE PIKE BERKLEY, PA 19605	5 Miles: AMES WAY & POTTSVILLE PIKE BERKLEY, PA 19605
Spring 2010 Demographics			
Total Population	1,646	10,056	42,760
Total Households	672	4,019	16,157
Female Population	822	5,028	21,529
% Female	49.9%	50.0%	50.4%
Male Population	824	5,028	21,230
% Male	50.1%	50.0%	49.7%
Population Density (per Sq. Mi.)	522.7	354.8	543.2
Age:			
Age 0 - 4	6.4%	5.7%	5.6%
Age 5 - 14	13.0%	12.6%	11.9%
Age 15 - 19	6.2%	6.4%	6.1%
Age 20 - 24	6.1%	5.4%	5.0%
Age 25 - 34	14.2%	12.3%	12.0%
Age 35 - 44	15.2%	14.8%	14.1%
Age 45 - 54	12.8%	15.2%	15.2%
Age 55 - 64	11.9%	13.7%	13.4%
Age 65 - 74	8.3%	8.1%	8.9%
Age 75 - 84	4.1%	4.4%	5.3%
Age 85 +	1.9%	1.5%	2.5%
Median Age	37.9	40.6	41.9
Housing Units			
Total Housing Units	702	4,218	16,881
Owner Occupied Housing Units	73.2%	81.8%	82.2%
Renter Occupied Housing Units	22.5%	13.5%	13.6%
Vacant Housing Units	4.3%	4.7%	4.3%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%
Asian	0.6%	0.8%	1.0%
Black	1.8%	2.1%	2.4%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	92.6%	91.7%	91.1%
Other	2.8%	2.9%	3.2%
Multi-Race	2.1%	2.4%	2.2%

Hispanic Ethnicity	4.7%	6.1%	6.8%
Not of Hispanic Ethnicity	95.3%	93.9%	93.2%
Marital Status:			
Age 15 + Population	1,327	8,214	35,279
Divorced	10.3%	9.2%	8.5%
Never Married	23.3%	21.8%	20.1%
Now Married	55.3%	59.5%	59.5%
Separated	2.7%	2.3%	4.0%
Widowed	8.4%	7.3%	7.9%
Educational Attainment:			
Total Population Age 25+	1,125	7,030	30,517
Grade K - 8	4.9%	4.1%	4.9%
Grade 9 - 12	10.0%	10.5%	10.0%
High School Graduate	43.6%	40.9%	40.3%
Associates Degree	8.5%	7.1%	7.2%
Bachelor's Degree	13.4%	15.8%	15.5%
Graduate Degree	5.1%	5.6%	6.4%
Some College, No Degree	14.6%	16.0%	15.7%
Household Income:			
Income \$ 0 - \$9,999	3.0%	2.7%	3.1%
Income \$ 10,000 - \$14,999	4.0%	3.5%	3.6%
Income \$ 15,000 - \$24,999	10.9%	8.9%	8.7%
Income \$ 25,000 - \$34,999	12.7%	10.5%	10.7%
Income \$ 35,000 - \$49,999	17.9%	14.6%	14.4%
Income \$ 50,000 - \$74,999	25.2%	25.2%	24.6%
Income \$ 75,000 - \$99,999	16.0%	18.4%	17.8%
Income \$100,000 - \$124,999	5.4%	7.9%	8.6%
Income \$125,000 - \$149,999	1.4%	2.7%	3.5%
Income \$150,000 +	3.5%	5.8%	5.1%
Average Household Income	\$61,221	\$71,392	\$69,601
Median Household Income	\$51,157	\$60,572	\$59,944
Per Capita Income	\$24,187	\$27,077	\$26,803
Vehicles Available:			
0 Vehicles Available	2.8%	3.2%	3.9%
1 Vehicle Available	32.2%	24.7%	26.3%
2+ Vehicles Available	65.0%	72.0%	69.7%
Average Vehicles Per Household	2.0	2.1	2.1
Total Vehicles Available	1,361	8,601	33,311
Business and Employment:			
Number of Employees	1,224	8,716	26,411
Number of Establishments	87	509	1,650

1 Mile: AMES WAY & POTTSVILLE
PIKE BERKLEY, PA 19605

3 Miles: AMES WAY &
POTTSVILLE PIKE BERKLEY, PA
19605

5 Miles: AMES WAY &
POTTSVILLE PIKE BERKLEY, PA
19605

Spring 2015 Demographics

Total Population	1,666	10,845	45,302
Total Households	674	4,300	16,976
Female Population	831	5,405	22,751
% Female	49.9%	49.8%	50.2%
Male Population	835	5,440	22,551
% Male	50.1%	50.2%	49.8%

Age:

