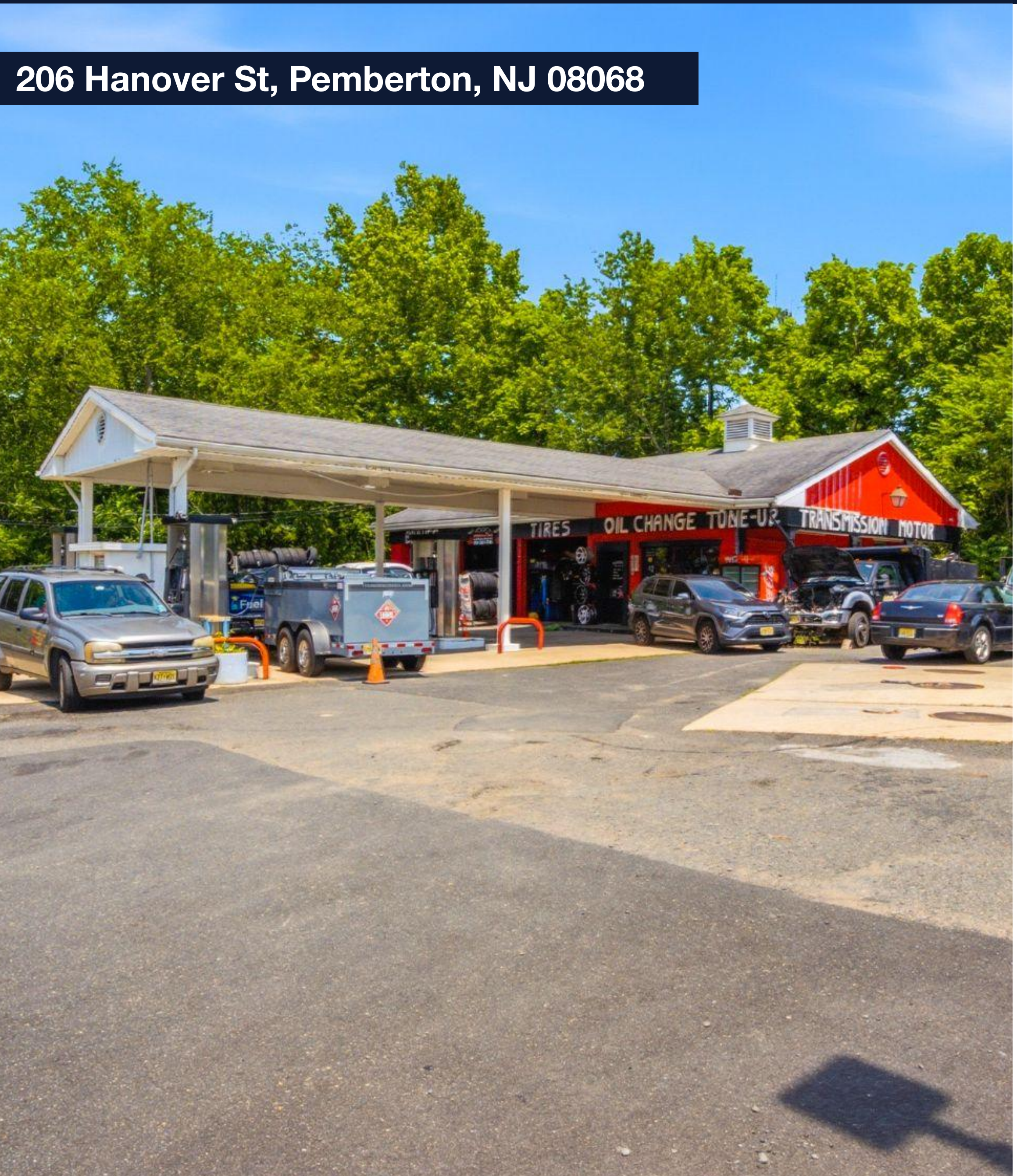
Gas Station & Auto Service Portfolio

