

OFFERING MEMORANDUM

Aldi Ground Lease | Cary, North Carolina (Raleigh, NC MSA)



[Click here to view the offering video](#)

TABLE OF CONTENTS

- 03 Disclaimer
- 04 Transaction Summary
- 05 Aerial Views
- 14 Metropolitan Maps
- 16 Cary Subdivisions
- 18 Market Overview
- 19 Demographics

EXCLUSIVE REPRESENTATION

Connor Shell

Vice President

407 913 9009

Connor@stream-cp.com

Lic: 01993313

Adam English

Managing Director

256 694 9803

Adam@stream-cp.com

Lic: 000096920

Jordan Shtulman

Managing Principal

847 226 4133

Jordan@stream-cp.com

Lic: 475.152062

Broker of Record: George Morgan, Lic. # 263808



DISCLAIMER

This Offering Memorandum (“Memorandum”) is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property (“the Property”) at 10210 Green Level Church Road in Cary, North Carolina. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC (“SCP”) have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement.

Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



TRANSACTION SUMMARY

Purchase Price:	\$3,763,440
Cap Rate:	4.65%
Annual Rent:	\$175,000

Lease Specifications

Tenant:	Aldi
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Term Remaining:	20 years
Lease Commencement:	March 1, 2018
Lease Expiration:	February 28, 2038
Options to Renew:	Five, 5-year options
Rent Increases:	9% increases every 5 years beginning in year 11

Property Specifications

Location:	10210 Green Level Church Rd. Cary, North Carolina
Market:	Raleigh, NC MSA
Year Built:	2018

Location Highlights

- Aldi is the key anchor to the Cary Park Collection.
- The other tenants include Walgreens, under construction Heartland Dental & Sherwin Williams store.
- The asset sits adjacent to a brand new Publix-anchored Center.
- Situated on an intersection that serves over 24,000 vehicles per day.



[Click here to view the offering video](#)



AERIAL VIEW




Under Construction:
Publix

Coming Soon:

HEARTLAND



Coming Soon:

SHERWIN-WILLIAMS

Proposed:
Gas Station
or Bank

AERIAL VIEW

AMBERLY PLACE
Expected Fall 2018
Publix-anchored shopping center with 3
outparcels & 28,000 SF of shop space

Under
Construction:

**FORGED
FITNESS**

Under Construction:
The Dental Company

MOD

Under Construction:
Hey Cream
Tutor Doctor
Fantastic Sam's

Under
Construction:

Publix

Coming Soon:

HEARTLAND

Proposed:
Gas Station
or Bank


ALDI

Coming Soon:

SHERWIN-WILLIAMS

Green Level
Church Rd.
(11,000 VPD)


Walgreens


**CVS
pharmacy**

Carpenter Fire
Station Rd.
(13,000 VPD)


Kids R Kids
Learning Academy

AERIAL VIEW



AMBERLY PLACE
Expected Fall 2018
Publix-anchored shopping center with 3 outparcels & 28,000 SF of shop space

Under Construction:
FORGED FITNESS

Under Construction:
The Dental Company
MOD

Under Construction:
Hey Cream
Tutor Doctor
Fantastic Sam's

Under Construction:
Publix

CAPITAL BANK

Green Level
Church Rd.
(11,000 VPD)

Walgreens

Proposed:
Gas Station
or Bank

ALDI

Coming Soon:
HEARTLAND

Coming Soon:
SHERWIN-WILLIAMS

CVS pharmacy

Carpenter Fire
Station Rd.
(13,000 VPD)

Kids R Kids
Learning Academy

AERIAL VIEW

The area is a rapidly growing submarket with an estimated increase in population of approx. 12,000 people & 5,000 households within 3 miles by 2022.

