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Aerial Video

OFFERING MEMORANDUM



411 West Main St, Avon, CT 06001

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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Investment Highlights

PRICE: \$2,823,009 | CAP: 5.65% | Rent: \$159,500



About the Investment

- ✓ Long-Term, 20-Year Triple Net (NNN) Lease | Over 13 Years Remaining on Initial Lease Term
- ✓ Phenomenal Location on a Four Way, Signalized Intersection in Avon's Premier Retail Corridor
- ✓ Attractive Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ 10% Rental Increases Every Five Years
- ✓ Long Term Lease with the Northeast's Leading Gas Distributor, Alliance Energy

About the Location

- ✓ Strategically Located | Hard Corner of a Signalized Intersection | Multiple Points of Ingress/Egress
- ✓ Extremely Affluent Population | Average Household Income is Over \$160,000
- ✓ Multiple Open-Air Shopping Destinations Located in the Immediate Vicinity of the Subject Location | The Shoppes at Farmington Valley, Avon Marketplace, and Simsbury Commons
- ✓ Major Retailers Include: Wal Mart, Walgreens, CVS, Bed Bath & Beyond, Marshalls, Stop & Shop, Victoria's Secret, Gap, Orvis and More
- ✓ Excellent Traffic Counts | West Main Street and W Avon Road | Average Daily Traffic Counts of 35,200 and 13,900 Vehicles Respectively

About the Tenant

- ✓ Alliance Energy LLC is a Gasoline Distributor Wholly Owned by Global Partners LP | 1,000 Gas Stations in 9 States Throughout the Northeast
- ✓ Global Partners LP | Fortune 500 Company | Leading Wholesale Supplier of Energy Products
- ✓ Publicly Traded on the NYSE | \$17+ Billion in Revenue





Financial Analysis

PRICE: \$2,823,009 | CAP: 5.65% | Rent: \$159,500

Property Description

Property	Mobil Gas & Convenience Store
Property Address	411 W Main Street
City, State, ZIP	Avon, CT
Lot Size	+/- 0.43 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$2,823,009
CAP Rate	5.65%
Annual Rent	\$159,500

Lease Summary

Property Type	Net Leased Auto Service – Gas/Conv.
Tenant	Alliance Energy
Guarantor	Global Partners LP
Original Lease Term	20 Years
Lease Commencement	October 17 th , 2012
Lease Expiration	October 16 th , 2032
Lease Term Remaining	13+ Years
Lease Type	Triple-Net (NNN)
Rental Increases	10% Every Five Years
Options to Renew	Eight (8), Five (5)-Year

Rent Schedule

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
10/2018- 10/2019	\$159,500	\$13,292	-
10/2019- 10/2020	\$159,500	\$13,292	-
10/2020- 10/2021	\$159,500	\$13,292	-
10/2021- 10/2022	\$159,500	\$13,292	-
10/2022- 10/2023	\$175,450	\$14,621	10.00%
10/2023- 10/2024	\$175,450	\$14,621	-
10/2024- 10/2025	\$175,450	\$14,621	-
10/2025- 10/2026	\$175,450	\$14,621	-
10/2026- 10/2027	\$175,450	\$14,621	-
10/2027- 10/2028	\$192,995	\$16,083	10.00%
10/2028- 10/2029	\$192,995	\$16,083	-
10/2029- 10/2030	\$192,995	\$16,083	-
10/2030- 10/2031	\$192,995	\$16,083	-
10/2031- 10/2032	\$192,995	\$16,093	-
Eight, Five Year Tenant Renewal Options Each with 10% Increases			

Tenant Overview

About Global Partners LP

Global Partners LP is a midstream logistics and marketing master limited partnership formed in March 2005 engaged in the purchasing, selling, storing and logistics of transporting petroleum and related products, including gasoline and gasoline blendstocks (such as ethanol), distillates (such as home heating oil, diesel and kerosene), residual oil, renewable fuels, crude oil, natural gas and propane. Global Partners own, control or have access to one of the largest terminal networks of refined petroleum products and renewable fuels in Massachusetts, Maine, Connecticut, Vermont, New Hampshire, Rhode Island, New York, New Jersey and Pennsylvania (collectively, the “Northeast”). They are one of the largest distributors of gasoline, distillates, residual oil and renewable fuels to wholesalers, retailers and commercial customers in the New England states and New York. Global is also one of the largest independent owners, suppliers and operators of gasoline stations and convenience stores in these areas. As of December 31, 2017, Global Partner’s had a portfolio of 1,598 owned, leased and/or supplied gasoline stations, including 248 directly operated convenience stores, in the Northeast, Maryland and Virginia. Global also receives revenue from convenience store sales and gasoline station rental income. In addition, they own transload and storage terminals in North Dakota and Oregon that extend their origin-to-destination capabilities from the mid-continent region of the United States and Canada.