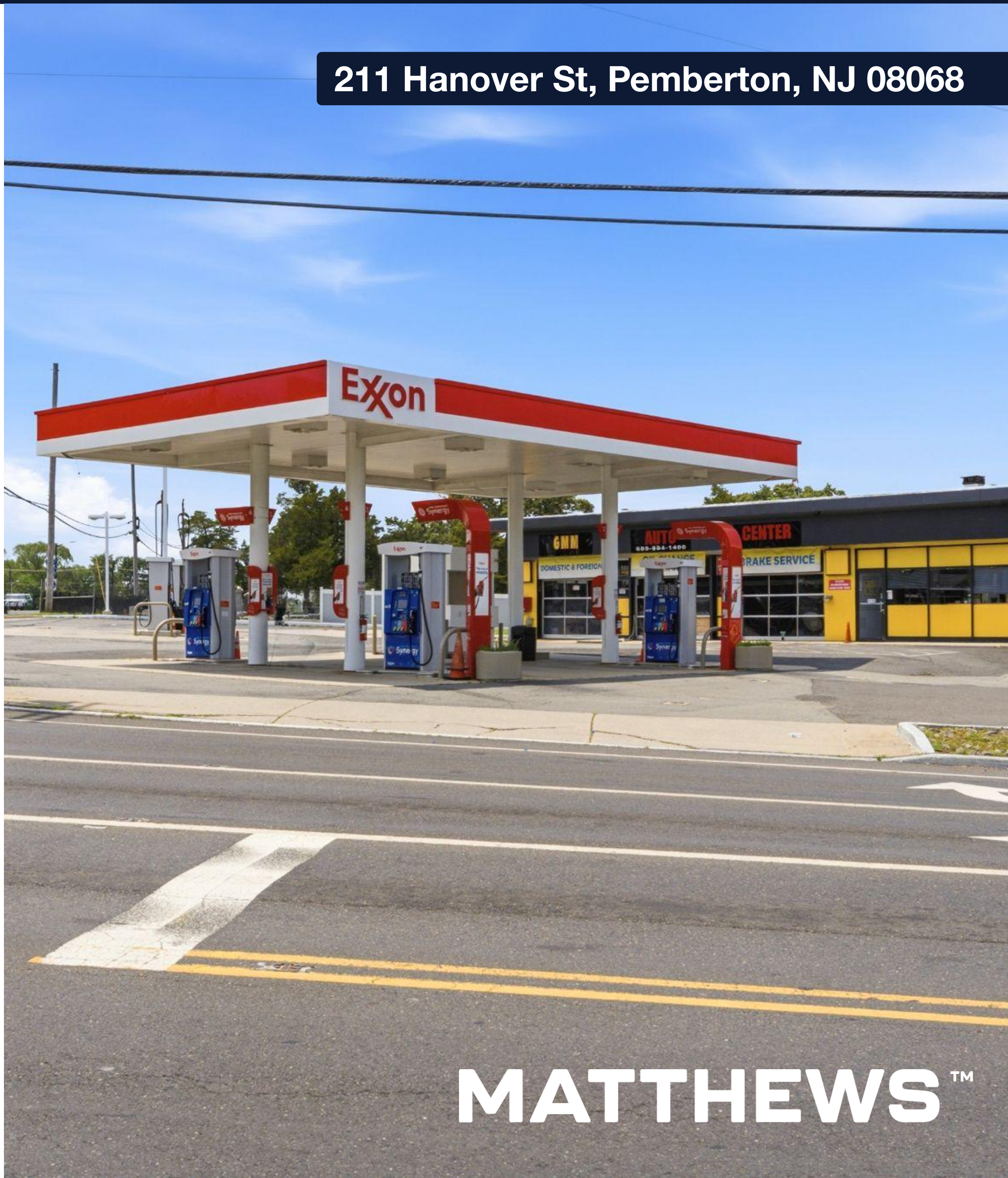
206 Hanover St, Pemberton, NJ 08068
211 Hanover St, Pemberton, NJ 08068

