TWO PARCEL THREE TENANT PORTFOLIO

Investment Opportunity

MOHAWK
ACRES PORTFOLIO

CANNA PLANET

10+ Years WALT | New Construction | Outparcel To Mohawk Acres Plaza (1.9M Annual Visits)

1736 & 1752 Black River Boulevard N

ROME NEW YORK

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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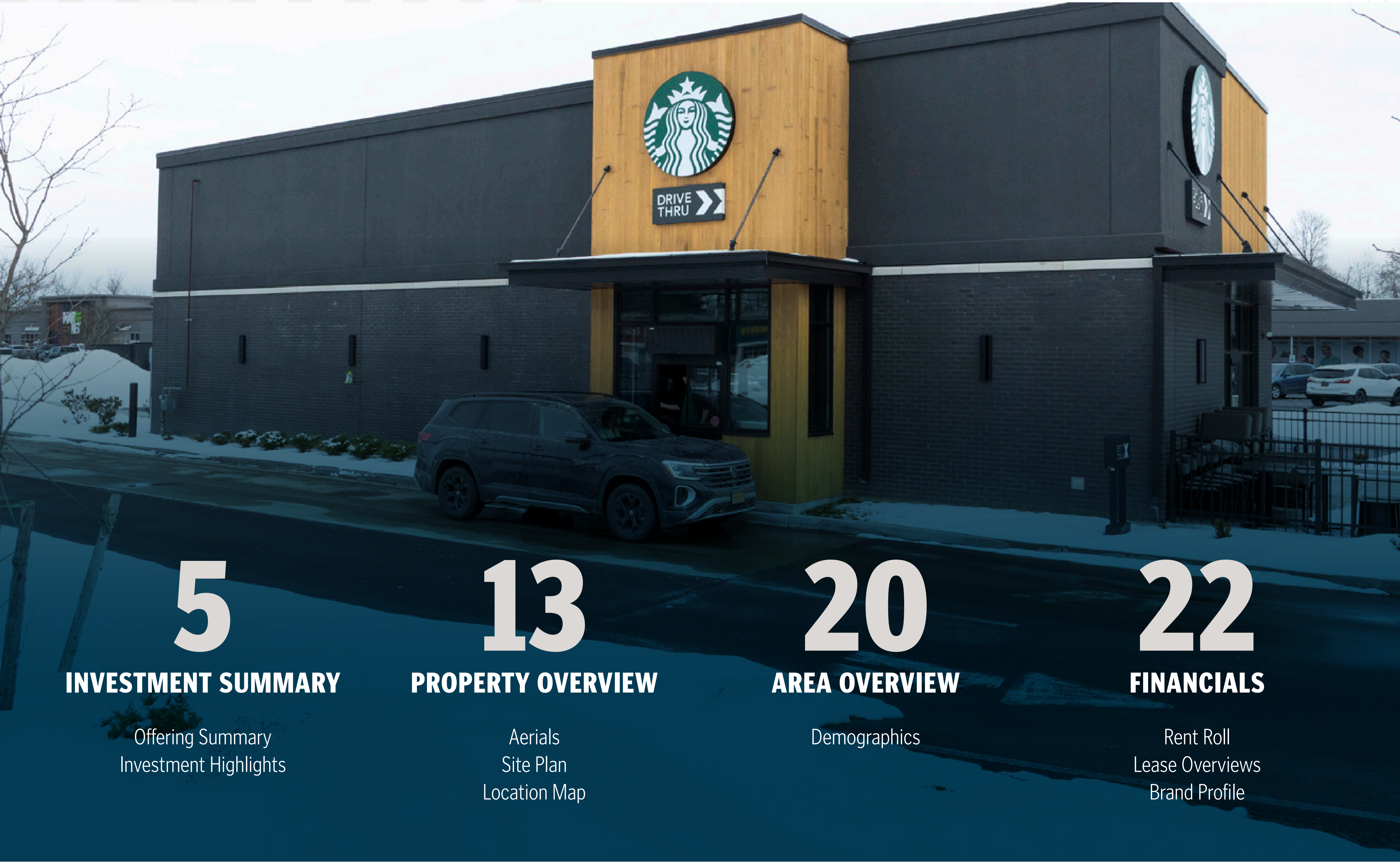

PROPERTY PHOTO

INVESTMENT SUMMARY

SRS Multi-Tenant Investments is pleased to offer the opportunity to acquire the fee simple interest in a multi-tenant retail asset consisting of two adjacent parcels in Rome, New York. The offering includes Chipotle (15-year lease), a free-standing Starbucks (10-year lease), and CanaPlanet (7-year lease), with over 10 years of weighted average lease term (WALT) remaining. Each tenant has scheduled rental increases and options to extend, supporting stable, long-term income. CanaPlanet stands to benefit from the pending federal reclassification of cannabis to Schedule III, which would eliminate IRS Section 280E and improve operator cash flow and rent coverage.

