



ROYAL FARMS & SUNOCO PORTFOLIO

Maryland & Virginia

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NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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INVESTMENT SUMMARY

TOTAL PRICE	\$21,152,778
CAP	4.30%
TOTAL NOI	\$910,000



PROPERTY	LOCATION	PRICE	NOI	CAP RATE	RENT ADJUSTMENTS	RENT COMMENCEMENT	LEASE EXPIRATION	5-MILE POPULATION	5-MILE AVERAGE HOUSEHOLD INC.
Royal Farms Ground Lease	100 Monument Ave Oxon Hill, MD 20745	\$8,375,000	\$335,000	4.00%	10% Every 5 Years	10/24/2018	12/31/2038	322,763	\$135,331
Sunoco Ground Lease	20435 Broad Overlook Dr. Ashburn, VA 20147	\$7,777,778	\$350,000	4.50%	10% Every 5 Years	8/1/2020	7/31/2040	189,084	\$170,612
Sunoco Ground Lease	Leesburg, VA SWC of Battlefield Pkwy SE & Compass Creek Pkwy	\$5,000,000	\$225,000	4.50%	10% Every 5 Years	2/15/2022	2/28/2042	113,671	\$189,082

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PROPERTY	Royal Farms
TENANT	Royal Farms
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://royalfarms.com/

Royal Farms operates 247 stores throughout Maryland, Delaware, Virginia, Pennsylvania, New Jersey, and West Virginia.

Headquartered in Baltimore, Maryland, Royal Farms mission is to be better than the best and to be “the only.” Its’ purpose is to delight by giving “gifts of time” and exceptional customer service .

Royal Farms is a grocery store providing a variety of groceries, breakfast, lunch, snacks, dinner, gasoline, and diesel fuel. Its customers travel to enjoy their world famous fried chicken. Royal Farms has continuously been making modifications to its standard store design, and materials to make them less costly and more sustainable.



PROPERTY	Sunoco Gas Station Ground Lease
TENANT	Schmitz Compass Creek Gas LLC & Schmitz Commonwealth Gas LLC
GUARANTOR	Schmitz Service, Inc, J. Eric Schmitz, and Penelope P. Schmitz
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.schmitzservices.com/

Schmitz Services operates 5 locations in Virginia operating as Sunoco or Exxon.

Schmitz Service is a family owned and operated business since 1955. It is determined to have each location consist of the most advanced technologies and up-to-date equipment. Schmitz Service is committed to having top-notch facilities and the highest level of care for your vehicle. Most locations contain automotive services, 24/7 car wash, 24/7 convenience store, and 24/7 gas & diesel.

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INVESTMENT SUMMARY

PRICE	\$8,375,000
NOI	\$335,000
CAP RATE	4.00%
RENT ADJUSTMENTS:	10% Every 5 Years
YEARS 1-5:	\$335,000
YEARS 6-10:	\$368,500
YEARS 11-15	\$405,350
YEARS 16-20	\$445,885

LEASE INFORMATION

LEASE TYPE	Ground Lease
LEASE TERM	20 Years
RENT COMMENCEMENT	October 24, 2018
LEASE EXPIRATION	December 31, 2038
RENEWAL OPTIONS	Four 5-Year
OPTION 1:	\$490,473.50
OPTION 2:	\$539,520.85
OPTION 3:	\$593,472.94
OPTION 4:	\$652,820.23



LEASE NOTES:

PROPERTY INFORMATION

PROPERTY	Royal Farms
ADDRESS	100 Monument Ave Oxon Hill, MD 20745
BUILDING SIZE	5,500 SQ. FT.
LOT SIZE	2.75 Acres
COUNTY	Prince George's
YEAR BUILT	2019

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	6,503	103,765	322,763
2026 POPULATION	6,974	107,791	334,037
2021 MEDIAN HOUSEHOLD INCOME	\$96,895	\$92,196	\$92,736
2021 AVERAGE HOUSEHOLD INCOME	\$122,163	\$136,059	\$135,331

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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- 3,000 Seat State of the Art Theater
- 308 Luxurious Hotel Rooms
- 50,000 Square Foot Meeting Space
- 27,000 Square Foot Luxury Spa
- 12 Incredible Dining Options



179,720 VPD



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★ NATIONAL HARBOR ★

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- 2,000+ Full Time Residents
- 300 Acres of Waterfront Resort Space
- 3,400 Hotel Rooms, 425 Residential Units
- 250,000 SF Class A Offices
- Capital Wheel: 180 ft. skyline view of National Capital
- 250,000 SF Retail, Dining & Entertainment

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INVESTMENT SUMMARY

PRICE	\$7,777,778
NOI	\$350,000
CAP RATE	4.50%
RENT ADJUSTMENTS:	10% Every 5 Years
YEARS 1-5:	\$350,000
YEARS 6-10:	\$385,000
YEARS 11-15	\$423,500
YEARS 16-20	\$465,850