Retail
Investment Opportunity
Offering Memorandum

206 Hanover St, Pemberton, NJ 08068



211 Hanover St, Pemberton, NJ 08068



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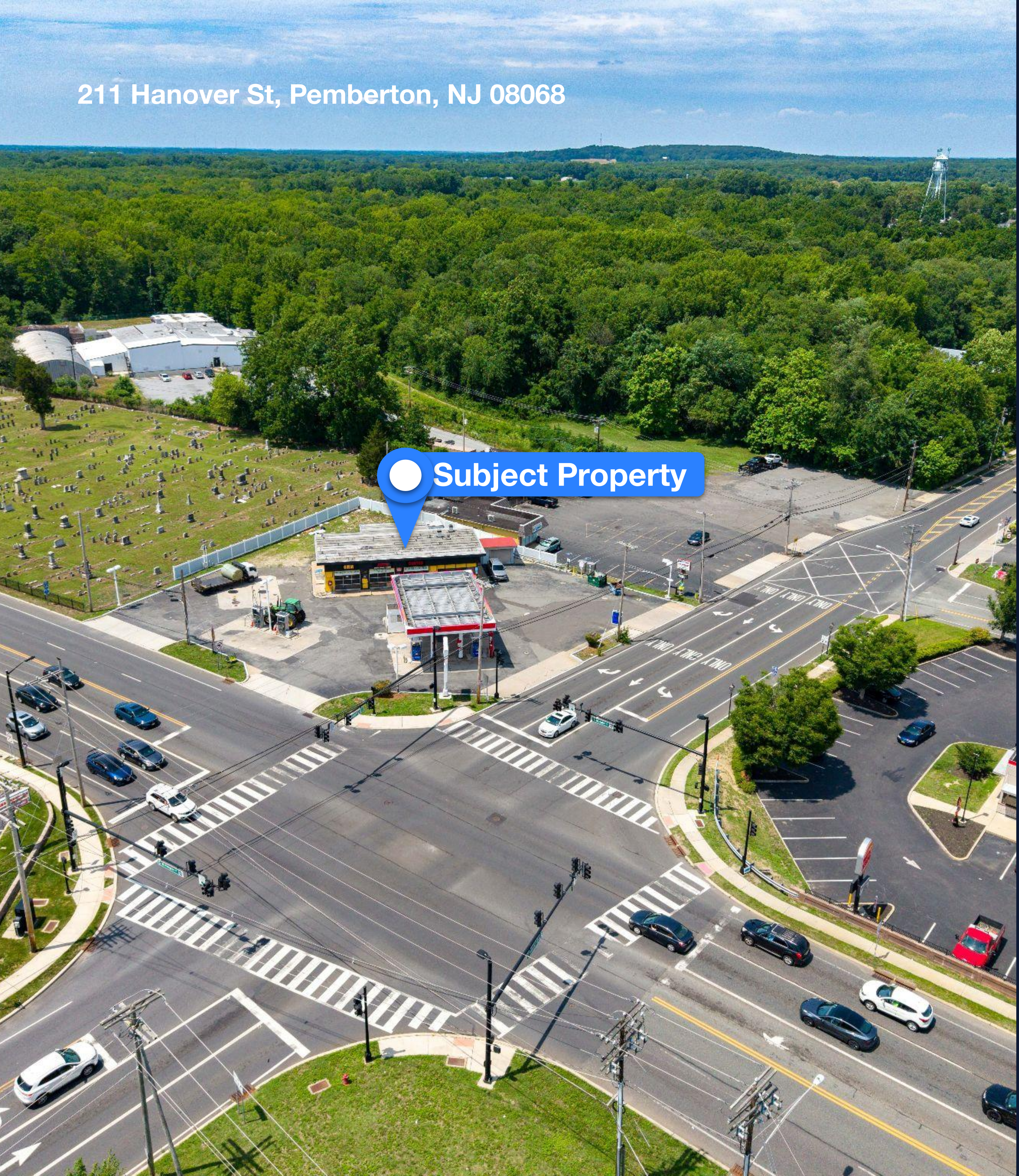

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Investment Highlights

Property Highlights

- Two-property gas station and auto service portfolio listed for $3,051,428 Yielding an attractive 7.08% Cap Rate.
- Long duration weighted average lease term (WALT) of ±8.95 years remaining, providing an investor with a long-term stream of passive income.
- Extremely rare 3% annual rental increases across both sites as an excellent inflation hedge. By year 10 the yield increases by over 26%.
- Absolute NNN leases with zero landlord responsibilities, providing an investor with a management free stream of cash flow.
- Potential for 100% bonus depreciation in Year One. Under the One Big Beautiful Bill Act, 100% bonus depreciation became a permanent fixture, where an investor may have the opportunity to write off 100% of the building components with less than 20 years useful life in year one (consult with your CPA).
- Both sites are well equipped with a combined eight fuel pumps, two auto repair centers, and a truck rental service.
- Two facing stations on Hanover Street give one owner control of both corners of the intersection, eliminating direct cross-street competition and consolidating fuel and auto service traffic. This provides instant scale in a single submarket without having to assemble it deal by deal.
- ± 20,000 vehicles per day pass through the signalized intersection of Hanover Street and West Hampton Street (CR 530), a primary east-west commuter route. Both stations occupy this hard corner, capturing fuel and service traffic at each site.
- Located only 5 miles from Joint Base McGuire-Dix-Lakehurst, the only tri-service military base in the U.S., with more than 40,000 personnel, providing a large, stable, recession-resistant demand base within the trade area.
- Diverse demand drivers keep traffic flowing past the sites, from major hospitals like Deborah Heart and Lung Center (5 mi) and Virtua Mount Holly (7 mi) to retail anchors including Pine Grove Plaza (10 mi) and Country Lakes Shopping Center (9 mi).
- There are over 152,000 residents living within a 10-mile radius with an average household income exceeding $146,000.