The property is positioned as an outparcel to Mohawk Acres Plaza, a Market 32 and Family Dollar-anchored center that attracts approximately 1.9 million annual visits, ranking in the top 71% nationally and top 67% in New York among comparable centers. The site is surrounded by national retailers including McDonald's, Dunkin', Burger King, and Walgreens, and is located between two signalized hard-corner intersections on Black River Blvd / State Rt 46 (15,900 VPD), providing excellent visibility and access. The asset also benefits from proximity to major institutional and medical demand drivers, including Griffiss International Airport and the Air Force Research Laboratory (AFRL), which supports a 5,000+ employee high-technology and defense ecosystem, and Rome Health, a full-service acute-care medical center steps from the site. Further enhancing the region's economic profile, Chobani is developing a $1.2B, 1.4M SF food manufacturing facility at Griffiss Business and Technology Park, expected to create over 1,000 new jobs, reinforcing local employment growth and long-term retail fundamentals.

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

SRS

PROPERTY PHOTOS

MOHAWK
ACRES PORTFOLIO

OFFERING

Price	$4,910,000
Net Operating Income	$301,982
Cap Rate	6.15%
Tenants	Chipotle, CanaPlanet, and Starbucks
Lease Structures	NNN
Landlord Responsibilities	(see Page 21)
Occupancy	100%

PROPERTY SPECIFICATIONS

Total Rentable Area	6,174 SF
Total Land Area	1.52 Acres
Property Address	1736 & 1752 Black River Boulevard N Rome, New York 13440
Year Built	2023 (Starbucks) 2025 (Chipotle & CanaPlanet)
Parcel Number	301301 224.013-0002-006.003 & 301301 224.013-0002-006.002
Ownership	Fee Simple (Land & Building Ownership)

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10+ Years WALT | New Construction | Two Buildings On Separate Parcels

- The offering consists of two buildings on two separate parcels that are adjacent to each other
- Chipotle signed a 15-year lease and CanaPlanet signed a 7-year lease
- Free-standing Starbucks is on a 10-year lease
- CanaPlanet stands to gain from the shift in federal cannabis policy towards Schedule III classification

Outparcel To Mohawk Acres Plaza | Dense Retail Corridor

- Starbucks is strategically located as an outparcel to Mohawk Acres Plaza, anchored by Market 32 and Family Dollar
- The shopping center attracts 1.9M annual visits and ranks in the top 71% of U.S. neighborhood centers and the top 67% of New York neighborhood centers according to Placer.ai
- The property is surrounded by numerous national tenants including McDonald's, Dunkin', Burger King, Walgreens, and more

Signalized, Hard Corner Intersections | Excellent Accessibility

- Positioned between two signalized, hard corner intersections on Black River Blvd / State Rt 46 (15,900 VPD), a key local corridor
- Multiple points of ingress and egress provide easy customer access

Proximity To Major Institutional & Medical Anchors

- Located approximately 2 miles from the former Griffiss Air Force Base, now home to Griffiss International Airport and the Air Force Research Laboratory (AFRL)
- AFRL, a global leader in aerospace and defense research, anchors a major employment base of 5,000+ personnel and supports a growing ecosystem of high-technology, Department of Defense, and light industrial users
- Within steps of Rome Health, a full-service acute-care medical center with approximately 130+ beds, further contributing to daily traffic, employment density, and consistent consumer demand
- Chobani is developing a $1.2 billion, 1.4 million-square-foot food manufacturing facility within Griffiss Business and Technology Park, expected to create over 1,000 new jobs.