General Information

Address	Waltham, MA
Website	http://www.globalp.com/
Stock Ticker	GLP (NYSE)
Current Price*	\$16.76
52 Week High/Low	\$15.16 / 21.05



The Shoppes at Farmington Valley

Sur la table
THE ART & SOUL OF COOKING

SEPHORA
J.CREW

JOS. A. BANK
THE NEW TRADITION SINCE 1868

the paper store

Clarks

AMERICAN EAGLE
OUTFITTERS

ShopRite

CHIPOTLE
MEXICAN BURGERS

OLD NAVY

DICK'S
SPORTING GOODS

KOHL'S
BARNES & NOBLE
BOOKSELLERS

Talbots

petco

STAPLES

DUNKIN'
DONUTS

Mobil

THE
FRESH
MARKET

Hartford
HealthCare
Connect to healthier.

Friendly's

Marshalls

Walmart

Big Y

TD Bank

Bank of America

TOWN
FAIR
TIRE

FIVE GUYS
BURGERS and FRIES

CVS
pharmacy

FARMINGTON VALLEY

LAND-
ROVER

ABOVE AND BEYOND

Mazda

ACURA
PRECISION. CRAFTED PERFORMANCE.
Acura of Avon

BEST
BUY

McDonald's

Hoffman
Honda

BERKSHIRE BANK

HomeGoods BOB'S
STORES. Santander
Walgreens BED BATH &
Stop & Shop BEYOND M
HARDWARE

Bertucci's ITALIAN
RESTAURANT ULTA
BEAUTY
petvalu your pet - year store STARBUCKS
COFFEE VICTORIA'S
SECRET
ORVIS CVS
pharmacy