206 Hanover St, Pemberton, NJ 08068


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Property Overview

206 Hanover St, Pemberton, NJ 08068

Gas Station & Auto Service Portfolio

Pemberton, NJ 08068

Property Summary

206 Hanover St, Pemberton, NJ 08068

$1,165,714 List Price	**±7.50** Term Remaining (WALT)	**Absolute NNN** Lease Type	**±0.40 AC** Lot Size

Property Details

Property Details	
Property Address	206 Hanover St, Pemberton, NJ 08068
GLA	±1,905 SF
Lot Size (AC)	±0.40 AC
Lot Size (SF)	±17,860 SF
Fuel Dispensers	3 MPDs
Fuel Positions	6 Fuel Positions
Auto Service Bays	3 Auto-Service Bays
Number of UST	3
UST Volume (Gal)	24,000
Corner	Yes, Hard Signalized
APN	28 00300-0000-00003

Lease Summary	USA Gas	F&F Tire
Fuel Brand	USA Gas	N/A
Type of Ownership	Fee Simple	Fee Simple
Lease Type	NNN	NNN
Rent	$55,620	$26,225
Lessee/Guarantor	FK Fuels Inc	F and F Tire and Auto LLC
Lease Commencement Date	4/23/2026	4/15/2024
Lease Expiration Date	4/23/2036	4/14/2029
Term Remaining	±9.75 Years	±2.75 Years
Options	None	One, 3-Year
Rent Increase	3% Annually	3% Annually
LL Responsibilities	None	None

