

# FOOD PROCESSING PORTFOLIO

*3-PROPERTY MASTER LEASE*



MIFFLINTOWN, PA



BEAVER SPRINGS, PA



SELINGROVE, PA

375,977 SF | \$1,293,854 NOI | ~12.8 YEARS REMAINING | NNN MASTER LEASE

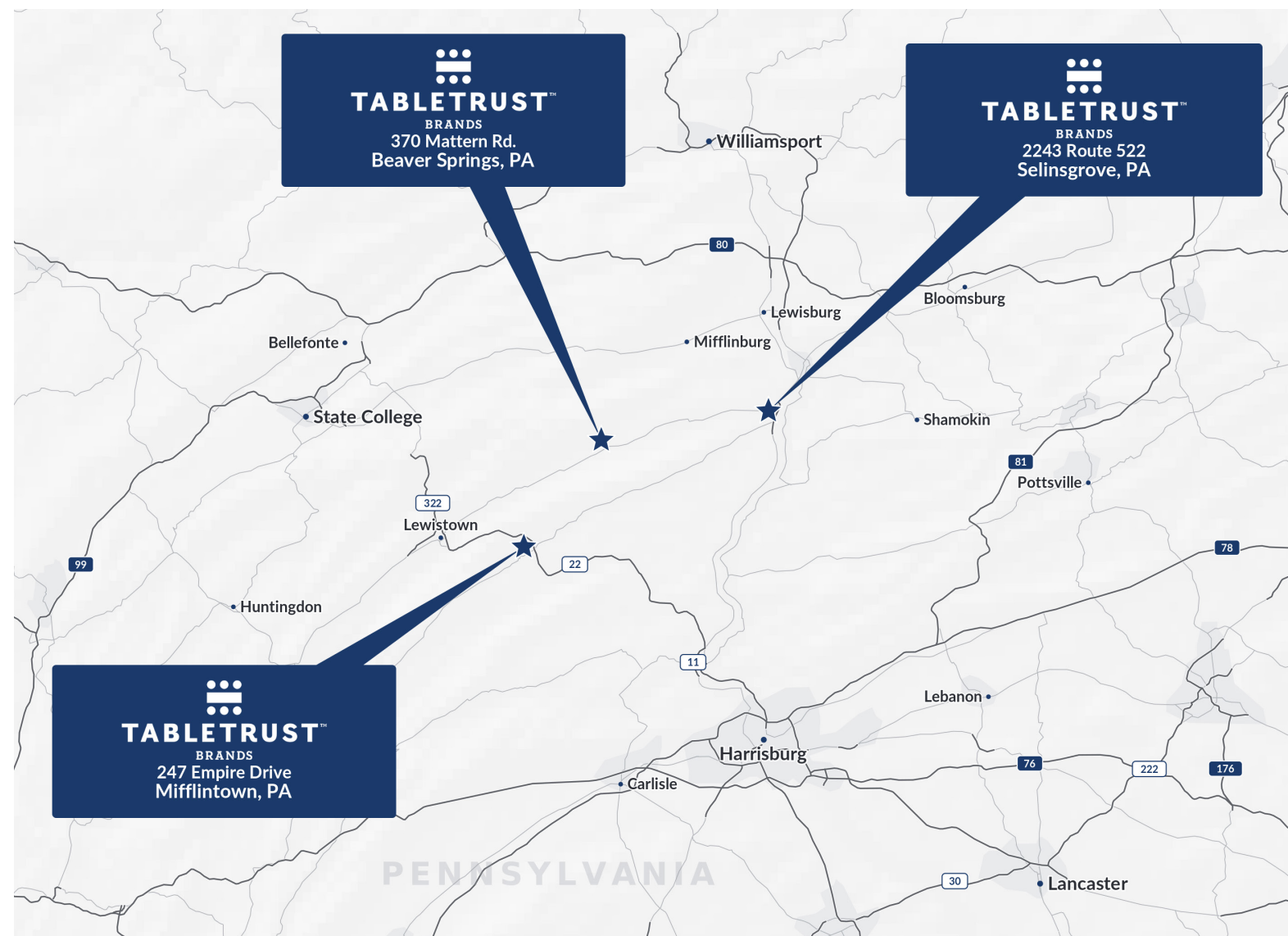
# Investment Summary

CBRE, Inc., on behalf of ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in a Food Processing Portfolio. The properties are 100% net leased through June 30, 2039 to TableTrust Brands LLC, operating under the Empire Kosher (#1 kosher poultry brand in North America, founded 1938), FreeBird (certified organic and antibiotic-free chicken), and Kosher Valley (exclusive to Whole Foods Market) brands. TableTrust is vertically integrated from hatchery to retail, processing approximately 240,000 chickens and 27,000 turkeys per week, 1.9 million chicks every 3 weeks at the hatchery, a proprietary feed mill, and a network of family-owned contract farms within 100 miles of the locations.

The portfolio totals 375,977 SF across 145.5 acres: Mifflintown HQ (306,882 SF) serving as the primary processing campus since the 1960s; Beaver Springs (54,309 SF) housing the hatchery supplying day-old chicks to Empire's contract farms; and Selinsgrove (14,786 SF) housing the K&L Feeds mill, sole producer of the proprietary feed supplied to every farm in its network.

The properties are under a master lease structure expiring June 30, 2039 with escalations of the lesser of 2% or 1.25x CPI, and FMV rent resets at renewals.

The portfolio offers investors a rare opportunity to acquire a fully integrated kosher and premium protein processing platform, with all or none renewals, co-terminus long-duration leases, and a market-leading tenant insulated from supply disruptions.



## Investment Highlights



**Portfolio of Premium Natural and Kosher Protein Businesses**



**Empire Kosher is the #1 Kosher Poultry Brand in North America**



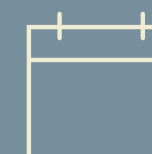
**Blue-Chip Retail Distribution: Trader Joes, Costco and Whole Foods**



**Desirable NNN Master Lease Structure with 2.0% Annual Escalations and 12+ Years of Remaining Term**



**Kosher Food Market Projected to Grow ~3.5% Annually Through 2033**



**60+ Years at Mifflintown HQ, All Contract Farms Within 100 Miles of Headquarters Reinforcing Operational Dependency**