Positive Federal Policy Shift For Cannabis Operators

- Cannabis is currently undergoing a federal rescheduling process that is expected to move the substance from Schedule I to Schedule III, following a formal recommendation by the U.S. Department of Health and Human Services and subsequent action initiated by the DEA
- Once finalized, this change would effectively eliminate the impact of IRS Section 280E, which will allow licensed cannabis operators to deduct ordinary business expenses such as rent, payroll, and marketing
- This policy momentum is viewed as a positive tailwind for tenant economics, improving after tax cash flow, rent coverage ratios, and reducing perceived operating and credit risk over time, as well as opening up the lending landscape
- While cannabis has not yet been officially reclassified as of today, the DEA has begun the formal rulemaking process, and the shift is widely expected by market participants

Major Economic Driver: Chobani to build $1.2 billion food facility in Rome, NY creating 1,000 new jobs

- **Chobani is investing $1.2 billion** in a massive 1.4 million-square-foot food manufacturing facility at **Griffiss Business and Technology Park in Rome, NY.**
- This represents **the largest U.S. investment in natural food manufacturing** following a competitive nationwide site selection process.
- The plant will **process over 12 million pounds of milk per day** and is expected to **create over 1,000 new jobs**, nearly doubling Chobani's workforce in New York.
- The facility sits on a **150-acre site** formerly part of **Griffiss Air Force Base**, now a thriving business park with major infrastructure.
- Rome is located in **central New York at the foothills of the Adirondacks**, historically one of the most critical transportation hubs in early American history.
- The new Rome plant is designed to **support long-term growth and innovation**, complementing other Chobani facilities in Idaho, Michigan, and Australia.

LOCATION

Rome, New York
Oneida County
Utica-Rome MSA

PARKING

There are approximately 58 parking spaces on the owned parcel.
The parking ratio is approximately 9.4 stalls per 1,000 SF of leasable area.

ACCESS

Black River Blvd N / State Rt 46: 2 Access Points
E. Chestnut St / State Rt 825: 1 Access Point

PARCEL

Parcel Number: 301301 224.013-0002-006.003 & 301301 224.013-0002-006.002
Acres: 1.52
Square Feet: 66,211

TRAFFIC COUNTS

Black River Blvd N / State Rt 46: 15,900 VPD
E. Chestnut St / State Rt 825: 13,200 VPD
Erie Blvd W / State Rt 46, 49 & 69: 26,800 VPD

CONSTRUCTION

Year Built: 2023 (Starbucks)
Year Built: 2025 (Chipotle & CanaPlanet)

IMPROVEMENTS

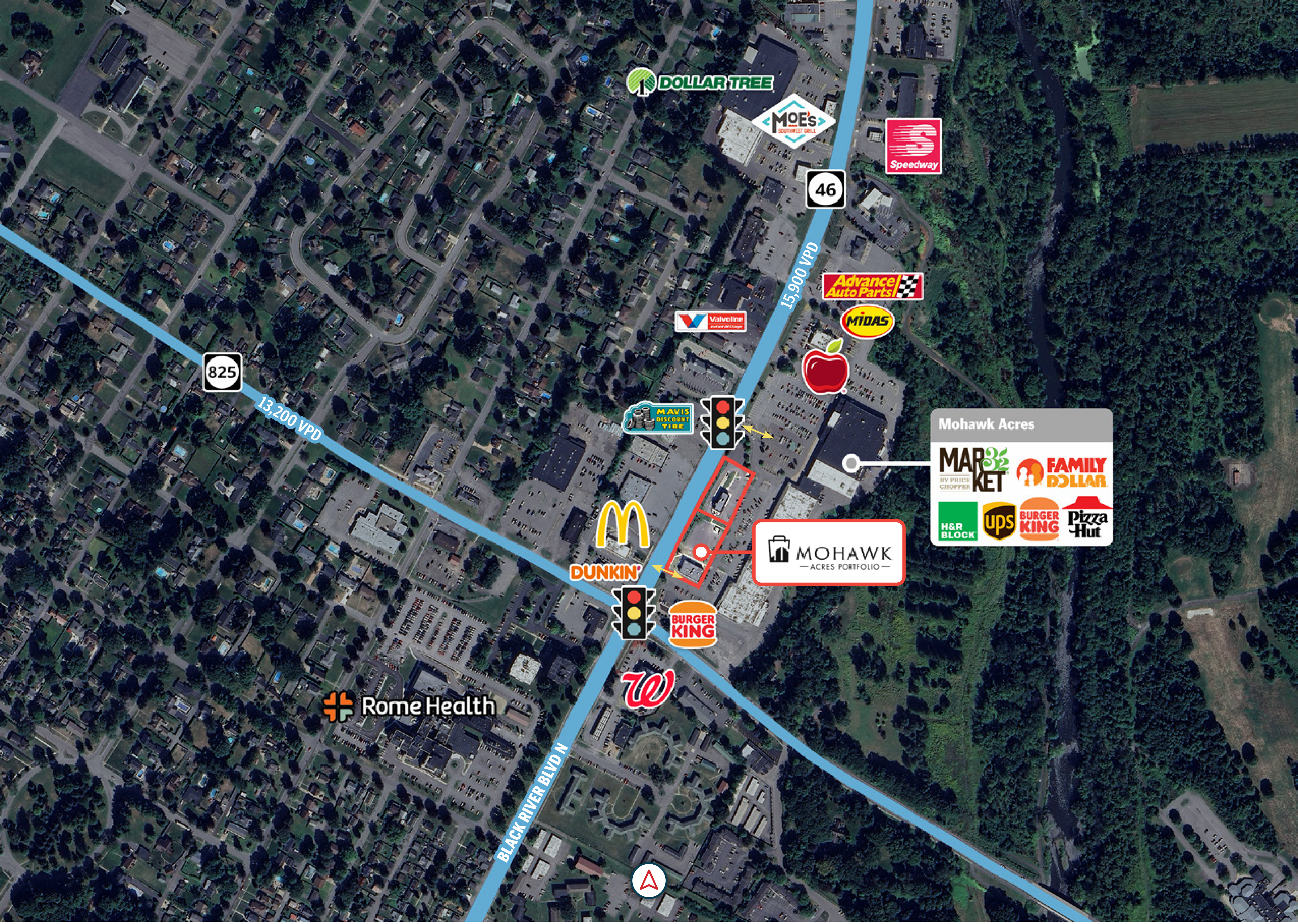
There is approximately 6,174 SF of existing building area

