CITYMD ANCHORED STRIP CENTER

687 US-1 | Edison, NJ 08817

Strip Center Investment Opportunity

Offering Memorandum

100% Leased | Long-Term NNN Leases | ±81,400 VPD | Dense NJ Retail Corridor | Favorable Depreciation

CityMD® Local Infusion KANAKADHARA INDIAN RESTAURANT

MATTHEWS™

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EXECUTIVE OVERVIEW

CityMD Strip Center
687 US-1, Edison, NJ 08817

Asset Overview

Asset Overview

Name	CityMD Retail Center
Address	687 US-1, Edison, NJ 08817
Land Area (AC)	±0.87
Year Built / Year Renovated	1970/2025
Zoning	GBH
Parking	38 Spaces

Gross Leasable Area (SF)	±8,187
Total Tenants	3
Current Occupancy	100%
Lease Type	NNN
Escalators	See Rent Roll
WALT	±9.2 Years

Tax Parcel Map

Investment Highlights

- **Long Term Leases:** All three tenants are operating under 10-year initial lease terms, with just over nine years of weighted average lease term (WALT) remaining.
- **Lease Structure:** All tenants are subject to NNN leases that include scheduled rental increases throughout both the base and option terms. A future landlord will benefit from increasing cash flow, improved returns, and built-in inflation protection.
- **Diverse Tenant Mix:** The property features a complementary mix of medical and retail tenants within a newly redeveloped strip center. Two of the tenants are established multi-unit operators with strong local and Northeast brand recognition.
- **High-Traffic and Visibility:** Positioned along US-1, the property offers convenient access for patients and customers and benefits from exposure to over 81,400 vehicles per day directly in front of the site.
- **Dense & Affluent Demographics:** Strategically located in Edison, NJ, the asset benefits from dense and affluent surrounding demographics, including a population exceeding 294,000 within a five-mile radius and average household incomes above $119,000.
- **Retail Corridor:** US-1 in Edison is a dominant retail corridor. The property is surrounded by strong local and national tenants, including 99 Ranch Market, Planet Fitness, Wawa, CVS, Ferrari, BMW, Volvo, Lexus, Public Storage, Wendy's, Jollibee, and others.

Property Photos

TACO BELL
SUNOCO
NISSAN
SW
DUNKIN'
DaVita
Wawa
OUTBACK STEAKHOUSE
RED CARPET INN
1
SKYLARK FINE DINER & LOUNGE
RACEWAY
CVS pharmacy
Fuel One
Wick Shopping Plaza
T.J.maxx
99 RANCH MARKET
QDOBA MEXICAN EATS
planet fitness
AutoZone
DUNKIN'
± 81,400 VPD
Subject Property
1

sam's club
LA|FITNESS
STARBUCKS
Chick-fil-A
TOPGOLF
BJ's
Live Generously.
Jollibee
Ferrari
Maserati
MIDDLESEX COLLEGE
15,000 Students
E
Comfort INN & SUITES
ShopRite
Wendy's
BMW
CapitalOne
SUNOCO
VOLVO
1
LEXUS
LEXUS OF EDISON
Subject Property
± 81,400 VPD
DUNKIN'

FINANCIAL OVERVIEW

CityMD Strip Center
687 US-1, Edison, NJ 08817

Financial Summary

Investment Summary

List Price	$7,847,000
NOI	$510,068
Cap Rate	6.50%
Price PSF	$958.50
Rent PSF	$62.30

Rent Roll

Tenant	GLA (SF)	Lease		% of GLA	Contract Rental Rate		Rent/SF	Rental Increases	Options Remaining	Term Remaining	Lease Structure
		Start	End		Annual Rent	Monthly Rent					
CityMD	±4,000	01/24/24	07/31/34	49%	$306,000	$25,500	$76.50	2% Annual	One, 5-Year Option	±8.48 Years	NNN
Local Infusion	±2,100	11/28/25	11/30/35	26%	$94,500	$7,875	$45.00	10% Every 5 Years	Two, 5-Year Options	±9.81 Years	NNN
*Kanakadhara Indian Restaurant	±2,087	01/29/26	05/31/36	25%	$109,568	$9,131	$52.50	3% Annual Beginning Year 3	Two, 5-Year Options	±10.31 Years	NNN
Total	**±8,187**			**100%**	**$510,068**	**$42,506**	**$62.30**				

*Abatement period until May 28, 2026. Tenant shall not be obligated to pay Annual Base Rent, the CAM Payment or the Tax Payment, provided however that Tenant shall be responsible for paying all utilities consumed within the premises during such period.