Lease Income Analysis

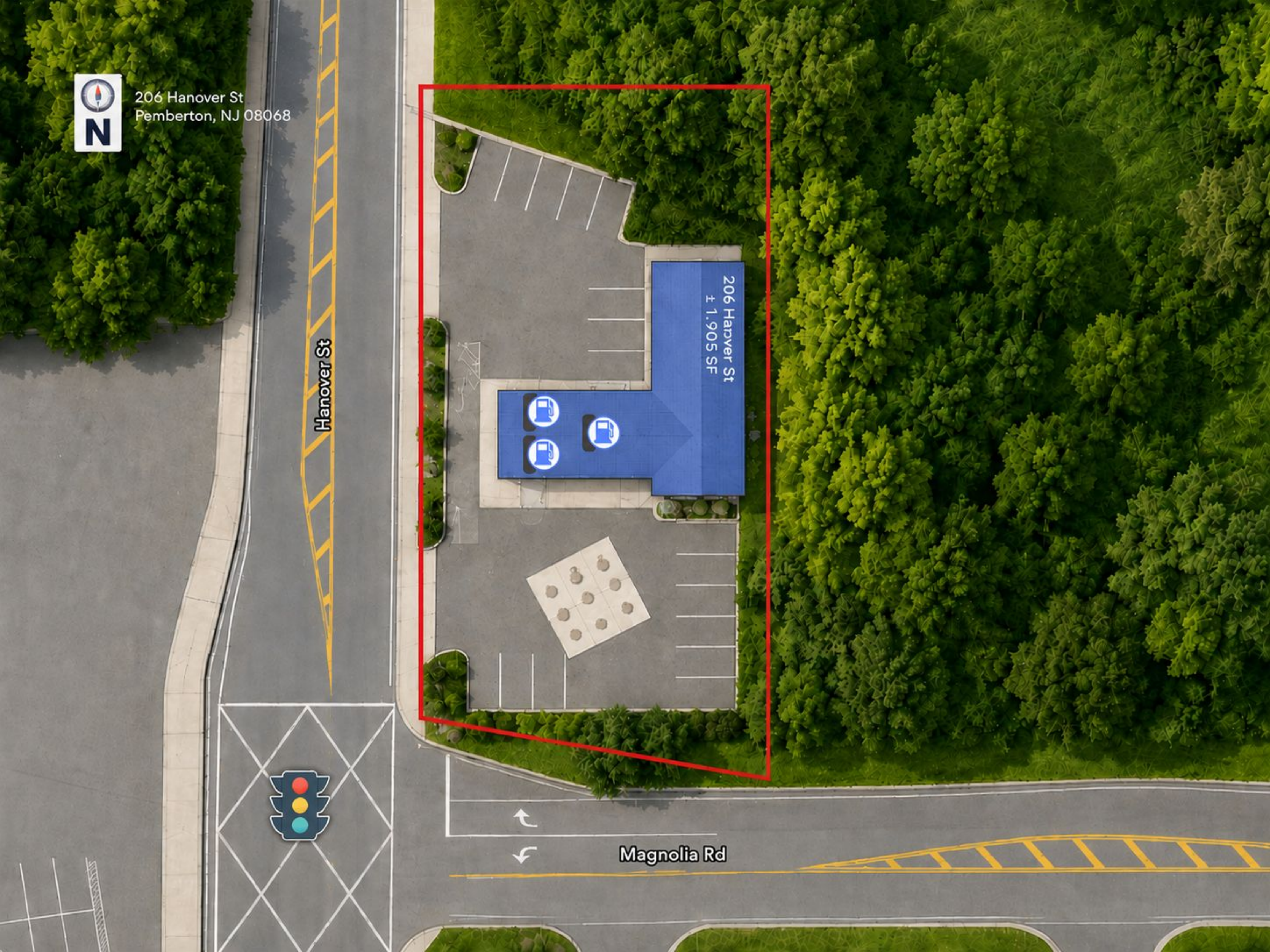
206 Hanover St, Pemberton, NJ 08068

Lease Term	Start	End	USA Gas Annual Rent	F&F Tire Annual Rent	Total Annual Rent	Rent PSF	Increases	Yield
Current (Year 1)	4/23/2026	4/23/2027	$54,000	$25,462	$79,462	$41.71	-	6.82%
Year 2	4/23/2027	4/23/2028	$55,620	$26,225	$81,845	$42.96	3.00%	7.02%
Year 3	4/23/2028	4/23/2029	$57,289	$27,012	$84,301	$44.25	3.00%	7.23%
Year 4	4/23/2029	4/23/2030	$59,007	$27,823	$86,830	$45.58	3.00%	7.45%
Year 5	4/23/2030	4/23/2031	$60,777	$28,657	$89,435	$46.95	3.00%	7.67%
Year 6	4/23/2031	4/23/2032	$62,601	$29,517	$92,118	$48.36	3.00%	7.90%
Year 7	4/23/2032	4/23/2033	$64,479	$30,402	$94,881	$49.81	3.00%	8.14%
Year 8	4/23/2033	4/23/2034	$66,413	$31,315	$97,728	$51.30	3.00%	8.38%
Year 9	4/23/2034	4/23/2035	$68,406	$32,254	$100,670	$52.84	3.00%	8.64%
Year 10	4/23/2035	4/23/2036	$70,458	$33,222	$103,679	$54.42	3.00%	8.89%
Average	**N/A**	**N/A**	**$61,905**	**$29,189**	**$91,095**	**$47.82**	**3.00%**	**7.81%**

* Pricing is based upon rental increase taking effect on 4/23/27

Property Photos

206 Hanover St, Pemberton, NJ 08068


N
206 Hanover St
Pemberton, NJ 08068
Hanover St
206 Harver St
± 1.905 SF
Magnolia Rd

Property Overview

211 Hanover St, Pemberton, NJ 08068

Gas Station & Auto Service Portfolio

Pemberton, NJ 08068

Property Summary

211 Hanover St, Pemberton, NJ 08068

$1,885,714	**±9.75**	**Absolute NNN**	**±0.52 AC**
List Price	Term Remaining	Lease Type	Lot Size

Property Details

Property Address	211 Hanover S, Pemberton, NJ 08068
GLA	±2,563 SF
Lot Size (AC)	±0.52 AC
Lot Size (SF)	±22,651 SF
Fuel Dispensers	3 MPDs, 2 Diesel
Fuel Positions	10 Fuel Positions
Auto Service Bays	3 Auto-Service Bays
Number of UST	3
UST Volume (Gal)	32,000
Corner	Yes, Hard Signalized
APN	28 00102-0000-00026

Lease Summary

Fuel Brand	Exxon
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Rent	$134,340
Lessee	Fuel King Petroleum Inc
Lease Commencement Date	4/23/2026
Lease Expiration Date	4/23/2036
Term Remaining	±9.75 Years
Options	N/A
Rent Increase	3% Annually
LL Responsibilities	None