Location Overview

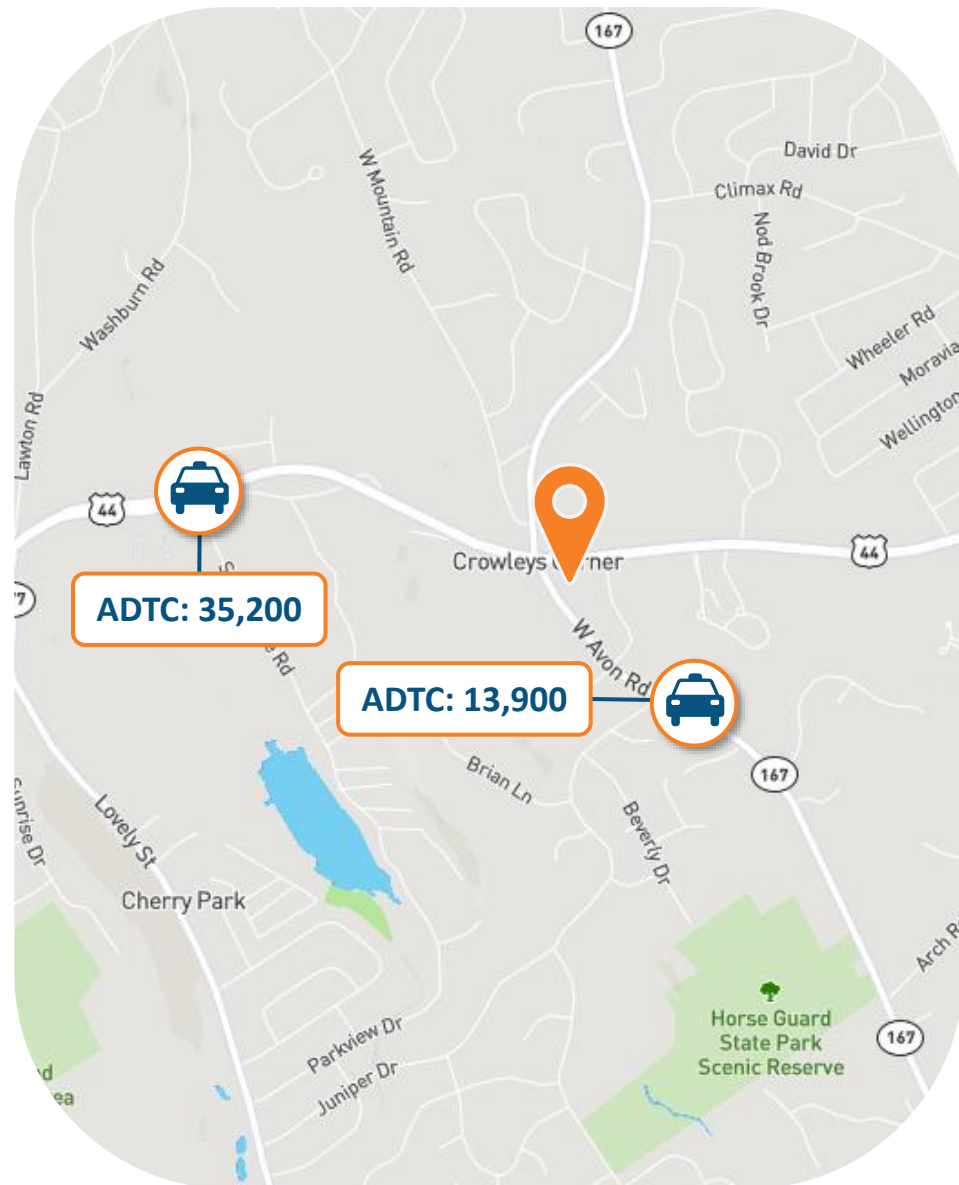
411 West Main St, Avon, CT 06001



This Mobil Gas Station property is located at 411 West Main Street in Avon, Connecticut. The Mobil is strategically located in a dense retail corridor of national and local retailers on a four way, signalized intersection. Notable retailers include: Wal Mart, Walgreens, CVS, HomeGoods, Stop & Shop, McDonald's, TD Bank, Advance Auto, Key Bank, Dunkin Donuts, Starbucks, Staples, Yankee Candle, Ulta Beauty, Moe's Southwest Grill, Best Buy, Marshalls, Michaels as well as numerous others. The Mobil Gas Station is located down the street from the Avon Family Health Center, which is part of the Hartford Healthcare Medical Group, one of the largest practices in Connecticut. Additionally, Avon is home to Avon Old Farms, a prestigious boarding school located 3.5 miles from the subject property. Located just one mile down the street from the subject property are The Shoppes at Farmington Valley, an open-air lifestyle shopping destination offering a selection of more than 45 stores and eateries including: J. Crew, Dick's Sporting Goods, Panera Bread, Talbots, and Barnes and Noble.

There are more than 49,782 individuals residing within a three-mile radius of the property and more than 311,280 individuals within a five-mile radius of the property. The subject property is located on West Main Street and benefits from its close proximity to the Albany Turnpike. These two streets have average daily traffic counts of 35,200 and 13,900 vehicles per day respectively.

Avon is an affluent suburb of Hartford with a population of 18,098. The town covers 22.6 square miles, or 14,454 acres and has 6,993 households with an average household income of \$157,306. The East side of Avon is flanked by Talcott Mountain, part of the Metacomet Ridge, a mountainous trap rock ridgeline that stretches from Long Island Sound to near the Vermont border. Talcott Mountain is a popular outdoor recreation resource notable for its towering western cliff faces. There are many public facilities including the Countryside Park, Fisher Farm, Fisher Meadows, Sperry Park and Huckleberry Hill Recreation Area, offering lakes for fishing and plenty of space for outdoor activities. Money Magazine named Avon, Connecticut the third-safest town in America.









