

# OFFERING MEMORANDUM

Charles Schwab | New York City MSA

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**SCHWAB**



Actual Rendering

 **STREAM CAPITAL PARTNERS**

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## EXCLUSIVE REPRESENTATION

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# DISCLAIMER

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This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at 77 S Morgan Street, Mt. Kisco, NY. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

**Purchase Price:** \$9,168,473

**Cap Rate:** 4.65%

**Annual Rent:** \$426,334

## Lease Specifications

**Tenant:** Charles Schwab (NYSE: SCHW)

**Lease Type:** NN

**Landlord Responsibilities:** Roof & Structure

**Initial Lease Term:** 15 Years

**Rent Commencement:** Q4 2019

**Rent Increases:** 10% Every Five Years

**Lease Commencement:** Q4 2019

**Lease Expiration:** Q4 2034

**Options to Renew:** Two, 5-year Options

## Property Specifications

**Location:** 77 S. Moger Street,  
Mount Kisco, NY

**RSF:** 7,266 SF - Two Stories

**Land Size:** +/- 0.26 acres

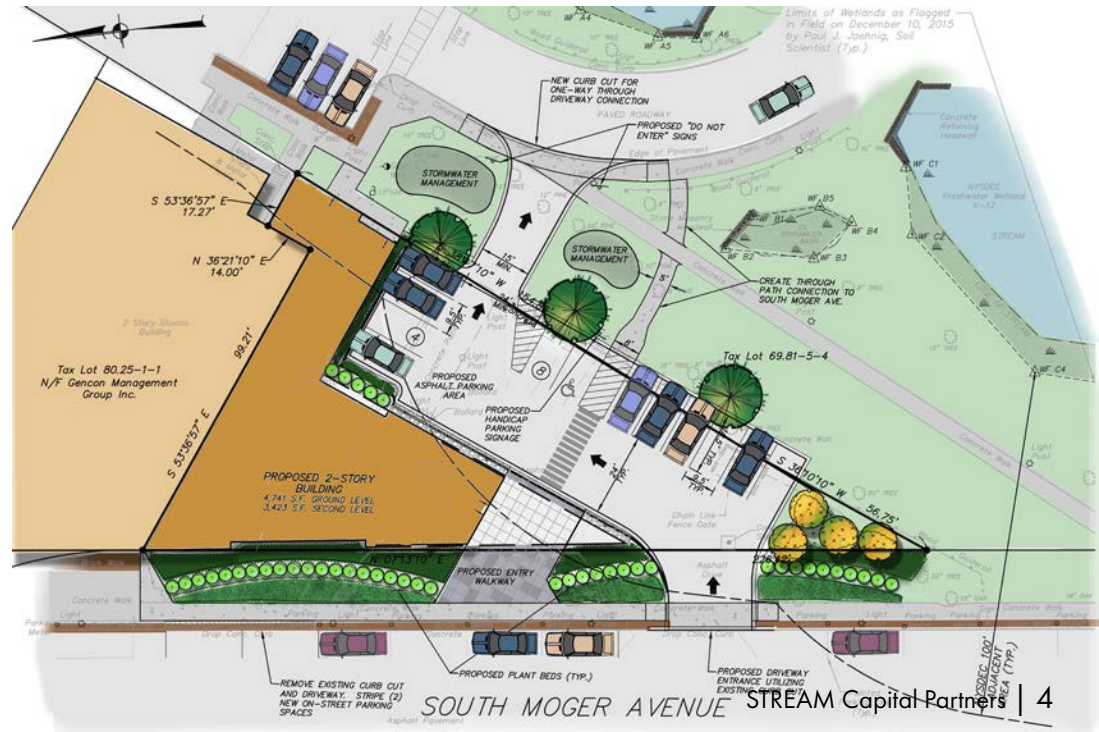
**Current Rent (\$/SF):** \$58.68 psf

## Location Highlights

Brand new construction on the corner of South Moger Avenue & Green Street

Located in strong retail corridor in affluent Westchester County, New York

Household Incomes of \$219,909 within 3 miles of subject property



# TENANT OVERVIEW

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SCHWAB

*Own your tomorrow*

The Charles Schwab Corporation (CSC), incorporated on November 25, 1986, is a savings and loan holding company. The Company, through its subsidiaries, engages in wealth management, securities brokerage, banking, money management and financial advisory services. The Company provides financial services to individuals and institutional clients through two segments: Investor Services and Advisor Services. The Investor Services segment provides retail brokerage and banking services, retirement plan services and other corporate brokerage services. The Advisor Services segment provides custodial, trading, and support services as well as retirement business services.

The Company's subsidiaries include Charles Schwab & Co., Inc. (Schwab), which is a securities broker-dealer with over 335 domestic branch offices in 46 states, as well as a branch in each of the Commonwealth of Puerto Rico and London, England, and serves clients in Hong Kong through one of the Company's subsidiaries, as of December 31, 2016; Charles Schwab Bank (Schwab Bank), which is a federal savings bank located in Nevada, and Charles Schwab Investment Management, Inc. (CSIM), which is the investment advisor for Schwab's mutual funds referred to as the Schwab Funds, and Schwab's exchange-traded funds (ETFs), referred to as the Schwab ETFs.

**1971**  
Founded

**SCHW**  
Stock Symbol

**336**  
U.S. Branch  
Offices

**\$3 Trillion**  
Client  
Assets

Based in San Francisco, Charles Schwab operates in the brokerage, banking, and asset-management businesses. Charles Schwab & Co., Inc. operates as a subsidiary of Schwab Holdings, Inc. The company runs a large network of brick-and-mortar brokerage branch offices and a well-established online investing website. It also operates a bank, a proprietary mutual fund business, and offers services to independent investment advisors. The company is among the largest firms in the investment business, with over \$3 trillion of client assets. Nearly all of the company's revenue is from the United States.