ZONING

General Commercial (C-2)


The Plaza at Black River
OLLIE'S
DOLLAR TREE
planet fitness
Ridge Mills Elementary School
Griffiss International Airport-RME
MITSUBISHI MOTORS
AmeriCU
Speedway
MOE'S
First Source
46
Advance Auto Parts
MIDAS
Valvoline
Hoffman Car Wash
KeyBank
MAVIS DISCOUNT TIRE
SHERWIN-WILLIAMS
Mohawk Acres
MARKET 32
FAMILY DOLLAR
BURGER KING
Pizza Hut
FIT BODY BOOT CAMP
Applebee's
H&R BLOCK
ups
15,900 VPD
BLACK RIVER BLVD N
MOHAWK
ACRES PORTFOLIO
DUNKIN'
BerkshireBank
A Division of Beacon Bank & Trust
13,200 VPD
825


Freedom Plaza
HOBBY LOBBY
GRAND UNION
Marshalls
DOLLAR TREE
PET SUPPLIES PLUS
SHOE DEPT.
ROME
save a lot
DOLLAR GENERAL
AutoZone
ALDI
verizon
Rose Garden Apartments
Rome Towers Apartments
Copper City BILLIARDS
825
13,200 VPD
BerkshireBank
A Division of Beacon Bank & Trust
DUNKIN'
Mohawk Acres
MARKET 32 BY PRICE CHOPPER
FAMILY DOLLAR
BURGER KING
Pizza Hut
FIT BODY BOOT CAMP
Applebee's
H&R BLOCK
ups
MOHAWK
ACRES PORTFOLIO
BLACK RIVER BLVD N
15,900 VPD
SHERWIN-WILLIAMS
MAVIS DISCOUNT TIRE
46


