

Confidential Offering Memorandum



Single Tenant ALDI

**Long Term Lease | 10% Increases Every 5 Years | Strong Retail Corridor
Seconds from US-222 (98,000+ VPD) | 20-Year Roof Warranty**

1065 Woodland Road | Wyomissing, PA 19610



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1065 WOODLAND ROAD
WYOMISSING, PA



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The Offering

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple condominium interest in a single tenant property leased to Aldi, (the "Property") in Wyomissing, Pennsylvania, a borough in Berks County just two (2) miles from Reading. Before Aldi's lease commenced, a brand new roof was installed in October of 2022 and comes with a 20-year transferable warranty. Aldi's lease commenced in June of 2023 and has over 12.5 years remaining. The lease features ten percent (10%) rental increases every five (5) years. Aldi is strategically located within the Woodmill Commons shopping center, joining national retailers such as, JOANN, Old Navy, and Raymour & Flanigan. The property is easily accessible via a signalized entrance on Woodland Road, as well as from Berkshire Boulevard.

The property is just seconds away from US-222, a major thoroughfare that stretches from eastern Pennsylvania to northern Maryland, with a daily traffic volume of over 98,000 vehicles. The 5-mile area surrounding the Property exhibits excellent demographics with a population of nearly 206,000 and over 76,000 households, increasing from 2020. The population and number of households within the area are projected to continue to rise through 2029. The average household income (AHHI) within 1-mile of the property surpasses \$105,000.

Aldi is situated in a vibrant retail corridor, home to a variety of shopping centers, malls, and other retail destinations. The retailers in this area consistently rank among the top in their respective categories. The nearby Target ranks in the top 94th percentile of its chain in the United States and the Berkshire Mall ranks in the top 72nd percentile of Regional Malls within United States (Placer.ai). Aldi is the fastest-growing grocer in the country, known for offering shoppers the lowest prices among national grocery chains. Their budget-friendly pricing is due to them carrying more than 90% Aldi-exclusive, private-label brands and buying in bulk, allowing them to negotiate better prices with suppliers. For seven years running, ALDI has been recognized by the *dunnhumby Retailer Preference Index* as #1 in Everyday Low Price.



Property Summary



ADDRESS

1065 Woodland Road
Wyomissing, PA 19610



PRICE

\$6,426,000



CAP RATE

5.70%



NOI

\$366,298



LEASE TYPE

Fee Simple:
NN



BUILDING SIZE

22,940 SF



PARCEL SIZE

0.56 Acres



YEAR BUILT / RENOVATED

1997 / 2022
(New Roof)



OWNERSHIP INTEREST

Fee Simple
Condominium



TENANT

Aldi, Inc.



REMAINING LEASE TERM

12.5+ Years



OPTIONS

Two (2), Five (5) Year Options
& One (1), Four (4) Year Eleven
(11) Month Option



RENTAL INCREASES

10% Every 5 Years



Investment Highlights



LONG TERM LEASE FEATURING RENTAL INCREASES – Aldi currently has over 12.5 years remaining on their lease which features ten percent (10%) rental increases every five (5) years.



PRIME LOCATION – Aldi is strategically located within the Woodmill Commons shopping center, offering excellent visibility to high local traffic. The property is easily accessible via a signalized entrance on Woodland Road, as well as from Berkshire Boulevard.



NEW ROOF – In October 2022, right before Aldi's lease began, a brand-new roof was installed on the property, complete with a 20-year transferable warranty.

ALDI

BUDGET-FRIENDLY TENANT – Aldi is the fastest-growing grocer in the country, known for offering shoppers the lowest prices among national grocery chains. Their budget-friendly pricing is due to them carrying more than 90% Aldi-exclusive, private-label brands and buying in bulk, allowing them to negotiate better prices with suppliers. For seven years running, ALDI has been recognized by the *dunnhumby Retailer Preference Index* as #1 in Everyday Low Price.



CLOSE PROXIMITY TO US-222 (98,000+ VPD) – The property is just seconds away from US-222, a major thoroughfare that stretches from eastern Pennsylvania to northern Maryland, with a daily traffic volume of over 98,000 vehicles.



IMPRESSIVE PLACER.AI DATA ON SURROUNDING RETAIL – Aldi is situated in a vibrant retail corridor, home to a variety of shopping centers, malls, and other retail destinations. The retailers in this area consistently rank among the top in their respective categories, according to *Placer.ai*.