Lease Income Analysis

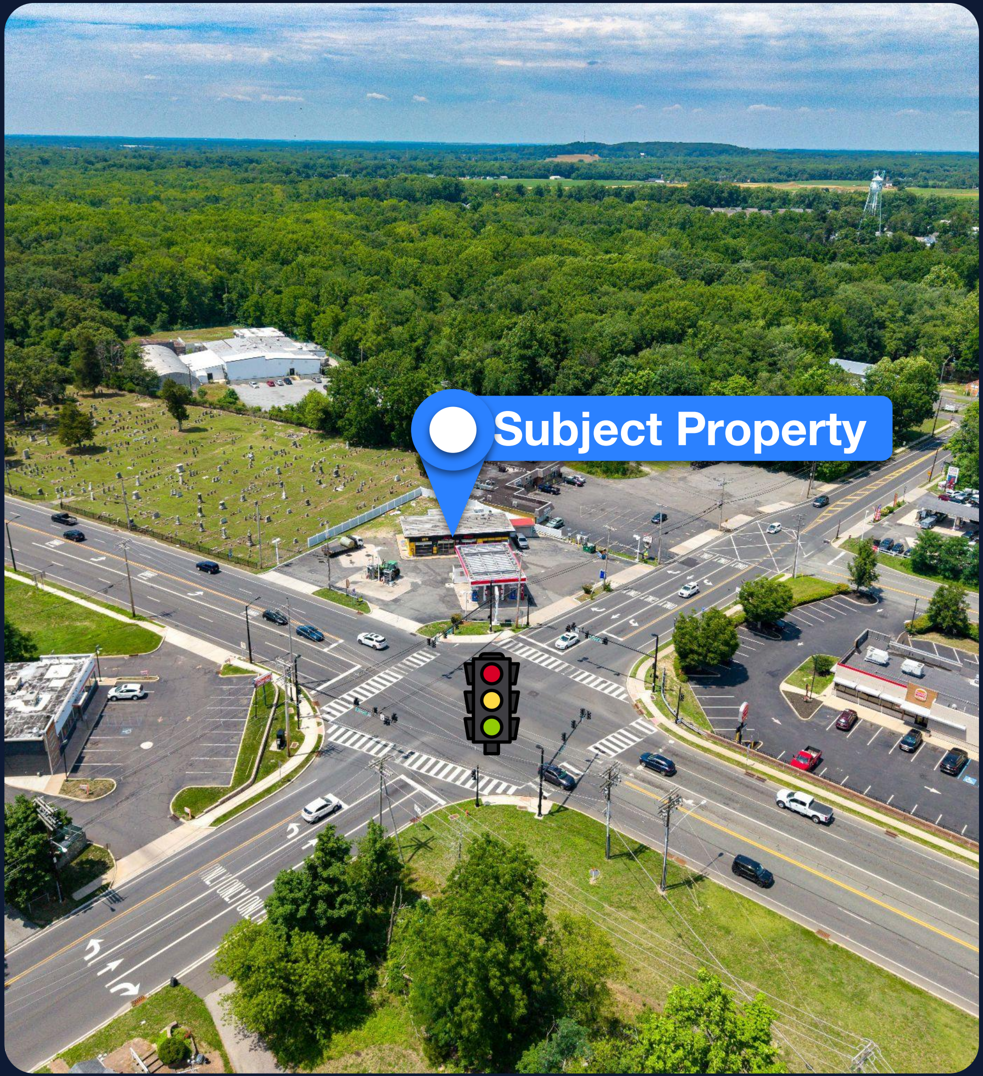
211 Hanover St, Pemberton, NJ 08068

Lease Term	Start	End	Monthly Rent	Annual Rent	Rent PSF	Increases	Yield
Current (Year 1)	4/23/2026	10/23/2026	$10,000	$120,000	$46.82	-	6.36%
Year 1	10/23/2026	4/23/2027	$10,500	$126,000	$49.16	5.00%	6.68%
Year 2	4/23/2027	4/23/2028	$11,195	$134,340	$52.42	6.62%	7.12%
Year 3	4/23/2028	4/23/2029	$11,531	$138,370	$53.99	3.00%	7.34%
Year 4	4/23/2029	4/23/2030	$11,877	$142,521	$55.61	3.00%	7.56%
Year 5	4/23/2030	4/23/2031	$12,233	$146,797	$57.28	3.00%	7.78%
Year 6	4/23/2031	4/23/2032	$12,600	$151,201	$58.99	3.00%	8.02%
Year 7	4/23/2032	4/23/2033	$12,978	$155,737	$60.76	3.00%	8.26%
Year 8	4/23/2033	4/23/2034	$13,367	$160,409	$62.59	3.00%	8.51%
Year 9	4/23/2034	4/23/2035	$13,768	$165,221	$64.46	3.00%	8.76%
Year 10	4/23/2035	4/23/2036	$14,181	$170,178	$66.40	3.00%	9.02%
Average	**N/A**	**N/A**	**$12,398**	**$148,777**	**$58.05**	**3.31%**	**7.89%**

* Pricing is based upon rental increase taking effect on 4/23/27

Property Photos

211 Hanover St, Pemberton, NJ 08068




N
211 Hanover St
Pemberton, NJ 08068
211 Hanover St
± 2,563 SF
Hanover St
W Hampton St

Total Lease Income Analysis

$3,051,428	$216,185	7.08%	±8.95
List Price	Annual Rent	Cap Rate	Term Remaining (WALT)