Age 0 - 4	6.3%	5.5%	5.5%
Age 5 - 14	12.6%	12.2%	11.6%
Age 15 - 19	5.5%	5.7%	5.5%
Age 20 - 24	6.3%	5.6%	5.1%
Age 25 - 34	14.5%	12.5%	12.3%
Age 35 - 44	13.9%	13.5%	12.9%
Age 45 - 54	12.0%	14.4%	14.4%
Age 55 - 64	13.3%	15.3%	14.8%
Age 65 - 74	9.9%	9.7%	10.6%
Age 75 - 84	4.1%	4.4%	5.2%
Age 85 +	1.6%	1.3%	2.2%
Median Age	38.6	41.5	42.8

Housing Units Trend

Total Housing Units	706	4,526	17,758
Owner Occupied Housing Units	72.9%	81.2%	81.8%
Renter Occupied Housing Units	22.6%	13.8%	13.8%
Vacant Housing Units	4.5%	5.0%	4.4%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%
Asian	0.9%	1.1%	1.2%
Black	2.9%	3.2%	3.5%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	88.3%	87.6%	87.1%
Other	4.4%	4.4%	4.8%
Multi-Race	3.3%	3.6%	3.3%
Hispanic Ethnicity	8.6%	10.0%	10.6%
Not of Hispanic Ethnicity	91.4%	90.0%	89.4%

Marital Status:

Age 15 + Population	1,352	8,921	37,564
Divorced	10.3%	9.2%	8.5%
Never Married	23.3%	21.9%	20.2%
Now Married	55.4%	59.4%	59.4%

Separated	2.7%	2.3%	4.0%
Widowed	8.3%	7.2%	7.9%

Educational Attainment:

Total Population Age 25+	1,155	7,704	32,763
Grade K - 9	4.1%	3.4%	4.1%
Grade 9 - 12	8.9%	9.2%	8.8%
High School Graduate	42.4%	39.7%	39.2%
Associates Degree	9.3%	7.9%	8.0%
Bachelor's Degree	14.7%	17.4%	17.0%
Graduate Degree	5.6%	6.0%	6.8%
Some College, No Degree	15.1%	16.4%	16.2%

Household Income:

Income \$ 0 - \$9,999	2.6%	2.3%	2.6%
Income \$ 10,000 - \$14,999	3.8%	3.2%	3.3%
Income \$ 15,000 - \$24,999	10.6%	8.3%	8.1%
Income \$ 25,000 - \$34,999	12.1%	9.8%	10.1%
Income \$ 35,000 - \$49,999	16.9%	13.4%	13.2%
Income \$ 50,000 - \$74,999	25.1%	25.0%	24.4%
Income \$ 75,000 - \$99,999	16.9%	19.3%	18.6%
Income \$100,000 - \$124,999	6.2%	8.9%	9.8%
Income \$125,000 - \$149,999	1.8%	3.2%	4.1%
Income \$150,000 +	4.1%	6.7%	5.9%
Average Household Income	\$65,997	\$77,166	\$75,141
Median Household Income	\$54,452	\$63,149	\$62,808
Per Capita Income	\$25,826	\$29,038	\$28,673

Vehicles Available

0 Vehicles Available	2.6%	2.7%	3.3%
1 Vehicle Available	31.0%	23.8%	25.2%
2+ Vehicles Available	66.4%	73.5%	71.5%
Average Vehicles Per Household	2.1	2.4	2.2
Total Vehicles Available	1,412	9,543	36,349

1 Mile: AMES WAY & POTTSVILLE
PIKE BERKLEY, PA 19605

3 Miles: AMES WAY &
POTTSVILLE PIKE BERKLEY, PA
19605

5 Miles: AMES WAY &
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19605

2000 Census Demographics

Total Population	1,593	9,109	38,136
Total Households	656	3,676	14,686
Female Population	800	4,585	19,312
% Female	50.2%	50.3%	50.6%
Male Population	793	4,524	18,824
% Male	49.8%	49.7%	49.4%

Age:			
Age 0 - 4	6.4%	5.6%	5.4%
Age 5 - 14	14.3%	14.0%	13.1%
Age 15 - 19	6.3%	6.4%	6.1%
Age 20 - 24	5.3%	4.7%	4.3%
Age 25 - 34	14.4%	12.4%	12.1%
Age 35 - 44	18.7%	18.2%	17.3%
Age 45 - 54	11.6%	14.1%	14.2%
Age 55 - 64	8.8%	10.2%	10.1%
Age 65 - 74	8.4%	8.4%	9.4%
Age 75 - 84	4.4%	5.0%	6.1%
Age 85 +	1.4%	1.1%	2.0%

Median Age	36.9	39.0	40.3
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Housing Units Trend