Surrounding Retailer Performance (Placer.ai):

Berkshire Mall (¼ mile from Aldi) -

3.8M Visits in last 12 months.

Top 72nd Percentile in United States (Regional Malls).



TARGET®

Target (1 mile from Aldi) -

2.2M Visits in last 12 months.

Top 94th Percentile in United States.

Top 95th Percentile in Pennsylvania.



BUSTLING RETAIL CORRIDOR – Aldi is surrounded by a host of nearby, national retailers along such as: Walmart, Target, The Home Depot, Wells Fargo Bank, Citizens, Truist Bank, Best Buy, LA Fitness, Dick's Sporting Goods, Burlington, T.J. Maxx, Marshalls, Ross Dress for Less, PetSmart, Petco, Five Below, Staples, JOANN, Dollar Tree, Verizon, T-Mobile, Applebee's, Olive Garden, Outback Steakhouse, Wawa, McDonald's, Chick-Fil-A, Starbucks, Taco Bell, Wendy's and Burger King demonstrating the strength of the retail corridor.



DENSELY POPULATED, AFFLUENT AREA – The 5-mile area surrounding the Property exhibits excellent demographics with a population of nearly 206,000 and over 76,000 households, increasing from 2020. The population and number of households within the area are projected to continue to rise through 2029. The average household income (AHHI) within 1-mile of the property surpasses \$105,000.



ALDI

Site Plan



Approximate Property Boundary

JOANN



Raymour
& Flanigan®

OLD NAVY

Ridgewood Road

Paper Mill Road (116,800 VPD)



Signage

Signage

Woodland Road (9,100 VPD)

ALDI

ALDI, Inc. is a supermarket chain offering a variety of groceries from meats and fresh produce to wine, beer, and other home products. Their small format store layout provides for quick-and-easy shopping for their customers. They are one of America's fastest growing retailers, serving millions of customers across the country each month. ALDI offers a product mix that is more than 90% private label, differentiating themselves from other grocery retailers. The company, founded in 1961 by the Albrecht Family, is built on these basic principles: simplicity matters, we sell the best food at low prices, and everything we do is purposefully designed to save people money.

Earlier in 2024, ALDI announced an industry-leading goal to transition to natural refrigerants across all U.S. stores before the end of 2035. This furthers the company's goal to become the most sustainable grocer in the country. For seven years running, ALDI has been recognized by the *dunnhumby* Retailer Preference Index as #1 in Everyday Low Price.



Ownership
PRIVATE

Credit Rating
N/A

Headquarters
BATAVIA, IL

of U.S. Locations
2,427

Website
WWW.ALDI.US



REPRESENTATIVE PHOTOS

ALDI Financial Analysis

Address	1065 Woodland Rd, Wyomissing, PA 19610
Tenant	Aldi, Inc.
Building Size	22,940 SF
Parcel Size	0.56 Acres
Year Built / Renovated	1997 / 2022 (New Roof)
Ownership Interest	Fee Simple Condominium
Annual Rent	\$366,298
Rent PSF	\$16.40
Lease Type	Fee Simple: NN
Roof	Replacement (Landlord's Responsibility) Maintenance & Repair (Tenant Reimburses)
Structure	Landlord's Responsibility
Parking Lot	Repairs up to 5 lease years after effective date (Landlord's Responsibility); Repaving (Tenant Reimburses as part of CAM)
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility
Rent Commencement	6/3/2023
Lease Expiration	6/30/2038
Remaining Options	Two (2), Five (5) Year Options & One (1), Four (4) Year Eleven (11) Month Option

Price

\$6,426,000

Cap Rate

5.70%

NOI

\$366,298

Tenant Responsibility Detail

Maintenance & Repairs	Tenant, at its sole cost and expense, will maintain, repair and replace as necessary to keep the same in good order, condition and repair, ordinary wear and tear excepted: (i) the interior non-structural elements of the Premises; (ii) the plate glass, doors, signage and canopy elements of the Premises storefront; (iii) all plumbing, wiring, pipes, conduits and other utility facilities serving the Premises from and after their points of connection with the meter for such utilities serving the Premises; (iv) Tenant's cart storage system; (v) the heating, ventilating, and air conditioning system exclusively serving the Premises (the "HVAC") to the extent located within or on the roof of the Premises; (vi) all refrigeration and freezer units and all lines and related equipment.
Insurance	Tenant shall at all times during the Term keep in force a policy of commercial general liability insurance. Tenant shall at all times during the Term maintain a "causes of loss -special form" policy of fire and casualty insurance, insuring Tenant's trade fixtures, equipment, inventory and other personal property located in the Premises in the amount of the full replacement cost. To the extent required by Applicable Law, Tenant shall maintain, throughout the Term, worker's compensation or similar insurance in form and amounts required by law.
Taxes	Tenant shall pay before delinquency any and all Taxes that are assessed against the Premises.