Cary Park

Arlington Park at Amberly

Harris Teeter
Neighborhood Food & Pharmacy

McDonald's

CAPITAL BANK

CVS
pharmacy

WELLS FARGO

AMBERLY PLACE
Expected Fall 2018
Publix-anchored shopping center with 3 outparcels & 28,000 SF of shop space

Walgreens

Kids R Kids
Learning Academy

Carpenter Fire Station Rd.
(13,000 VPD)

ALDI

Proposed:
Gas Station
or Bank

Green Level Church Rd.
(11,000 VPD)

Coming Soon:
SHERWIN-WILLIAMS

Coming Soon:
HEARTLAND

AERIAL VIEW



Cary Medical Office Building

Kids R Kids Learning Academy

CVS pharmacy

Harris Teeter Neighborhood Food & Pharmacy

McDonald's

WELLS FARGO

ALDI

Walgreens

Green Level Church Rd. (11,000 VPD)

Proposed: Gas Station or Bank

Coming Soon: SHERWIN-WILLIAMS

Coming Soon: HEARTLAND DENTAL

Average HH Income within 1-mile of property is \$175,817

AERIAL VIEW

Under Construction:
Publix

Coming Soon:
SHERWIN-WILLIAMS

Coming Soon:
HEARTLAND



Proposed:
Gas Station
or Bank



Cary Medical
Office Building

AMBERLY PLACE
Expected Fall 2018
Publix-anchored shopping
center with 3 outparcels &
28,000 SF of shop space



Green Level
Church Rd.
(11,000 VPD)

Carpenter Fire
Station Rd.
(13,000 VPD)



AERIAL VIEW

Average HH Income within 1-mile of property is \$175,817

AMBERLY PLACE
Expected Fall 2018
Publix-anchored shopping center with 3 outparcels & 28,000 SF of shop space

Under Construction:
Hey Cream
Tutor Doctor
Fantastic Sam's

Under Construction:
Publix

Coming Soon:
HEARTLAND.

