



SECTION 01

Executive Summary

First National Realty Partners, a leading sponsor of commercial real estate partnerships, is proud to offer an investment in Winslow Plaza, an institutional-grade, shadow necessity-based shopping center. The asset is located in Sicklerville, NJ, an affluent suburb within the Philadelphia MSA, and is positioned, we believe, to provide investors with stable cash flow and value appreciation over the holding period. ShopRite, the leading grocer by market share in the Philadelphia market, shadow-anchors the adjoining center and drives traffic to Winslow Plaza.



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PROPERTY SUMMARY

Winslow Plaza is 100% occupied boasting a diverse base of necessity retail and service tenants with an average tenure exceeding 13 years. Based on market data, the ShopRite shadow-anchor is a strong performing location for the grocery chain, and the store attracts 1.7 million visitors per year.

Winslow Plaza serves the immediate, community and attracts consumers from neighboring towns by virtue of its location in a regional retail corridor that includes Target and Lowe’s stores.

SOURCE: Placer.AI



542 BERLIN-CROSS KEYS ROAD
SICKLERVILLE, NJ 08081
(PHILADELPHIA MSA)

LOCATION



NEIGHBORHOOD SHOPPING
CENTER

PROPERTY TYPE



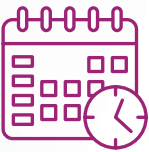
100%
OCCUPANCY



40,695 SF
GROSS LEASEABLE AREA



SHOPRITE
SHADOW-ANCHOR TENANT



1990
YEAR BUILT

INVESTMENT SUMMARY

For the acquisition of Winslow Plaza, FNRP is seeking a total investment of \$4.43M - \$5.53M, with a minimum of \$50,000 per investor.

\$8,650,000
PURCHASE PRICE

\$4,430,821 - \$5,538,727
TARGET EQUITY RAISE AMOUNT

5 YEARS
EXPECTED HOLD PERIOD

6.0%
PREFERRED RETURN UP
TO A 6% NET IRR

6.0% - 6.5%
TARGETED AVERAGE
CASH-ON-CASH RETURN*

11.5% - 12.5%
TARGETED NET INTERNAL
RATE OF RETURN*

1.6x - 1.8x
TARGETED NET
EQUITY MULTIPLE*



**THIS OFFERING IS
1031 EXCHANGE ELIGIBLE**

Please consult with your tax professional
concerning 1031 exchange eligibility



**FOR MORE INFORMATION,
CLICK HERE TO VISIT
THE DEAL ROOM**



**CLICK HERE TO SCHEDULE
A MEETING WITH AN
FNRP REPRESENTATIVE**

NOTE: *Please consult the Definitions (see page 45) on the penultimate page of this Offering Memorandum for an explanation of these terms. Cash distributions and any specific returns are not guaranteed or promised.

OFFERING HIGHLIGHTS

STRUCTURE	Regulation D Rule 506(c) offering
SPONSOR	First National Realty Partners
MINIMUM COMMITMENT	\$50,000 (\$500,000 for 1031 commitment)
DISTRIBUTIONS	Investors have the potential to receive quarterly cash distributions, a return of contributed capital upon refinancing or sale, and participate in upside from the sale of the asset. Distributions and any specific returns are not guaranteed.
SUITABILITY STANDARDS	This offering is only available to accredited investors. For an investor or an investor’s entity to qualify as an accredited investor, they must meet the financial or professional criteria outlined by the SEC. Investors bear the burden of proving their accreditation upon investment.
TAX REPORTING	Schedule K-1. Please note that tax reporting will differ for 1031 investors.

1031 EXCHANGE ELIGIBILITY

Winslow Plaza is eligible for investment via 1031 exchange. Since 2015, FNRP has helped accommodate \$200M+ worth of funding into investment offerings via 1031 exchange. Our investor relations team is equipped to guide you through the process and can work in conjunction with tax professionals, legal consultants and 1031 intermediaries to facilitate an efficient exchange. As a 1031 investor, you invest through a Tenant in Common (TIC) structure. If you are considering a 1031 investment, please contact a member of our investor relations team, who can answer any questions you might have.

HOW IT WORKS

In a 1031 exchange, an investor can defer capital gains taxes by reinvesting proceeds from a sold property into a replacement property that qualifies under IRS rules. When investing alongside others in a managed real estate structure, the investor typically uses a tenant-in-common (TIC) arrangement to maintain like-kind status. The replacement interest must be structured properly to meet exchange requirements and preserve tax deferral benefits. Please consult with a legal professional prior to initiating a 1031 transaction.



DISCLAIMER

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Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisors in order to make an independent determination of the risks, suitability and potential consequences of an investment.

An investment in commercial real estate is speculative and subject to risk, including the risk that all of your investment may be lost. Any representations concerning investing in commercial real estate, including, without limitation, representations as to stability, safety, diversification, security, resistance to inflation and any other representations as to the merits of investing in commercial real estate reflect our belief concerning the representations and may or may not come to be realized. Securities are only available to verified accredited investors who can bear the risk of losing their investment. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment. Cash distributions and any specific returns are not guaranteed.

This document is for informational and illustration purposes only. The information and data contained herein are as of the date indicated, are summary in nature, are not complete, are subject to change, do not contain important disclosures and risk factors associated with such investment, and are qualified in their entirety by the information included in the applicable Memorandum.

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FNRP makes no representations or warranties of any nature whatsoever regarding any tax matters, including without limitation, the ability of the recipient to effect a tax-deferred exchange under Internal Revenue Code Section 1031, as amended.

Please consult with your tax professional concerning 1031 exchange eligibility.