Rent Schedule

Description	Dates	Annual Rent	% Increase
Base Term (Years 1-5)	6/3/2023 - 6/30/2028	\$366,298	-
Base Term (Years 6-10)	7/1/2028 - 6/30/2033	\$413,838	10.00%
Base Term (Years 11-15)	7/1/2033 - 6/30/2038	\$455,221	10.00%
Option Term 1 (Years 16-20)	7/1/2038 - 6/30/2043	\$500,744	10.00%
Option Term 2 (Years 21-25)	7/1/2043 - 6/30/2048	\$550,818	10.00%
Option Term 3 (Years 26-30)	7/1/2048 - 5/31/2053	\$605,900	10.00%

NOI Calculation

Income	Total	\$/SF
Base Rent	\$376,216	\$16.40
OpEx/ CAM Reimbursement	\$83,915	\$3.66
Admin/Mgt. Fee	\$0	\$0.00
Gross Revenue	\$460,131	\$20.06
Expenses		
Association Expenses	\$31,907	\$1.39
Accounting Costs	\$866	\$0.04
Management Fees	\$11,570	\$0.50
Water - Fire Risers	\$2,129	\$0.09
Insurance	\$4,895	\$0.21
Real Estate Taxes	\$42,169	\$1.84
Business Privilege Tax & Fees	\$298	\$0.01
Total Operating Expenses	\$93,834	\$4.09

- The above represents the 2024 costs for the ALDI parcel.
- The owner of this parcel managed the association. Raymour & Flanagan represents 56% of the Condo and will determine who manages the Association upon a sale.
- ALDI is 21% of the Condominium.
- ALDI does not reimburse a management fee, which is represented in the above NOI calc.

Tenant Responsibility Detail continued

Utilities	Tenant shall pay before delinquency all usage charges for water, sanitary sewer, gas, heat, air cooling, electricity, power, telephone and other utility services used by Tenant on the Premises during the Term.
Common Area Maintenance	Tenant shall pay to Landlord, as additional Rent, in equal monthly installments along with Base Rent, in advance, Tenant's estimated Common Area Charges.

Landlord Responsibility Detail

Maintenance & Repairs	Landlord shall, at its sole cost and expense, maintain and repair the following components of the Center and Premises in good and slightly condition consistent with other first-class shopping centers in the geographic vicinity of the Center: (i) the roof; roof membrane; roof drainage system including gutters and downspouts; provided, that, Tenant shall reimburse Landlord for all such costs related to the roof repairs of the Premises within 30 days of receipt of a detailed invoice from Landlord , as long as such costs are not replacement costs or costs of a capital nature and provided that no other roof costs of any type are included in Common Area Charges; (ii) exterior walls and surfaces; (iii) the foundation and floor slab and all other structural portions of the Premises (including structural components of the storefront); (iv) wiring, pipes, conduits and utility lines and systems not required to be maintained by Tenant under Section 8.1; (v) reserved; and(vi) all Common Signs.
Insurance	Landlord shall at all times during the Term keep in force a policy or policies of commercial general liability insurance. Landlord shall at all times during the Term maintain or cause to be maintained, a "causes of loss - special form" policy of fire and casualty insurance, insuring all improvements located in the Center in the amount of the full replacement cost. (12.2a-b) <u>Charged to Tenant as Common Expense.</u>
Common Area Maintenance	Landlord shall operate, repair, maintain and/or replace, or cause to be operated, repaired, maintained and/or replaced, all Common Areas in first class condition, free of impediments to easy and safe movement within the Common Areas ("Common Area Maintenance").