LEASE INFORMATION

LEASE TYPE	Ground Lease
LEASE TERM	20 Years
RENT COMMENCEMENT	8/1/2020
LEASE EXPIRATION	7/31/2040
RENEWAL OPTIONS	Two 10-Year with 10% Increases
OPTION 1:	\$512,435.00
OPTION 2:	\$563,678.50



LEASE NOTES:

PROPERTY INFORMATION

PROPERTY	Sunoco
GUARANTOR	Schmitz Service, Inc, J. Eric Schmitz, and Penelope P. Schmitz
ADDRESS	20435 Broad Overlook Dr Ashburn, VA 20147
BUILDING SIZE	4,550 SQ. FT.
LOT SIZE	2.26 Acres
COUNTY	Loudoun County
YEAR BUILT	2020

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	7,310	71,288	189,084
2026 POPULATION	9,342	80,193	212,928
2021 MEDIAN HOUSEHOLD INCOME	\$105,289	\$125,775	\$136,447
2021 AVERAGE HOUSEHOLD INCOME	\$147,627	\$163,825	\$170,612

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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INVESTMENT SUMMARY

PRICE	\$5,000,000
NOI	\$225,000
CAP RATE	4.50%
RENT ADJUSTMENTS:	10% Every 5 Years
YEARS 1-5:	\$225,000
YEARS 6-10:	\$247,500
YEARS 11-15	\$272,250
YEARS 16-20	\$299,475

PROPERTY INFORMATION

PROPERTY	Sunoco
GUARANTOR	Schmitz Service, Inc, J. Eric Schmitz, and Penelope P. Schmitz
ADDRESS	SWC of Battlefield Pkwy SE & Compass Creek Pkwy
BUILDING SIZE	5,612 SQ. FT.
LOT SIZE	1.37 Acres
COUNTY	Loudoun
YEAR BUILT	2021

LEASE INFORMATION

LEASE TYPE	Ground Lease
LEASE TERM	20 Years
RENT COMMENCEMENT	2/15/2022
LEASE EXPIRATION	2/28/2042
RENEWAL OPTIONS	Two 10-Year with 10% Increases
OPTION 1:	\$229,422.50
OPTION 2:	\$362,364.75



NOT ACTUAL PHOTO

LEASE NOTES:

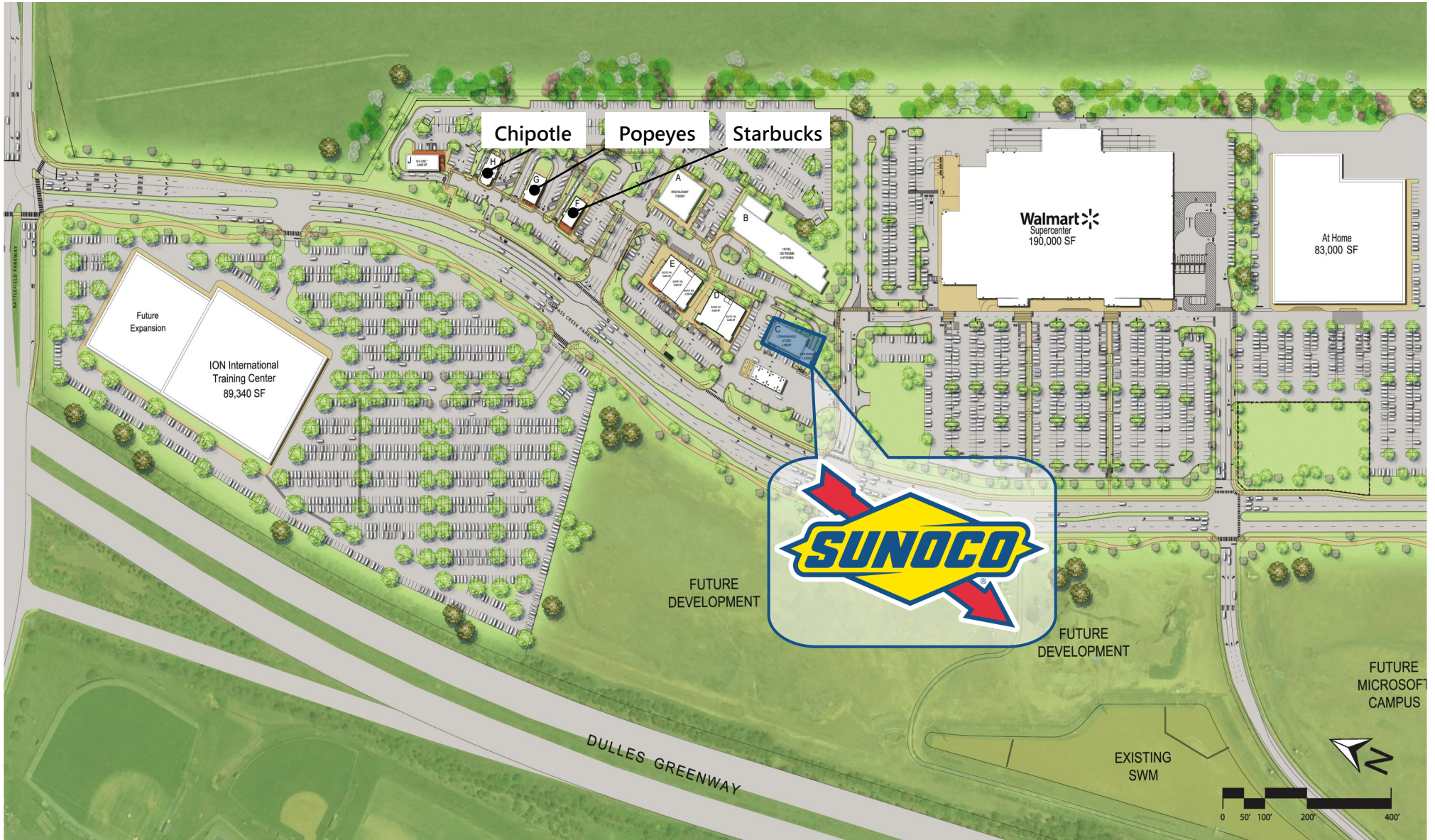
Convenience store is 4,492 sq ft and car wash is 1,120 sq ft for a total of 5,612 sq ft.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	2,411	48,960	113,671
2026 POPULATION	2,724	54,976	126,668
2021 MEDIAN HOUSEHOLD INCOME	\$137,107	\$122,278	\$157,243
2021 AVERAGE HOUSEHOLD INCOME	\$169,407	\$158,110	\$189,082