Total Housing Units	680	3,819	15,223
Owner Occupied Housing Units	74.4%	83.1%	82.9%
Renter Occupied Housing Units	22.1%	13.1%	13.6%
Vacant Housing Units	3.5%	3.8%	3.5%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%
Asian, and Hawaiian or other Pacific Islander	0.3%	0.5%	0.7%
Black	0.3%	0.6%	1.0%
White	97.9%	97.1%	96.3%
Other	0.8%	1.0%	1.2%
Two or More Races	0.5%	0.7%	0.7%
Hispanic Ethnicity	1.6%	2.7%	3.3%
Not of Hispanic Ethnicity	98.5%	97.4%	96.7%

Marital Status:

Age 15 + Population	1,264	7,326	31,098
Divorced	10.3%	9.2%	8.6%
Never Married	23.2%	21.6%	20.1%
Now Married	55.3%	59.4%	59.1%
Separated	2.7%	2.3%	4.2%
Widowed	8.5%	7.5%	8.1%

Educational Attainment:

Total Population Age 25+	1,080	6,320	27,156
Grade K - 9	6.3%	5.2%	5.7%
Grade 9 - 11, No diploma	12.5%	13.4%	12.8%
High School Graduate	45.0%	42.9%	42.8%
Associates Degree	6.7%	5.7%	5.7%
Bachelor's Degree	10.7%	12.5%	12.2%
Graduate Degree	4.7%	4.8%	5.4%
Some College, No Degree	13.2%	15.0%	14.5%

No Schooling Completed	0.9%	0.5%	1.0%
Public School Enrollment	90.6%	85.6%	83.7%
Private School Enrollment	9.4%	14.4%	16.3%

Household Income:

Income \$ 0 - \$9,999	4.1%	4.0%	4.7%
Income \$ 10,000 - \$14,999	4.6%	4.2%	4.5%
Income \$ 15,000 - \$24,999	12.2%	10.3%	10.3%
Income \$ 25,000 - \$34,999	14.8%	12.7%	12.8%
Income \$ 35,000 - \$49,999	20.5%	17.6%	17.3%
Income \$ 50,000 - \$74,999	25.0%	26.0%	25.7%
Income \$ 75,000 - \$99,999	13.1%	15.6%	14.9%
Income \$100,000 - \$124,999	3.4%	5.2%	5.7%
Income \$125,000 - \$149,999	0.7%	1.3%	1.6%
Income \$150,000 - \$199,999	1.1%	1.5%	1.5%
Income \$200,000 or More	0.7%	1.7%	1.2%
Average Household Income	\$52,168	\$59,365	\$57,415
Median Household Income	\$46,270	\$51,000	\$50,422
Per Capita Income	\$21,484	\$23,955	\$22,111

Vehicles Available

0 Vehicles Available	3.6%	4.8%	5.4%
1 Vehicle Available	33.7%	26.4%	28.4%
2 Vehicles Available	41.0%	43.2%	43.7%
3+ Vehicles Available	21.7%	25.6%	22.5%
Average Vehicles Per Household	1.8	1.9	1.8
Total Vehicles Available	1,243	7,283	28,053
Blue Collar Occupations	393	2,109	8,586
White Collar Occupations	454	2,761	10,954
% Blue Collar Workers	46.4%	43.3%	43.9%
% White Collar Workers	53.6%	56.7%	56.1%

1 Mile: AMES WAY & POTTSVILLE
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5 Miles: AMES WAY &
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1990 Demographics

Total Population	1,273	7,633	31,299
Total Households	531	2,996	12,105
Female Population	647	3,833	15,873
% Female	50.8%	50.2%	50.7%
Male Population	626	3,800	15,425
% Male	49.2%	49.8%	49.3%

Age:			
Total Population	1,273	7,633	31,299
Age 0 - 4	6.8%	6.2%	5.8%
Age 5 - 14	12.2%	12.7%	12.0%
Age 15 - 19	4.7%	5.8%	5.7%
Age 20 - 24	6.8%	5.9%	5.5%
Age 25 - 34	19.0%	16.9%	15.6%
Age 35 - 44	13.4%	15.4%	14.8%
Age 45 - 54	9.5%	11.5%	11.5%
Age 55 - 64	11.1%	11.3%	12.4%
Age 65 - 74	9.8%	9.3%	10.2%
Age 75 - 84	5.8%	4.1%	5.2%
Age 85 +	1.0%	0.9%	1.5%
Median Age	35.3	36.4	38.5

Housing Units			
Total Housing Units	565	3,178	12,527
Owner Occupied Housing Units	72.8%	79.2%	82.3%
Renter Occupied Housing Units	21.2%	15.1%	14.4%
Vacant Housing Units	6.0%	5.7%	3.4%

Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.1%
Asian	0.1%	0.4%	0.4%
Black	0.2%	0.3%	0.4%
White	99.3%	98.7%	98.4%
Other	0.2%	0.5%	0.7%
Hispanic Ethnicity	1.1%	1.8%	1.9%
Not of Hispanic Ethnicity	98.9%	98.2%	98.1%