Lease Abstracts

Tenant Name	CityMD
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±4,000
Occupancy	49%
Initial Term	10 Years
Rent Commencement	1/24/2024
Lease Expiration	7/31/2034
Lease Term Remaining	±8.48 Years
Base Rent	$306,000
Rental Increases	2% Annual
Renewal Options	One, 5-Year Option
Expense Structure	NNN
Landlord Responsibilities	Roof, Structure, HVAC & Parking Replacement
Tenant Responsibilities	RE Tax, Insurance, CAMs
Insurance	Reimbursed by the Tenant
Taxes	Reimbursed by the Tenant
ROFR/ROFO	No

Tenant Name	Local Infusion
Ownership Type	Fee Simple
Lease Guarantor	None
SF Leased	±2,100
Occupancy	26%
Initial Term	10 Years
Rent Commencement	11/28/2025
Lease Expiration	11/30/2035
Lease Term Remaining	±9.81 Years
Base Rent	$94,500
Rental Increases	10% Every 5 Years
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof, Structure, HVAC & Parking Replacement
Tenant Responsibilities	RE Tax, Insurance, CAMs
Insurance	Reimbursed by the Tenant
Taxes	Reimbursed by the Tenant
ROFR/ROFO	No

Tenant Name	Kanakadhara Indian Restaurant
Ownership Type	Fee Simple
Lease Guarantor	Personal
SF Leased	±2,087
Occupancy	25%
Initial Term	10 Years
Rent Commencement	1/29/2026
Lease Expiration	5/31/2036
Lease Term Remaining	±10.31 Years
Base Rent	$109,568
Rental Increases	3% Annual Beginning Year 3
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof, Structure, HVAC & Parking Replacement
Tenant Responsibilities	RE Tax, Insurance, CAMs
Insurance	Reimbursed by the Tenant
Taxes	Reimbursed by the Tenant
ROFR/ROFO	No

Cost Segregation Analysis

2026 Range of Benefits - Year of Application

	Conservative	High End
2026 Dep.-Accelerated Method	$1,496,537	$2,020,427
2026 Dep.-Straight Line Method	$121,326	$121,326
2026 Increased Deduction	$1,375,211	$1,899,101
2026 Tax Savings (37%)	$508,828	$702,667

*All information provided is only an estimate and investors should use a qualified CPA to verify if the estimated tax benefits are applicable to them specifically.

** Cost Segregation Analysis provided by Cost Segregation Services, Inc., please reach out to the listing agent for more information.

Why this is Important to Investors

Straight line depreciation allows investors to deduct the cost of a commercial property evenly over a 39 year period, creating a consistent annual tax shelter that reduces taxable income without affecting cash flow.

A cost segregation analysis enhances this benefit by identifying portions of the property such as mechanical systems, electrical, plumbing, and site improvements that can be depreciated over shorter lives, typically 5 or 15 years.

By accelerating depreciation into the early years of ownership, cost segregation can materially increase near term tax deductions and tax savings, improving after tax cash flow and overall investment returns. For many investors, especially those with significant taxable income, cost segregation can meaningfully enhance the economics of an acquisition compared to straight line depreciation alone.

Tenant Overviews

CityMD is a leading urgent care provider in the United States, widely recognized for its extensive network of walk-in clinics that deliver convenient, high-quality medical services outside of traditional emergency room and primary care settings. The company has established a strong regional presence, particularly in the New York and New Jersey markets, by offering efficient care for non-life-threatening injuries and illnesses, underscored by board-certified physicians, extended hours, and both in-person and virtual care options. CityMD's prominence in the urgent care space is further reinforced through its integration with larger healthcare systems and strategic technology partnerships that aim to enhance clinical efficiency and patient experience.

Local Infusion is an innovative, venture-backed healthcare provider specializing in outpatient infusion therapy that emphasizes a modern, patient-centric alternative to traditional hospital-based infusion services. Founded in 2022, the company has rapidly expanded its network of tech-enabled infusion centers across multiple U.S. states, delivering convenient, high-value care for individuals with a wide range of chronic and autoimmune conditions. Through its blend of human-centered design, digital onboarding, dedicated care coordination, and flexible scheduling, Local Infusion aims to dramatically improve the infusion experience, reduce total cost of care, and enhance clinical outcomes.

