

SAVER'S

3701 MCKINLEY PARKWAY, BUFFALO, NY 14219



SINGLE TENANT SAVERS FOR SALE



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OFFERING SUMMARY

Sale Price	\$4,453,448
Cap Rate	7.25%
NOI	\$322,875
Price/PSQF	\$206.90
Tenant	Saver's
Guarantor	Savers, Inc. (NYSE: SVV)
Building Size	21,525 SF
Total Lot Size	2.69 Acres
Lease Commencement	01/01/2011
Lease Expiration	12/31/2032
Term Remaining	6 +/- Years
Original Lease Term	20 Years
Rental Increases	See Rent Schedule
Renewal Options	Two (2), Five (5)-Year Options
Lease Type	Double Net
Landlord Obligations	Roof & Structure
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	INCREASES
Current 12/31/2027	\$322,875	\$26,906	-
1/1/2028-12/31/2032	\$344,400	\$28,700	9.37%
Option 1: 1/1/2033-12/31/2037	\$376,688	\$31,391	9.37%
Option 2: 1/1/2038-12/31/2042	Fair Market Value	Fair Market Value	Fair Market Value



PROPERTY HIGHLIGHTS

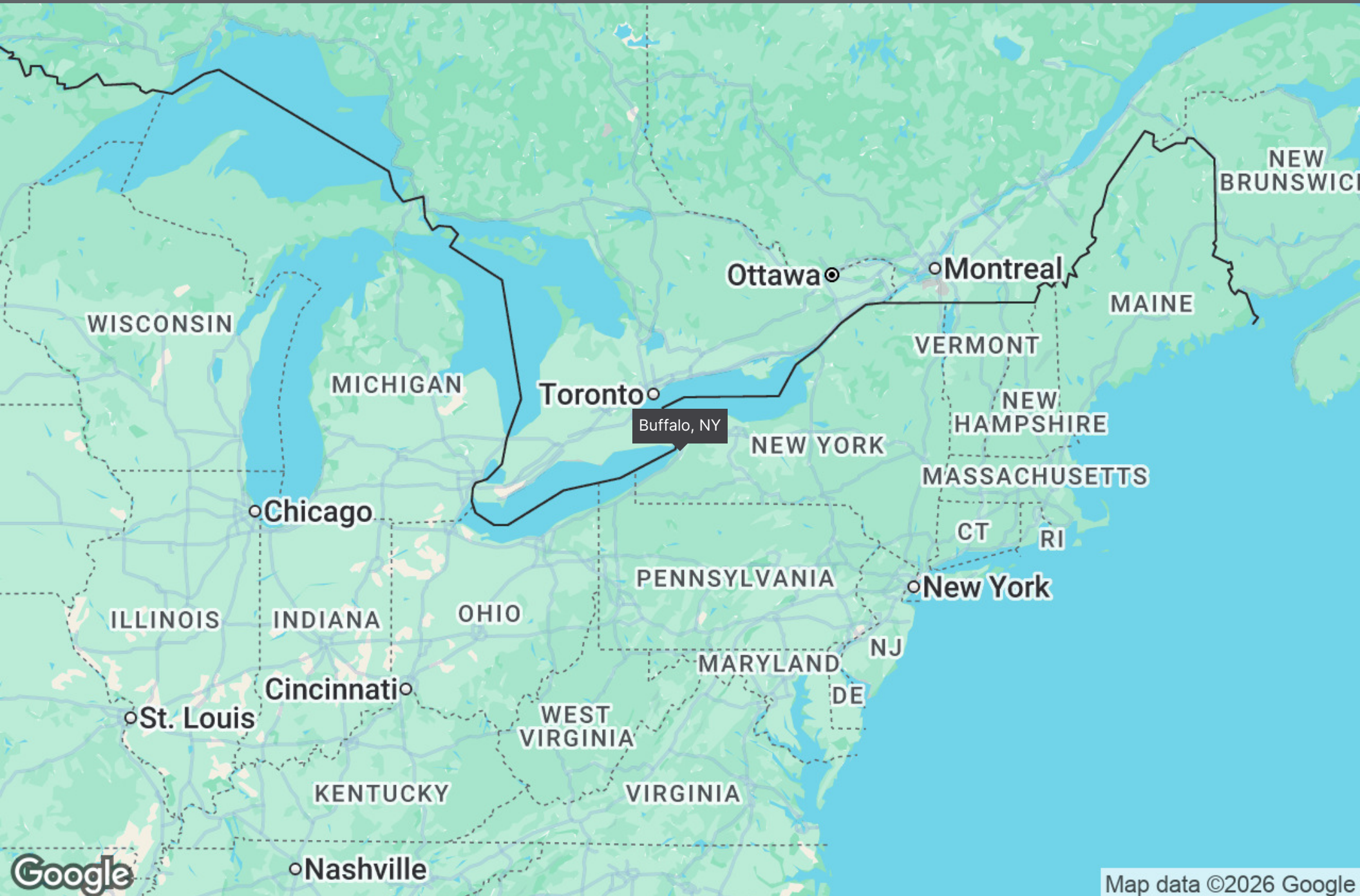
- Credit Tenant (Savers – 300+ Locations) National retailer with ~\$1.5B revenue and a recession-resistant business model
- 6+ Years Remaining + Rent Growth - Long-term lease with scheduled increases and renewal options
- NN Lease | Limited Landlord Duties - Tenant covers taxes, insurance, CAM, and maintenance
- Prime Retail Corridor Location - High visibility on McKinley Pkwy near I-90 with ~24K VPD and national co-tenancy
- Dense, Stable Demographics - 138K+ population within 5 miles; ~\$96K avg household income
- Large, Functional Site (21,525 SF | 2.69 Acres) - Well-positioned box with ample parking and long-term usability
- Recession-Resistant Retail Concept - Value-driven model performs well across economic cycles
- All HVAC units were fully replaced in 2023, reducing maintenance costs and enhancing operational efficiency