Educational Attainment:			
Total Population Age 25+	885	5,300	22,259
Grade K - 9	10.8%	10.1%	10.9%
Grade 9 - 12	16.5%	17.1%	17.6%
High School Graduate	47.4%	46.0%	43.4%
Associates Degree	4.6%	5.0%	5.1%
Bachelor's Degree	7.8%	8.2%	9.0%
Graduate Degree	2.6%	2.9%	3.8%
Some College, No Degree	10.5%	10.7%	10.3%

1990 Household Income:			
Income \$ 0 - \$9,999	9.3%	8.1%	9.2%
Income \$ 10,000 - \$19,999	17.3%	16.7%	15.3%
Income \$ 20,000 - \$29,999	19.8%	15.4%	16.3%
Income \$ 30,000 - \$39,999	16.5%	17.3%	17.2%
Income \$ 40,000 - \$49,999	13.9%	16.3%	15.9%
Income \$ 50,000 - \$59,999	11.0%	11.7%	11.6%

Income \$ 60,000 - \$74,999	7.9%	9.1%	8.3%
Income \$ 75,000 - \$99,999	3.6%	4.1%	4.2%
Income \$100,000 - \$124,999	0.4%	0.7%	1.3%
Income \$125,000 - \$149,999	0.2%	0.4%	0.4%
Income \$150,000 +	0.4%	0.4%	0.5%
Average Household Income	\$35,994	\$38,493	\$38,510
Median Household Income	\$33,065	\$35,951	\$34,903
Per Capita Income	\$14,580	\$14,688	\$14,891

Vehicles Available

0 Vehicles Available	5.9%	4.3%	5.5%
1 Vehicle Available	28.3%	28.5%	28.0%
2+ Vehicles Available	65.8%	67.2%	66.5%
Average Vehicles Per Household	1.8	2.0	1.9
Total Vehicles Available	963	5,896	22,917

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Population Trend

1990	1,273	7,633	31,299
2000	1,593	9,109	38,136
Change 1990 to 2000	25.1%	19.3%	21.8%
2010	1,646	10,056	42,760
2015	1,666	10,845	45,302
Change 2010 to 2015	1.2%	7.8%	5.9%

Household Trend

1990	531	2,996	12,105
2000	656	3,676	14,686
Change 1990 to 2000	23.6%	22.7%	21.3%
2010	672	4,019	16,157
2015	674	4,300	16,976
Change 2010 to 2015	0.3%	7.0%	5.1%

Average Household Size Trend

1990	2.4	2.5	2.5
2000	2.4	2.5	2.5
2010	2.5	2.5	2.6
2015	2.5	2.5	2.6

Median Age Trend

1990	35	36	39
2000	37	39	40
Change 1990 to 2000	4.5%	7.2%	4.6%
2010	38	41	42
2015	39	42	43

Change 2010 to 2015	1.8%	2.4%	2.3%
Housing Units Trend			
Total Housing Units			
Change 1990 to 2000	20.4%	20.2%	21.5%
Change 2010 to 2015	0.5%	7.3%	5.2%
Owner Occupied Housing Units			
Change 1990 to 2000	23.1%	26.2%	22.5%
Change 2010 to 2015	0.0%	6.5%	4.7%
Renter Occupied Housing Units			
Change 1990 to 2000	25.1%	4.2%	14.6%
Change 2010 to 2015	1.1%	9.7%	7.0%
Vacant Housing Units			
Change 1990 to 2000	-29.7%	-21.2%	27.4%
Change 2010 to 2015	4.4%	13.3%	8.1%
Race and Ethnicity Trend			
American Indian, Eskimo, Aleut			
Change 1990 to 2000	34.1%	-47.3%	3.4%
Change 2010 to 2015	-4.0%	-18.5%	5.1%
Asian or Pacific Islander			
Change 1990 to 2000	202.6%	39.4%	93.8%
Change 2010 to 2015	49.8%	39.9%	27.9%
Black			
Change 1990 to 2000	98.3%	180.4%	223.5%
Change 2010 to 2015	61.7%	63.9%	50.4%
White			
Change 1990 to 2000	23.4%	17.5%	19.3%
Change 2010 to 2015	-3.4%	3.0%	1.3%
Other			
Change 1990 to 2000	353.1%	145.3%	110.5%
Change 2010 to 2015	63.3%	65.1%	60.8%
Hispanic Ethnicity			
Change 1990 to 2000	71.4%	78.6%	110.4%
Change 2010 to 2015	83.3%	75.7%	64.7%
Not of Hispanic Ethnicity			
Change 1990 to 2000	24.6%	18.3%	20.1%
Change 2010 to 2015	-2.9%	3.4%	1.6%