Coming Soon:
SHERWIN-WILLIAMS

Under Construction:
The Dental Company
MOD

Under Construction:
FORGED FITNESS

Proposed:
Gas Station
or Bank

ALDI

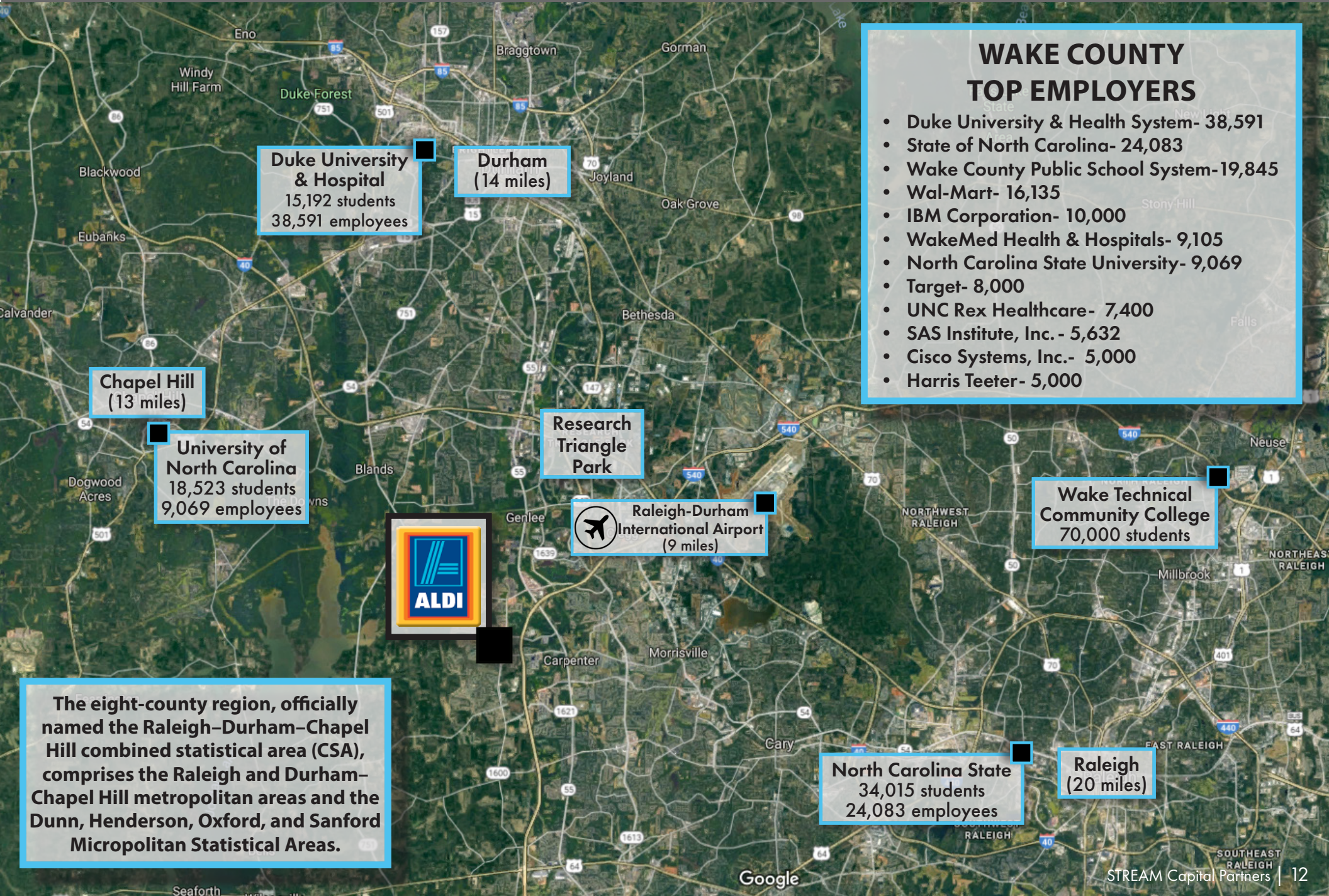
Walgreens

Green Level
Church Rd.
(11,000 VPD)

Carpenter Fire
Station Rd.
(13,000 VPD)

Kids R Kids
Learning Academy

METROPOLITAN MAP



Duke University & Hospital