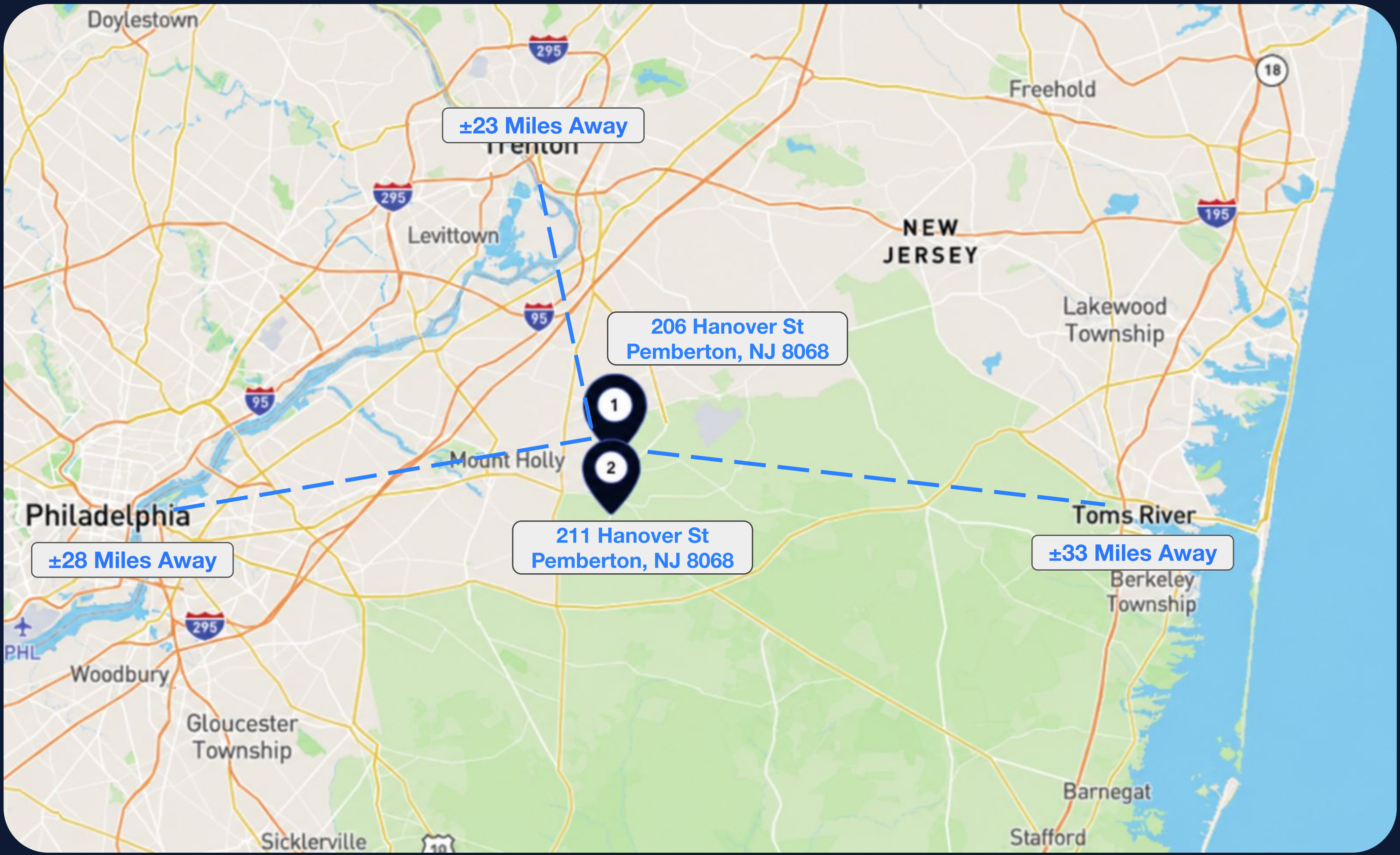
Lease Term	Start	End	Monthly Rent	Annual Rent	Rent PSF	Increases	Yield
Current (Year 1)	4/23/2026	10/23/2026	$16,622	$199,462	$44.64	-	6.54%
Year 1	10/23/2026	4/23/2027	$17,122	$205,462	$45.99	3.01%	6.73%
Year 2	4/23/2027	4/23/2028	$18,015	$216,185	$48.39	5.22%	7.08%
Year 3	4/23/2028	4/23/2029	$18,556	$222,671	$49.84	3.00%	7.30%
Year 4	4/23/2029	4/23/2030	$19,113	$229,351	$51.83	3.00%	7.52%
Year 5	4/23/2030	4/23/2031	$19,686	$236,232	$52.87	3.00%	7.74%
Year 6	4/23/2031	4/23/2032	$20,277	$243,319	$54.46	3.00%	7.97%
Year 7	4/23/2032	4/23/2033	$20,885	$250,618	$56.09	3.00%	8.21%
Year 8	4/23/2033	4/23/2034	$21,511	$258,137	$57.77	3.00%	8.46%
Year 9	4/23/2034	4/23/2035	$22,157	$265,881	$59.51	3.00%	8.71%
Year 10	4/23/2035	4/23/2036	$22,821	$273,857	$61.29	3.00%	8.97%
Average	**N/A**	**N/A**	**$19,989**	**$239,871**	**$53.74**	**3.07%**	**7.86%**