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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PROPERTY	Royal Farms
TENANT	Royal Farms
GUARANTOR	Two Farms, Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated

ROYAL FARMS

Royal Farms operates 247 stores throughout Maryland, Delaware, Virginia, Pennsylvania, New Jersey, and West Virginia.

Headquartered in Baltimore, Maryland, Royal Farms mission is to be better than the best and to be “the only.” Its’ purpose is to delight by giving “gifts of time” and exceptional customer service . Royal Farms sees its’ future as creating a business that will put Royal Farms as we know it today, out of business.

Royal Farms is a grocery store providing a variety of groceries, breakfast, lunch, snacks, dinner, gasoline, and diesel fuel. Its customers travel to enjoy their world famous fried chicken. Since 2008 Royal Farms has continuously been making modifications to its standard store design, and materials, to make them less costly to operate and more sustainable in all aspects, more comfortable for employees and customers as well as more energy efficient. According to Adopt a Highway, Royal Farms is directly responsible for the removal of over 31,300 bags of trash from Maryland and Delaware highways since joining the program in 2008. Royal Farms is also responsible for cleaning more miles of roadway than any other sponsor in the country.



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PROPERTY	Sunoco Gas Station Ground Lease
TENANT	Schmitz Compass Creek Gas LLC & Schmitz Commonwealth Gas LLC
GUARANTOR	Schmitz Service, Inc, J. Eric Schmitz, and Penelope P. Schmitz
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.schmitzservices.com/



Schmitz Services operates 5 locations in Virginia operating as Sunoco or Exxon.

Schmitz Service is a family owned and operated business since 1955. It is determined to have each location consist of the most advanced technologies and up-to-date equipment. Schmitz Service is committed to having top-notch facilities and the highest level of care for your vehicle. Most locations contain automotive services, 24/7 car wash, 24/7 convenience store, and 24/7 gas & diesel.

Sunoco has been the official fuel of NASCAR since 2004 and is the exclusive fuel provider for all three national racing series in the sport:

- Monster Energy NASCAR Cup Series
- NASCAR XFINITY Series
- NASCAR Camping World Truck Series

Sunoco has fueled more than 15.5 million miles of competition and over 1,300 victories in NASCAR alone. The specialized NASCAR fuel is Sunoco Green E15, a 98 octane, unleaded fuel blend specifically engineered for high-performance engines and race cars.

Sunoco believes it has a responsibility to protect the environment and provide a safe work place. This is a fundamental core value embedded throughout operations and within its business landscape. Sunoco is proud to be industry leaders when it comes to environmental practices and consistently exhibits 1st quartile safety performance when benchmarked against peers.

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

- | | | |
|-----------------------|----------------------------|---------------------|
| 7-Eleven | Dollar General | O'Reilly Auto Parts |
| Advance Auto | Family Dollar | Petco |
| Applebee's | Gander Mountain | Sherwin Williams |
| Arby's | Goodwill | Starbucks |
| BJ's Wholesale | Jack in the Box | Taco Bell |
| Bridgestone/Firestone | Jiffy Lube | Tires Plus |
| Buffalo Wild Wings | KinderCare Learning Center | Tractor Supply |
| Burger King | Kohl's | Trader Joe's |
| Camping World | McDonald's | Valvoline |
| CVS Pharmacy | National Tire & Battery | Walgreens |



L to R: Emily Marsh; Larissa Jackson; Amanda Leathers ; Keith Sturm, CCIM; & Deb Vannelli, CCIM