 15,192 students
 38,591 employees

Durham
 (14 miles)

Chapel Hill
 (13 miles)

University of North Carolina
 18,523 students
 9,069 employees

Research Triangle Park

Raleigh-Durham International Airport
 (9 miles)



Wake Technical Community College
 70,000 students

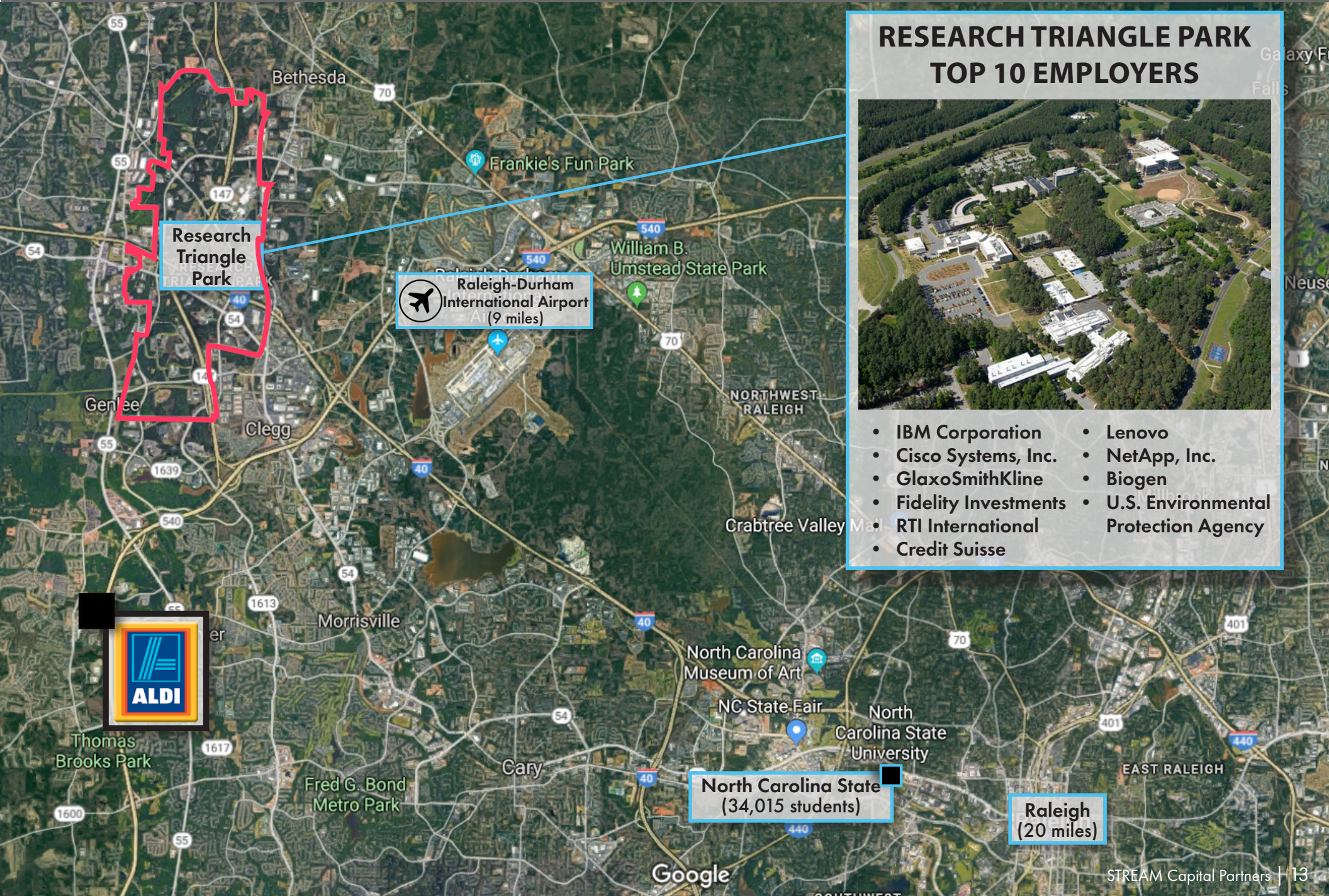
North Carolina State
 34,015 students
 24,083 employees