* Pricing is based upon rental increase taking effect on 4/23/27


N
Driving Distance from Subject Properties
±27 Miles to Philadelphia, PA
±23 Miles to Trenton, NJ
Eastampton Apartment Homes
±240 Units
± 16,973 VPD
Fairground Plaza
ACME
STAPLES
CVS pharmacy
DOLLAR GENERAL
Advance Auto Parts
Sherwood Village Apartment Homes
±304 Units
McGuire AFB
±4,522 Residents
206
Helen A. Fort Middle
±584 Students
± 12,345 VPD
Rancocas Valley Regional High
±2,050 Students
Pemberton Township High
±1,050 Students
Marcus W. Newcomb Middle
±309 Students
206 Hanover St
Pemberton, NJ 08068
38
± 22,144 VPD
Wawa
enterprise
DOLLAR GENERAL
FAMILY DOLLAR
Mt Holly
±10,650 Reisdents
DUNKIN'
BURGER KING
LOWE'S
ShopRite
Wawa
Jersey Mike's SUBS
WELLS FARGO
Walmart
Supercenter
211 Hanover St
Pemberton, NJ 08068

Market Overview

Gas Station & Auto Service Portfolio
Pemberton, NJ 08068



Pemberton, NJ

Market Demographics

27,300 Total Population	**$80,800** Median HH Income
12,200 Employed Population	**±30 Miles** Downtown, Philadelphia

Local Market Overview

Located within Burlington County and the greater Philadelphia metropolitan region, Pemberton benefits from a stable residential base, convenient regional connectivity, and a diverse local economy. The community offers direct access to major transportation corridors including Route 38, Route 206, Route 70, and the New Jersey Turnpike, providing retailers with exposure to both local residents and regional travelers. Nearby Joint Base McGuire-Dix-Lakehurst serves as one of the area's largest employment centers, generating consistent consumer demand while supporting a broad range of service-oriented businesses. Continued residential investment throughout Burlington County has reinforced household growth and spending power, creating a dependable customer base for neighborhood and convenience retail.

The surrounding market combines suburban neighborhoods, employment centers, healthcare facilities, and educational institutions that generate year-round retail activity. Residents benefit from proximity to larger shopping destinations in Mount Holly, Lumberton, Medford, and the Philadelphia metro area while continuing to support local convenience, dining, grocery, and service providers. The area's accessibility, established population, and favorable commuter patterns contribute to a resilient retail environment supported by everyday consumer needs rather than seasonal demand.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	9,431	33,657	158,697
Current Year Estimate	9,257	31,013	152,184
2020 Census	8,825	27,734	145,937
Growth Current Year-Five-Year	1.88%	8.52%	4.28%
Growth 2020-Current Year	4.89%	11.83%	4.28%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	3,814	12,234	61,253
Current Year Estimate	3,694	11,142	57,857
2020 Census	3,469	9,696	53,791
Growth Current Year-Five-Year	3.23%	9.80%	5.87%
Growth 2020-Current Year	6.48%	14.92%	7.56%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$119,329	$123,877	$146,973

Philadelphia, PA MSA

Philadelphia, Pennsylvania is a major East Coast city known for its diverse economy, dense population base, and established position as a regional hub for commerce, education, and healthcare. Anchored by a strong concentration of universities, hospital systems, and corporate employers, the city benefits from a broad employment base and consistent institutional presence that supports long-term economic stability. Its strategic location along the Northeast Corridor provides direct access to other major markets, reinforcing its role as a key center for business activity and regional connectivity.

Beyond its institutional anchors, Philadelphia offers a diverse mix of cultural, recreational, and commercial amenities that enhance its long-term attractiveness. The city's historic core, vibrant neighborhoods, and nationally recognized arts, dining, and entertainment scenes continue to draw both residents and visitors. Expanding healthcare and life sciences sectors, along with ongoing redevelopment across key districts, further contribute to its economic vitality and urban appeal. Infrastructure and connectivity remain key strengths, with access to major interstate highways, an extensive public transit system, and proximity to Philadelphia International Airport supporting regional and national mobility.

PHILADELPHIA MUSEUM OF ART

4 Million Visitors Per Year

INDEPENDENCE NATIONAL HISTORICAL PARK

2 Million Visitors Per Year

READING TERMINAL MARKET

6 Million+ Visitors Per Year

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2. You will hold it and treat it in the strictest of confidence; and

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