MARKET OVERVIEW

CityMD Strip Center
687 US-1, Edison, NJ 08817

Edison, NJ

Market Demographics

110,000
Total Population

$124,000
Median HH Income

40,700
# of Households

60.6%
Homeownership Rate

65,000
Employed Population

58.4%
% Bachelor's Degree

39.5
Median Age

$497,000
Median Property Value

Local Market Overview

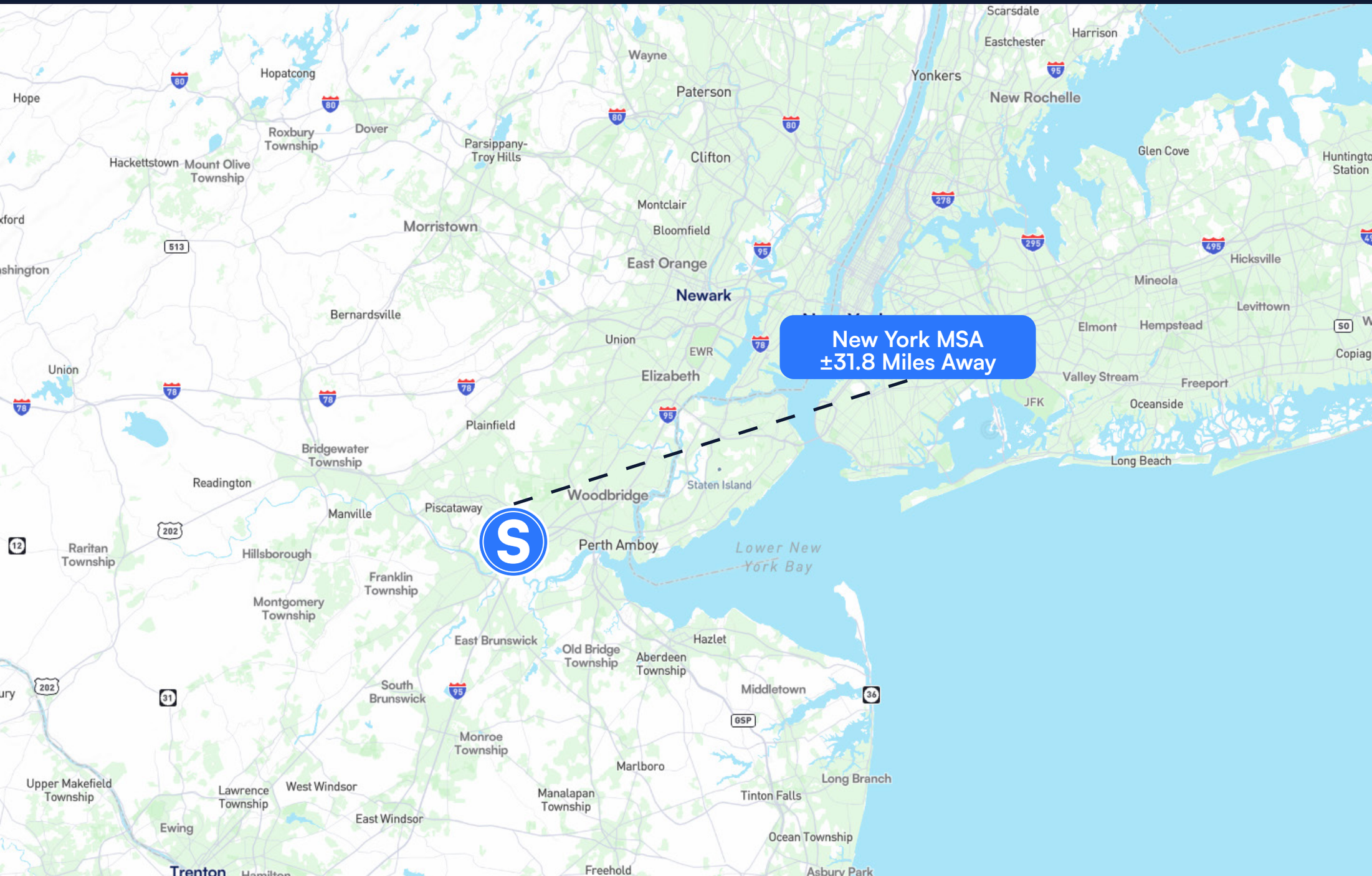
Edison, New Jersey is a strategically positioned Central New Jersey municipality that benefits from direct access to the broader New York—Philadelphia corridor. Located along the I-287 and New Jersey Turnpike spine, the area functions as a key node for commerce, logistics, and professional services while maintaining strong ties to nearby employment centers such as New Brunswick, Metropark, and the Raritan Valley. Edison's connectivity is reinforced by NJ Transit rail service and proximity to major airports, supporting both commuter traffic and regional business activity. The township has long attracted corporate users, medical institutions, and technology-oriented firms seeking a well-connected yet cost-efficient alternative to urban cores.

From a lifestyle and land-use perspective, Edison offers a balanced mix of established neighborhoods, corporate campuses, retail corridors, and institutional anchors. The presence of nearby universities, healthcare systems, and research facilities contributes to a stable economic base and consistent demand across commercial property types. Retail and service uses benefit from strong daily traffic patterns, while office and flex spaces are supported by a skilled workforce and access to regional clients.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	100,213	294,454	1,037,812
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2025 Households	35,862	99,059	360,345
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$123,458	$119,106	$123,754

Regional Map



NEW YORK, NY MSA

Ranked #1
Most Populated Statistical Area in the U.S.

19.8M
Total Population

$2.6T
Gross Domestic Product

±31.8 Miles
From Subject Property

Major Employers

amazon
Google
Goldman Sachs
JPMorganChase
Meta

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **687 US-1. Edison, NJ 08817** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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