Mobil

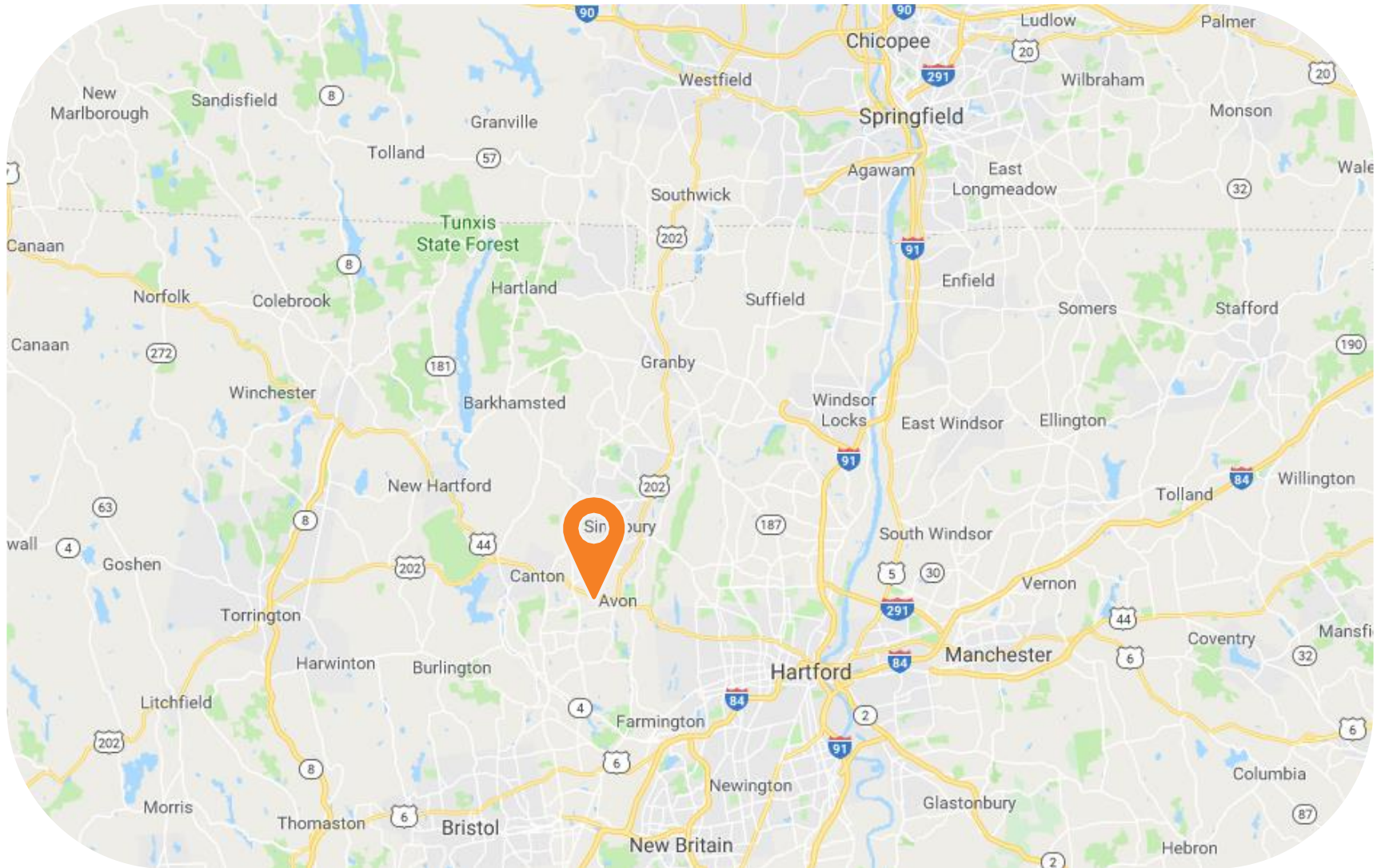






Local Map

411 West Main St, Avon, CT 06001

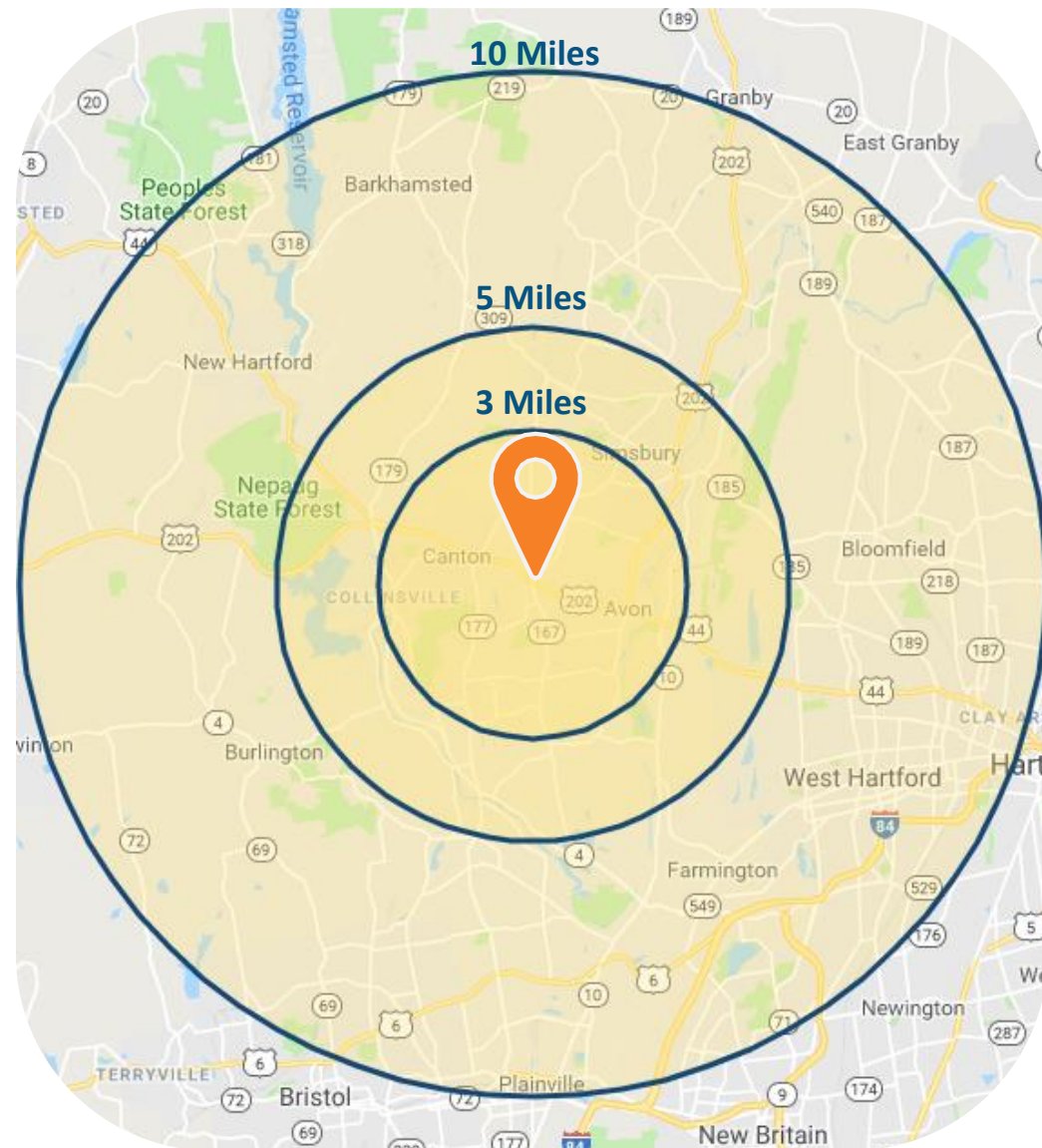




Demographics

411 West Main St, Avon, CT 06001

Mobil



	3 Mile	5 Miles
POPULATION		
2022 Projection	25,188	52,067
2017 Estimate	24,238	49,749
2010 Census	24,348	49,826
2000 Census	22,123	45,212
INCOME		
Average	\$162,001	\$160,781
Median	\$110,592	\$109,588
Per Capita	\$62,814	\$63,183
HOUSEHOLDS		
2022 Projection	9,822	20,529
2017 Estimate	9,371	19,507
2010 Census	9,347	19,418
2000 Census	8,395	17,480
HOUSING		
2017	\$354,799	\$344,752
EMPLOYMENT		
2017 Daytime Population	29,369	51,106
2017 Unemployment	2.91%	3.08%
2017 Median Time Traveled	28	28
RACE & ETHNICITY		
White	90.20%	90.19%
Native American	0.01%	0.03%
African American	1.69%	2.20%
Asian/Pacific Islander	5.46%	5.14%



Market Overview

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Mobil



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Major Employers

EMPLOYER	Estimated # of Employees
Harkema Services Inc	24,875
Aetna	10,956
Cigna	7,058
Hartford	6,811
Hartford Financial Group	5,000
Grant Administration	4,000
INTL Rehab Assoc Inc	3,624
Office Program Analysis	3,000
Central Connecticut State Univ	2,503
Discover RE Managers Inc	2,262
Alstom Power Inc	2,210
Saint Francis Hosp & Med Ctr	2,203



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