Raleigh
 (20 miles)

- ### WAKE COUNTY TOP EMPLOYERS
- Duke University & Health System- 38,591
 - State of North Carolina- 24,083
 - Wake County Public School System-19,845
 - Wal-Mart- 16,135
 - IBM Corporation- 10,000
 - WakeMed Health & Hospitals- 9,105
 - North Carolina State University- 9,069
 - Target- 8,000
 - UNC Rex Healthcare- 7,400
 - SAS Institute, Inc. - 5,632
 - Cisco Systems, Inc.- 5,000
 - Harris Teeter- 5,000

The eight-county region, officially named the Raleigh–Durham–Chapel Hill combined statistical area (CSA), comprises the Raleigh and Durham–Chapel Hill metropolitan areas and the Dunn, Henderson, Oxford, and Sanford Micropolitan Statistical Areas.

METROPOLITAN MAP



Research Triangle Park

Raleigh-Durham International Airport (9 miles)

North Carolina State (34,015 students)

Raleigh (20 miles)

RESEARCH TRIANGLE PARK TOP 10 EMPLOYERS

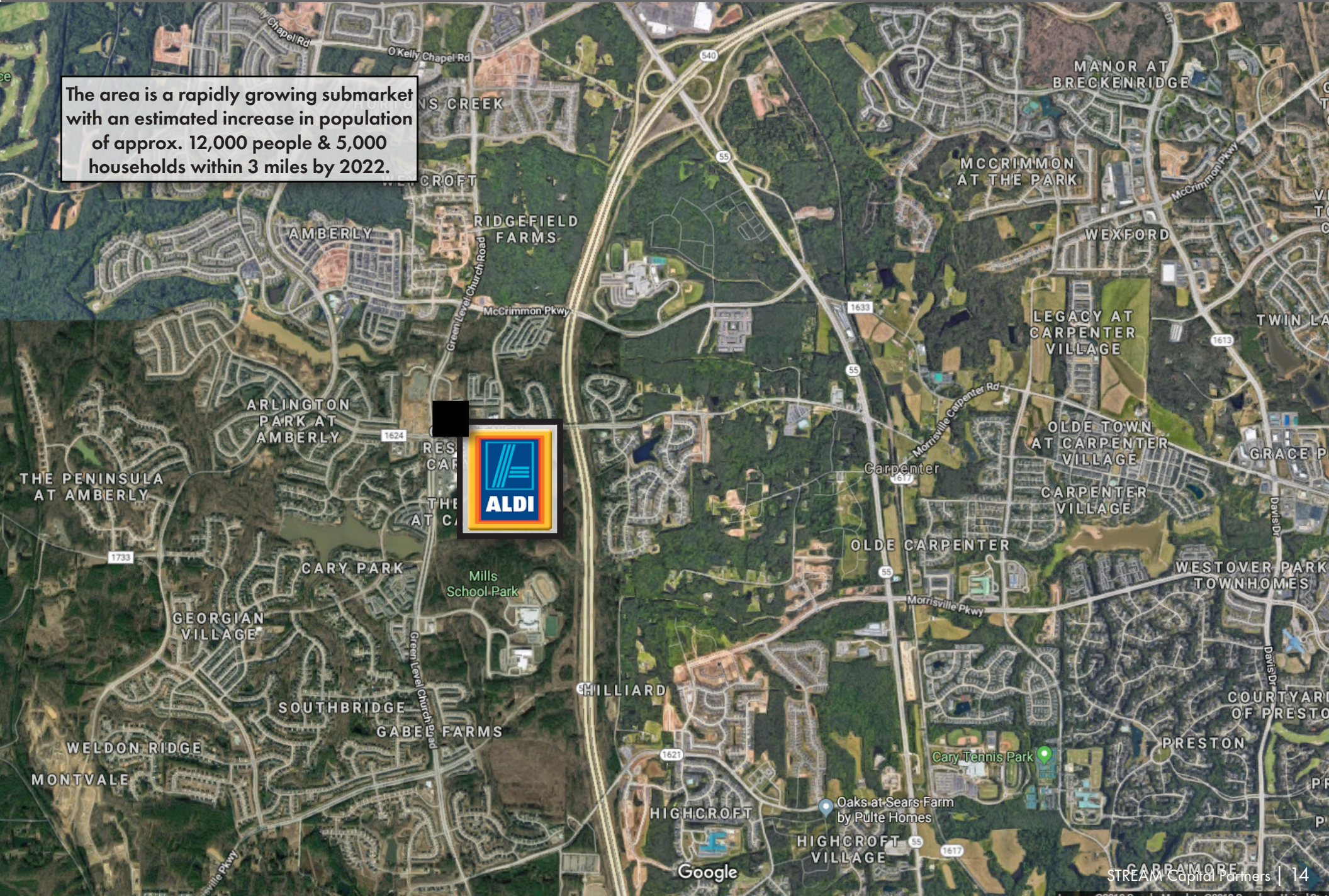


- IBM Corporation
- Cisco Systems, Inc.
- GlaxoSmithKline
- Fidelity Investments
- RTI International
- Credit Suisse
- Lenovo
- NetApp, Inc.
- Biogen
- U.S. Environmental Protection Agency



RESIDENTIAL GROWTH

The area is a rapidly growing submarket with an estimated increase in population of approx. 12,000 people & 5,000 households within 3 miles by 2022.





Rated as one of the “Hottest Sports Cities”
by Sports Travel magazine

“Smithsonian of the South” with
numerous art venues

Named a “Top 10 Tastiest Town” by
Southern Living Magazine

#2 Most Educated City in the United States

Home to 12 colleges including three Tier 1
research universities

More than 200,000+ local alumni have
chosen to stay & work in the region

“Live music capital” with more live music
venues than any destination in North
Carolina

Located within a two-day truck drive of
more than 200 million U.S. & Canadian
consumers

MARKET OVERVIEW

Cary, North Carolina is located just 10 miles west of the State's capital, Raleigh. **As of 2017, the town had a population of 165,904 people, a 70% increase since 2000.** Additionally, as of 2016, Cary had a median household income of \$94,617, well above the country's average.