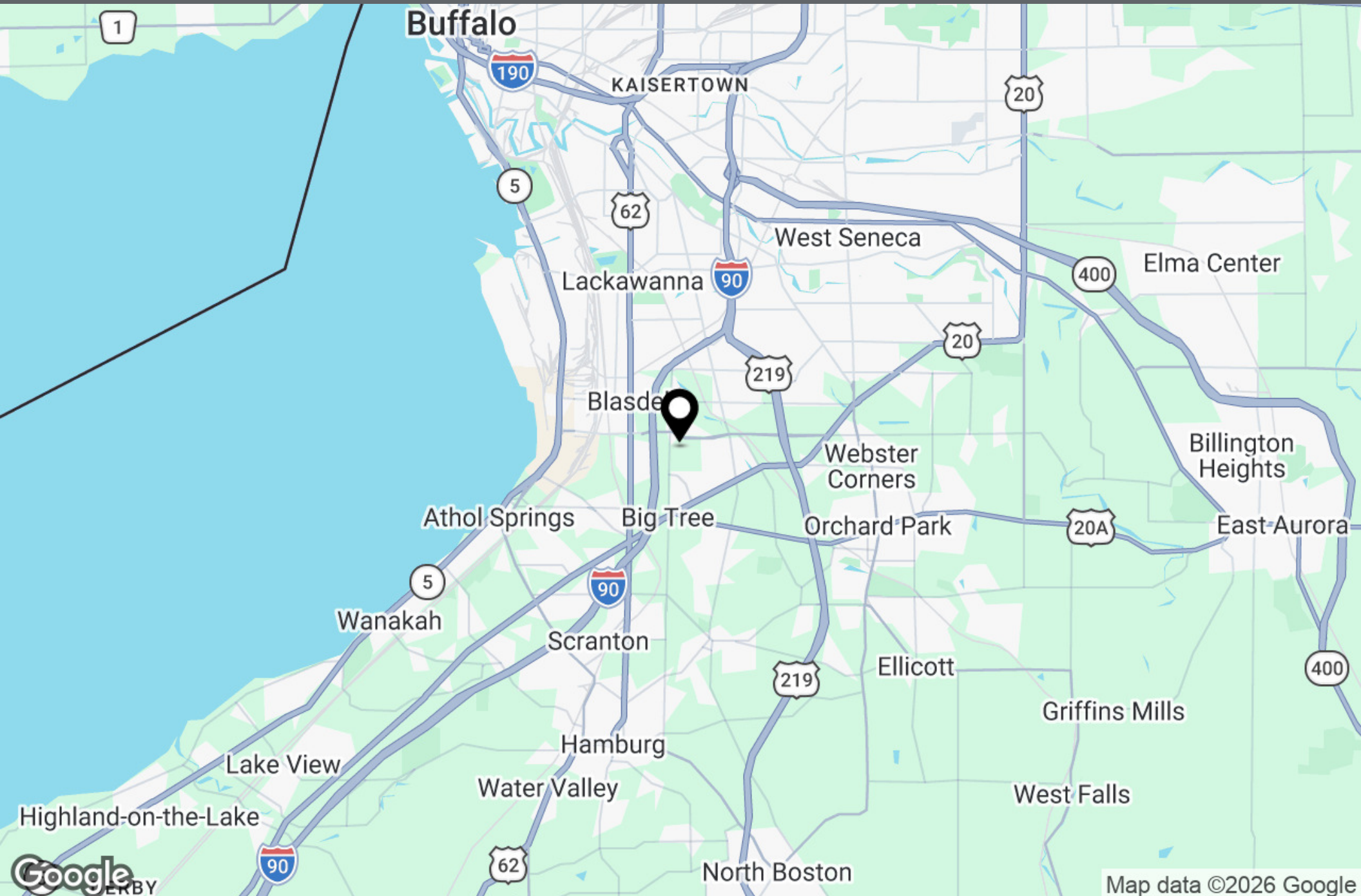


21,525-SF
2.69 Acres











OVERVIEW

Savers is a well-established, value-oriented retail chain and the largest for-profit thrift store operator in the United States, known for its strong brand recognition and resilient business model. The company specializes in offering a wide selection of gently used clothing, accessories, home goods, and household essentials at affordable prices, catering to budget-conscious consumers and benefiting from consistent foot traffic in both strong and challenging economic cycles. Savers operates hundreds of locations across the U.S. and internationally under multiple well-known banners, demonstrating proven operational scale and long-term market presence. Its supply chain is supported through long-standing partnerships with nonprofit organizations, creating a sustainable and socially responsible sourcing model while ensuring steady inventory flow. With a history of stable performance, broad customer appeal, and a recession-resistant value proposition, Savers represents a reliable, creditworthy retail tenant well positioned to support long-term income stability for investors.