Satellite View - Wyomissing, PA

The Shoppes at Wyomissing

T-Mobile
Talbots
sleep number
P.S. A. BANK
EUROPEAN WAX CENTER
ANNEXATION LOFT
THE CHILDREN'S PLACE



Berkshire Square

Citizens
Walmart
Redner's
LA FITNESS
PETSMART
Staples
TACO BELL
BURGER KING

PAPER MILL RD (16,800 VPD)

MISSION BBQ
DOLLAR TREE
Raymour & Flanigan
Applebee's
TRUIST
JOANN
OLD NAVY
PLAZA AZTECA

AMC THEATRES

THE HOME DEPOT

BEST BUY

Olive Garden

RED LOBSTER

WARREN ST BYPASS (98,300 VPD)

422

WOODLAND RD (9,100 VPD)

BERKSHIRE BLVD

SLATE HILL RD (17,200 VPD)

Berkshire Mall

Placer.ai:
3.8M Visits in last 12 months
Top 72nd Percentile in U.S. (Regional Malls)

Boscov's
five BELOW
verizon
GameStop
at&t
AMERICAN EAGLE
VICTORIA'S SECRET
Bath & Body Works

Berkshire West

Burlington
FINE WINE & GOOD SPIRITS
BOOT BARN
TJ-maxx

Wyomissing, PA | Berks County

Wyomissing is a borough situated in Berks County, Pennsylvania, approximately 2 miles west of Reading. Characterized as a suburban community known for its tree-lined streets, residential neighborhoods, and commercial areas, Wyomissing features several parks, including Wyomissing Park, and is close to outdoor activities in the surrounding region. The borough can be easily accessed by US-222, with convenient access to major highways like I-76 and I-78. Berks County sits in southeastern Pennsylvania, bordered by Montgomery County, Lehigh County, Schuylkill County, and Lancaster County.

Population

- **Wyomissing, PA:** 11,100 (U.S. Census – July 2023)
- **Berks County, PA (Reading MSA):** 432,800 (U.S. Census – July 2023)

Demographics

RADIUS	1-MILE	3-MILE	5-MILE
Population			
2020 Census	7,110	117,367	203,234
2024 Summary	7,314	118,717	205,784
2029 Projection	7,389	119,750	207,105
Population Growth			
Percent Change: 2020 to 2024	2.87%	1.15%	1.25%
Percent Change: 2024 to 2029	1.03%	0.87%	0.64%
Estimated Household Income			
Average Household Income	\$105,317	\$82,309	\$89,194
Median Household Income	\$65,716	\$55,892	\$62,843
Households			
2020 Census	2,758	44,452	74,886
2024 Summary	2,860	45,454	76,403
2029 Projection	2,905	46,453	77,818
Household Growth			
Percent Change: 2020 to 2024	3.70%	2.25%	\$89,194
Percent Change: 2024 to 2029	1.57%	2.20%	\$62,843

Source: ESRI

Nearby Major Cities

- **Wilmington, DE:** 45 miles Southeast
- **Harrisburg, PA:** 50 miles West
- **Philadelphia, PA:** 50 miles Southeast
- **Baltimore, MD:** 80 miles Southwest
- **New York, NY:** 105 miles Northeast
- **Washington, DC:** 115 miles Southwest



Attractions of Berks County

Berkshire Mall - Wyomissing, PA

Shopping mall featuring 910,000 square feet of retail.

Placer.ai:

- **3.8M Visits** in Last 12 Months
- **Top 72nd Percentile** in U.S. (Regional Malls)

Santander Arena - Reading, PA

Venue host to over 2,800 shows since opening in 2001 and home to the Reading Royals – the ECHL affiliate of the Philadelphia Flyers.

Placer.ai:

- **709.4k Visits** in Last 12 Months
- **Top 87th Percentile** in U.S. (Stadiums, Arena, & Athletic Fields)

Reading Public Museum - Reading, PA

A premier cultural institution featuring art, science, and historical exhibits highlighted by a planetarium and numerous galleries.s.

Placer.ai:

- **67.3k Visits** in Last 12 Months
- **Top 81st Percentile** in Pennsylvania (Attractions)
- **Top 76th Percentile** in U.S. (Attractions)

Colleges & Universities

Berks County is home to several colleges and universities, collectively enrolling more than 17,900 students.

- **Albright College**
- **Alvernia University**
- **Kutztown University**
- **Penn State University - Berks**
- **Berks Technical Institute**
- **Reading Area Community College**



Economy within Berks County

Leading Employment Sectors:

- Manufacturing
- Transportation
- Warehousing
- Utilities

Company Headquarters:

- PENN Entertainment (NASDAQ: PENN)
(Wyomissing, PA)
- Redner's Market (Reading, PA)
- Klein Transportation Inc.
(Douglassville, PA)



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