DOLLAR TREE
MOE'S SOUTHWEST GRILL
Speedway
46
15,900 VPD
Advance Auto Parts
Valvoline
MIDAS
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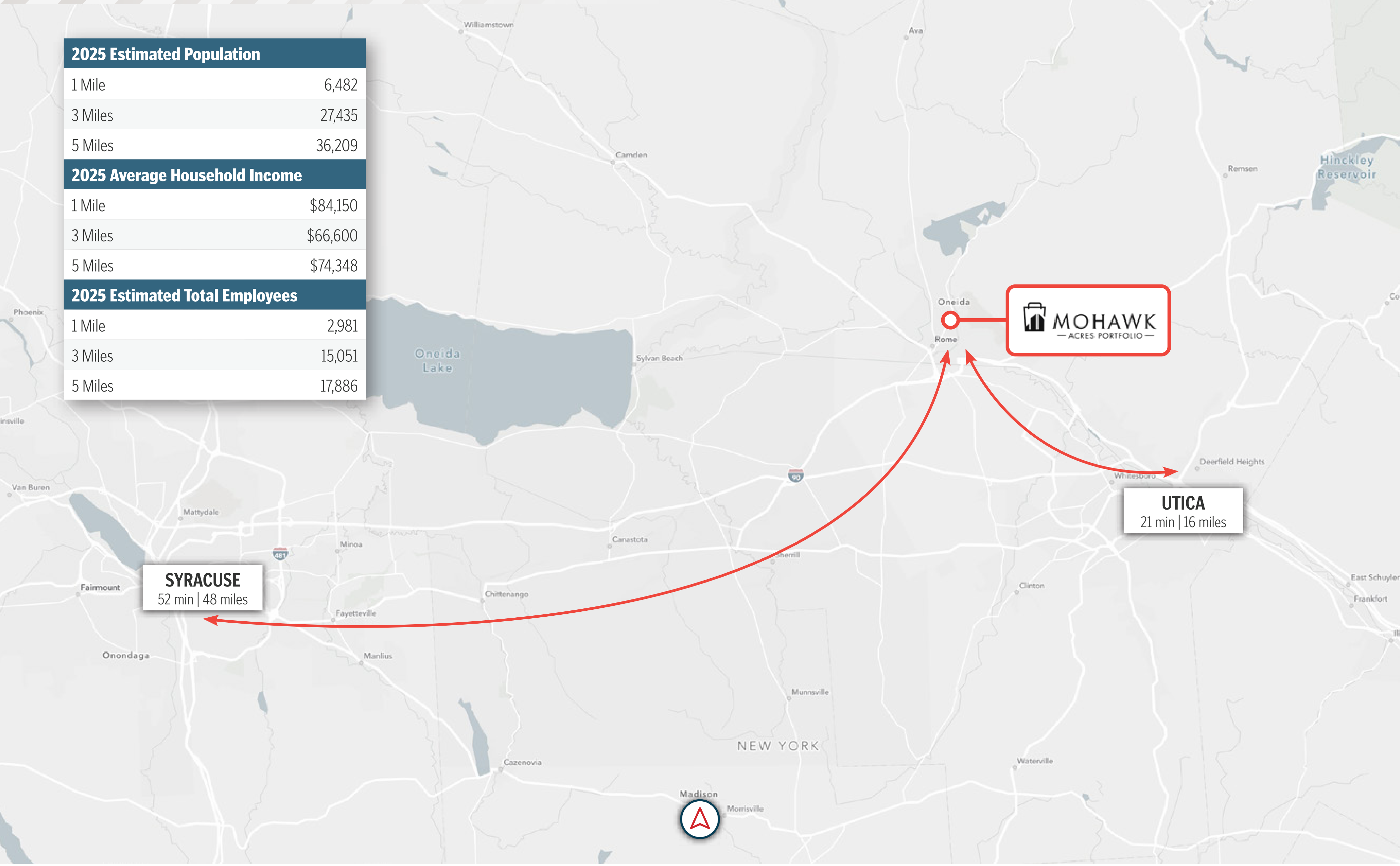
BURGER KING
Rome Health
BLACK RIVER BLVD N


The Plaza at Black River
OLLIE'S
DOLLAR TREE
planet fitness
RAC
46
Hannaford
8,900 VPD
MOHAWK
ACRES PORTFOLIO
Griffiss International Airport-RME
825
LOWE'S
SUBWAY
TACO BELL
46
49
26
save a lot
DOLLAR GENERAL
AutoZone
15,900 VPD
13,200 VPD
TRACTOR SUPPLY CO
DUNKIN'
Pizza Hut
26,800 VPD
enterprise
Advance Auto Parts
BURGER KING
ROME
BLACK RIVER BLVD N
Wendy's
ALDI
verizon
wellnow
Freedom Plaza
HOBBY LOBBY
GRAND UNION
Marshalls
DOLLAR TREE
PET SUPPLIES PLUS
SHOE DEPT.
69


46
BLACK RIVER BLVD
15,900 VPD
SHERWIN-WILLIAMS
SUPERCUTS
FIT BODY BOOT CAMP
ups
TERIYAKI BROS
REAL FOOD • REAL FAST
CHIPOTLE
Price Chopper