TENANT OVERVIEW

Company:	Savers
Founded:	1954
Locations:	315
Total Revenue:	\$1.54 Billion
Headquarters:	Bellevue, Washington
Website:	www.savers.com

DEMOGRAPHICS MAP & REPORT

SAVER'S

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,948	53,676	138,368

Average Age	43	44	43
Average Age (Male)	41	43	42
Average Age (Female)	44	46	45

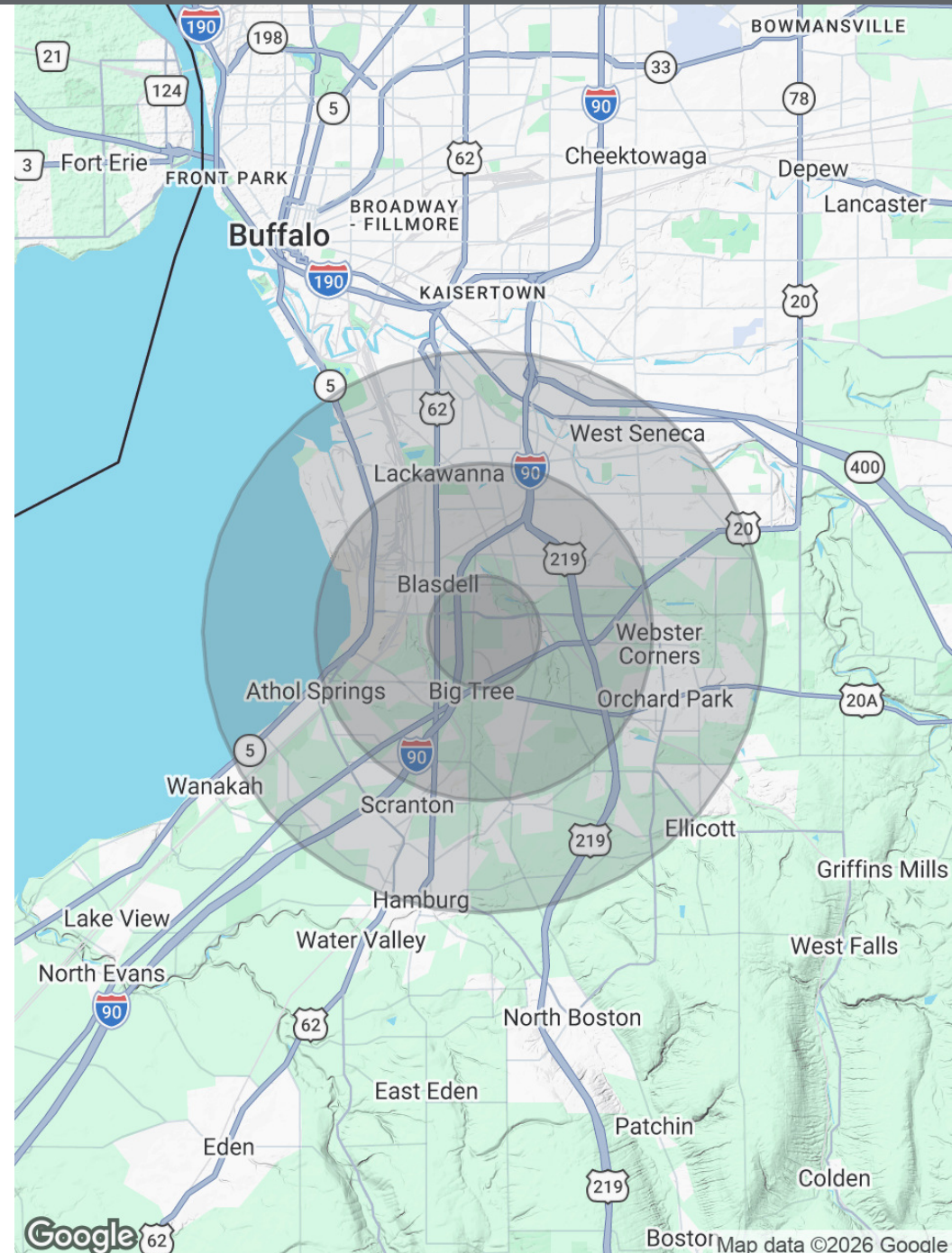
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,155	24,059	59,776
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$79,398	\$82,608	\$95,748
Average House Value	\$223,671	\$228,889	\$269,657

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,172	46,913	121,440
Total Population - Black	134	1,744	4,807
Total Population - Asian	104	909	1,927
Total Population - Hawaiian	0	12	34
Total Population - American Indian	16	176	473
Total Population - Other	81	819	2,030

2020 American Community Survey (ACS)





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