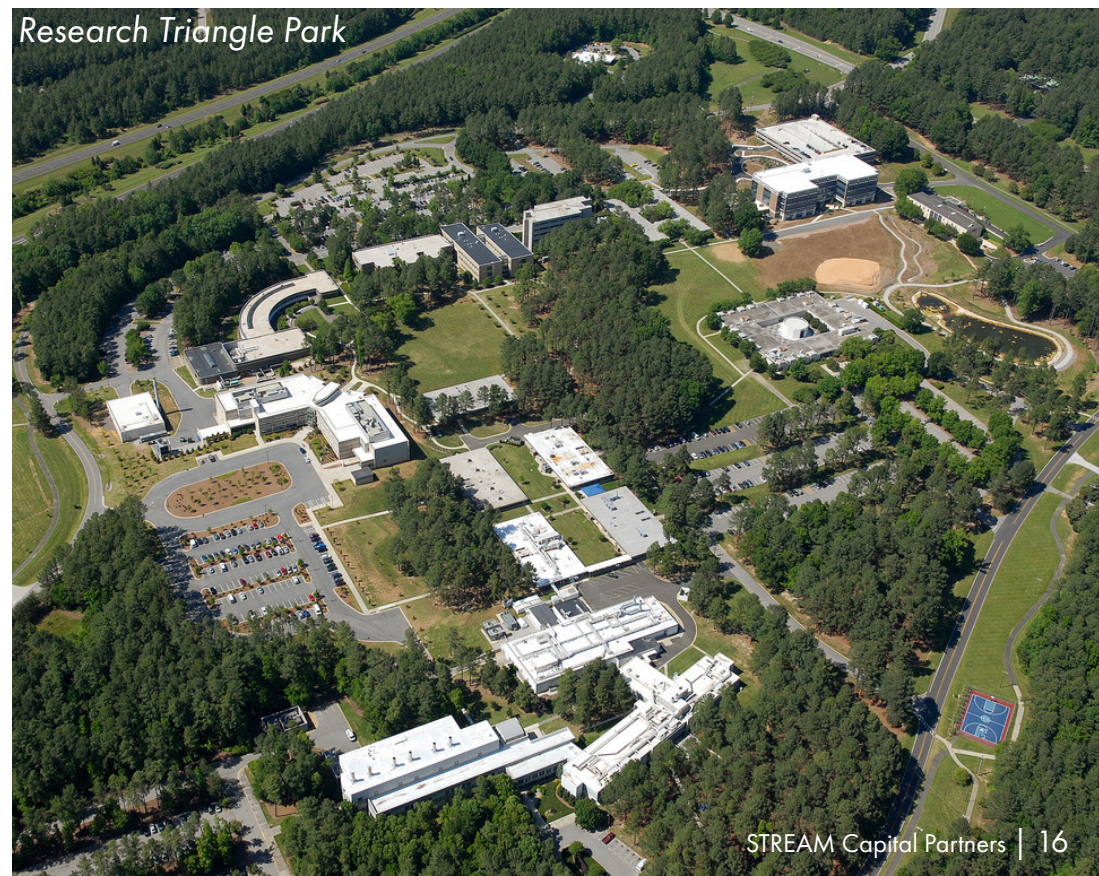
Cary is home to several large corporations. Some of those include SAS Institute, a multinational developer of analytics software, Fidelity Investments, Verizon, American Airlines, and Siemens Medical Solutions. These companies alone provide more than 10,000 jobs to the city.

Cary contains the largest share of office space in the metro, accounting for nearly a fifth of Raleigh's office inventory. The majority of these spaces are situated in low and midrise towers located in suburban office parks both north and south of the City. Cary's office sector has experienced continued growth achieving 7.4% YOY growth moving into the third quarter of 2018.

Nearby is Research Triangle Park, the largest research park in the country, which is home to more than 250 companies and 50,000 people with expertise in fields such as micro-electronics, telecommunications, biotechnology, chemicals, pharmaceuticals, and environmental sciences.

Cary benefits from its access to a highly educated work-base, strong transportation infrastructure, and proximity to several high-tech firms. The strong demand for space has enabled its consistent shrinking vacancy rates. Rent has appreciated more than 6.00% in recent quarters outpacing similar metro areas. The expectation is for Cary to continue to have growing real estate trends.

Cary is close to three major college towns that host nearly 68,000 students a year: North Carolina State University in Raleigh, Duke University in Durham, and University of North Carolina in Chapel Hill.



CARY DEMOGRAPHICS

POPULATION ESTIMATE

1-MILE	3-MILE	5-MILE
12,397	32,244	95,297

ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$175,817	\$162,664	\$150,732



CONTACT INFORMATION

Connor Shell
Vice President
407 913 9009

Connor@stream-cp.com
Lic: 01993313

Adam English
Managing Director
256 694 9803

Adam@stream-cp.com
Lic: 000096920

Jordan Shtulman
Managing Principal
847 226 4133

Jordan@stream-cp.com
Lic: 475.152062

Broker of Record: George Morgan, Lic. # 263808

 **STREAM CAPITAL PARTNERS**

Birmingham
AL

Stamford
CT

Los Angeles
CA

Chicago
IL

Charlotte
NC

Ft. Lauderdale
FL

4201 WEST IRVING PARK ROAD

| SUITE 200

| CHICAGO, IL

| WWW.STREAM-CP.COM