LOCATION MAP

2025 Estimated Population	
1 Mile	6,482
3 Miles	27,435
5 Miles	36,209
2025 Average Household Income	
1 Mile	$84,150
3 Miles	$66,600
5 Miles	$74,348
2025 Estimated Total Employees	
1 Mile	2,981
3 Miles	15,051
5 Miles	17,886



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ROME, NEW YORK

Historic Rome, NY, incorporated in 1870, is conveniently located in the geographical center of New York State at the foothills of the Adirondacks, and positioned at an important early land bridge between main waterways. Rome is one of two principal cities in the Utica–Rome Metropolitan Statistical Area. With its plethora of lakes, rivers, streams and rolling hills, the City of Rome is a wonderful place to live, work and play. The City of Rome had a population of 31,719 as of July 1, 2025.

Once a thriving industrial city, Rome has transformed itself to a City charging toward the 21st century focusing on the next generation of cybersecurity initiatives, unmanned aerial systems (UAS) testing and research, in conjunction with the world renowned Air Force Research Laboratory (AFRL) located at the former Griffiss Air Force Base home to over 5,000 employees amid a mix of high technology, Department of Defense facilities and light industrial businesses. Rome is headquarters of AmeriCU Credit Union, which serves members in Central and Northern New York. The community achieved industrial recognition as the “Copper City” through its manufacture of brass, wire, cable, and other products. Machinery industries (road graders, vacuum cleaners, air conditioners, radiators) developed later in Rome. Today’s industries produce medical and surgical equipment, copper roofing materials, and electrical wire. Truck and fruit farms, state developmental centres for the deaf, and a nearby industrial park, located at the former Griffiss Air Force Base, are additional economic factors. Rome Memorial Hospital is another major local employer. The City offers a rich quality of life with employment opportunities, an education system that prepares students for college, and a hospital that offers state of the art care, all with convenient accessibility to the region’s offerings.

Within city’s boundaries one can find history, art, culture, and nature. Recreation opportunities are plentiful with the Mohawk River Trail connecting Rome’s waterfront, historical sites, commercial districts, local schools, parks, the Griffiss Business and Technology Park, and residential neighborhoods, all while offering a unique multi-use trail recreational experience. Delta Lake State Park is located just north of the city offering endless activities in all four seasons with a boat launch, beach, campground, and all season fishing. The City of Rome is the place where families raise generations to live, work, and call home. Rich in historical treasures and surrounded by natural beauty, Rome is a great place for the recreational, historical or casual visitor.

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	6,482	27,435	36,209
2029 Projected Population	6,422	27,309	35,918
2010 Census Population	6,643	28,346	38,706
Projected Annual Growth 2024 to 2029	-0.19%	-0.09%	-0.16%
Households & Growth			
2024 Estimated Households	3,006	12,469	15,661
2029 Projected Households	3,010	12,608	15,780
2010 Census Households	2,950	12,260	15,571
Projected Annual Growth 2024 to 2029	0.03%	0.22%	0.15%
Race & Ethnicity			
2024 Estimated White	88.98%	84.83%	85.57%
2024 Estimated Black or African American	3.81%	6.24%	6.50%
2024 Estimated Asian or Pacific Islander	2.48%	1.60%	1.40%
2024 Estimated American Indian or Native Alaskan	0.31%	0.48%	0.48%
2024 Estimated Other Races	1.47%	2.42%	2.18%
2024 Estimated Hispanic	5.92%	8.03%	7.41%
Income			
2024 Estimated Average Household Income	$84,150	$66,600	$74,348
2024 Estimated Median Household Income	$66,290	$51,687	$57,928
2024 Estimated Per Capita Income	$39,072	$30,195	$32,002
Businesses & Employees			
2024 Estimated Total Businesses	217	1,048	1,215
2024 Estimated Total Employees	2,981	15,051	17,886

RENT ROLL & LEASE OVERVIEWS

MOHAWK ACRES PORTFOLIO

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent $/SF/Mo	Rent Annual	Rent $/SF/Yr	Pro Rata ($)	Rental Increases: Increase Date	Rental Increases: Inc.	Rental Increases: Rent Monthly	Rental Increases: Rent $/SF/Mo	Rental Increases: Rent Annual	Rental Increases: Rent $/SF/Yr	Lease Start Date	Lease End Date	Options Remaining
01	Chipotle Mexican Grill of Colorado, LLC (dba Chipotle)	2,500	40%	$11,250	$4.50	$135,000	$54.00	45%	Jan-31	10.0%	$12,375	$4.95	$148,500	$59.40	Dec-25	Dec-40	4 (5-Year)
	(Guarantor: Chipotle Mexican Grill, Inc.)								Jan-36	10.0%	$13,613	$5.45	$163,350	$65.34			
									10%	increases at the beginning of each option thereafter							
02	Starbucks Corporation (dba Starbucks)	2,000	32%	$7,917	$3.96	$95,000	$47.50	31%	Option 1	10.0%	$8,708	$4.35	$104,500	$52.25	Nov-23	Feb-34	6 (5-Year)
									Option 2	10.0%	$9,578	$4.79	$114,940	$57.47			
									10%	increases at the beginning of each option thereafter							
03	Rome BRP CP LLC (dba CanaPlanet)	1,674	27%	$5,999	$3.58	$71,982	$43.00	24%	Dec-26	3.0%	$6,178	$3.69	$74,142	$44.29	Nov-25	Nov-32	1 (7-Year)
	(Sublease: JG Rosedale, LLC)								Dec-27	3.0%	$6,364	$3.80	$76,366	$45.62			
	(Personal Guaranty)								3% annual increases thereafter, during the primary term & option								
	Total Occupied	6,174	100%	$25,165	$4.08	$301,982	$48.91	100%									
	Total Vacant	0	0%	$0		$0		0%									
	Total / Wtd. Avg:	6,174	100%	$25,165	$4.08	$301,982	$48.91	100%					Weighted Term Remaining (Years)			10.0	

Note: The Personal Guaranty for CanaPlanet terminates at the end of the fifth lease year of the primary term, unless the tenant defaults during the first lease year, in which case the guaranty remains unlimited

Tenant Name	Taxes	Insurance	Maintenance & Repair	CAM
Chipotle	The Landlord is responsible for payment of real estate taxes, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for maintaining property and general liability insurance, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for the roof, structure, foundation, and select mechanical systems not exclusively serving the Premises	The Landlord is responsible for CAM, with the Tenant reimbursing its pro rata share of the expense
Starbucks	The Landlord is responsible for payment of real estate taxes, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for maintaining property and general liability insurance, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for the roof, foundation, structure, select exterior elements, and utility and plumbing systems serving the building	The Landlord is responsible for CAM, with the Tenant reimbursing its pro rata share of the expense
CanaPlanet	The Landlord is responsible for payment of real estate taxes, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for maintaining flood and hazard insurance, as well as any other insurance it deems necessary, with the Tenant reimbursing its pro rata share of the expense	The Landlord is responsible for the roof, exterior walls, footings, and foundations	The Landlord is responsible for CAM, with the Tenant reimbursing its pro rata share of the expense

CHIPOTLE MEXICAN GRILL

chipotle.com
Company Type: Public (NYSE: CMG)
Locations: 3,900+
2024 Revenue: $11.31 Billion
2024 Net Income: $1.53 Billion
2024 Assets: $9.20 Billion
2024 Equity: $3.66 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,900 restaurants in the United States, Canada, the United Kingdom, France, Germany, and the Middle East.

Source: newsroom.chipotle.com, finance.yahoo.com

CANNA PLANET

cannaplanet.com
Company Type: Private
Locations: 6+

Canna Planet is a community-focused cannabis dispensary. Canna Planet is dedicated to providing high-quality cannabis products, fostering education, and creating a welcoming space for everyone. Their team is made up of neighbors and fellow enthusiasts, all passionate about sharing their knowledge and ensuring an exceptional experience for every customer.

Source: cannaplanet.com/about

STARBUCKS

starbucks.com
Company Type: Public (NASDAQ: SBUX)
Locations: 40,000+
2025 Revenue: $37.18 Billion
2025 Net Income: $1.86 Billion
2025 Assets: $32.02 Billion
Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 40,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world.

Source: businesswire.com, finance.yahoo.com

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+	29	$6.5B+	930+	$3.5B+
TEAM MEMBERS	OFFICES	TRANSACTION VALUE company-wide in 2025	CAPITAL MARKETS PROPERTIES SOLD in 2025	CAPITAL MARKETS TRANSACTION VALUE in 2025

SRSRE.COM/CapitalMarkets