# AERIAL VIEW

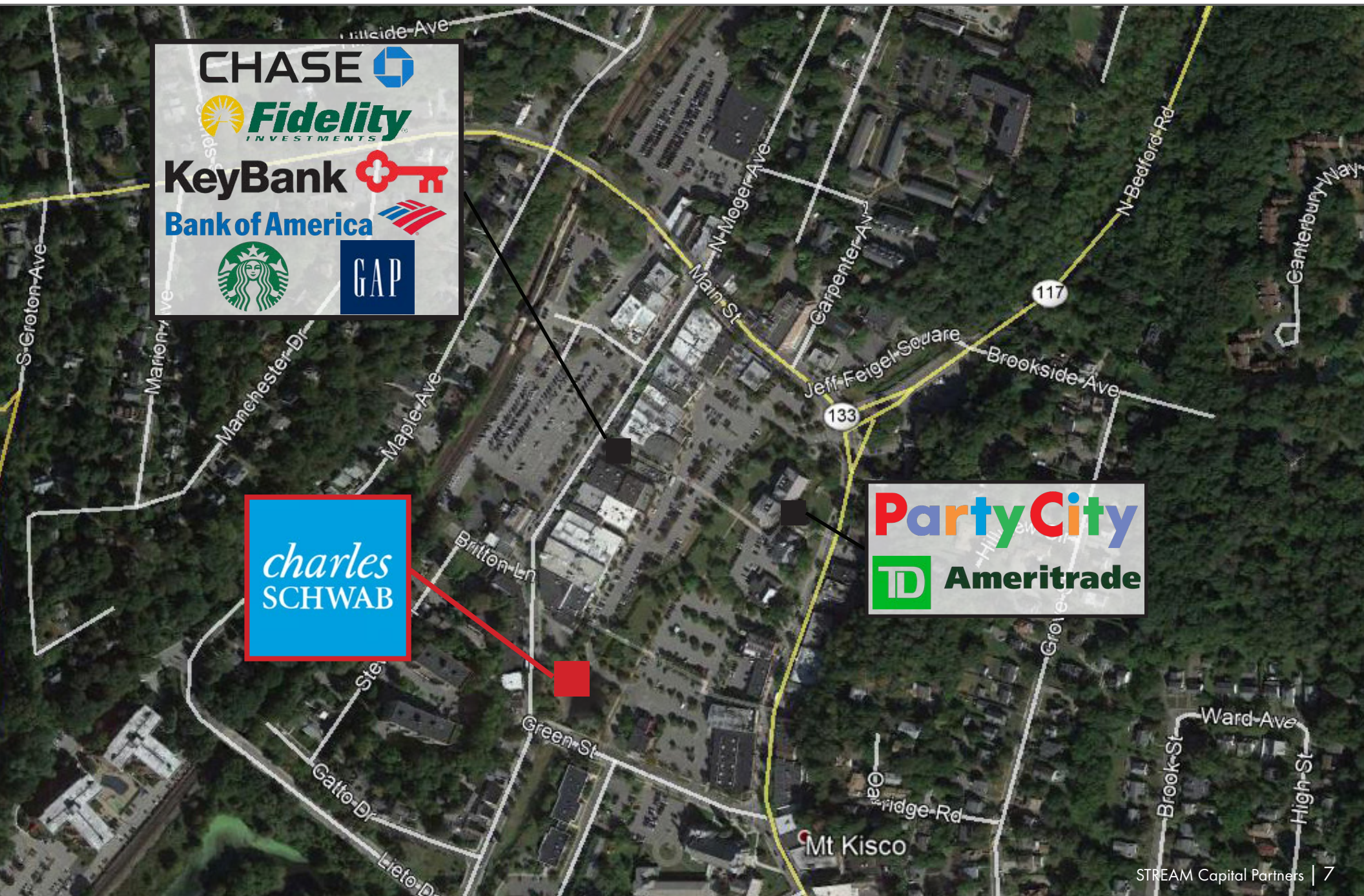


Northern Westchester  
Hospital (245 beds)

**\$219,909**  
Average Household  
Income within 3 miles  
of Property



# AERIAL VIEW





# METROPOLITAN MAP

Manhattan 36 Miles  
Greenwich, CT 16 Miles

**\$254,118**  
Average Household  
Income within 5 miles  
of Property

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Greenwich,  
Connecticut  
16 Miles

Manhattan  
New York City  
37 miles

## Demographics

	1-Mile	3-Mile	5-Mile
Population	10,480	23,133	54,919
Avg. HH Income	\$125,762	\$219,909	\$254,118



# MARKET OVERVIEW

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Mt. Kisco, New York is an affluent suburb of New York City MSA. Approximately 3 square miles, it is geographically small, but it delivers big. Known for its city feel in a suburban NYC, Mt. Kisco has become popular to many who want to live in the suburbs of Manhattan without feeling incredibly suburban. Just an hour train ride to Manhattan, Mt. Kisco has become a very popular destination for commuters and young families looking to take advantage of the highly ranked school system.

Roughly 300 multifamily homes are situated around the downtown, with about 650 units. Approximately 1,450 single-family houses, from starter homes to million-dollar properties, are clustered in tree-shaded neighborhoods and include colonials, Victorians, ranches and Tudors, predominantly on quarter- to half-acre lots.

Mount Kisco is packed with shopping, dining, health and recreational options. Strip malls with chains like Target and T.J. Maxx line the commercial Route 117. Downtown, along South Moger Avenue, Gap and Banana Republic share space with smaller shops and businesses.

Drivers to Manhattan, 37 miles southwest, have easy access to the Saw Mill River Parkway and Interstate 684. Commuters can catch Metro-North Railroad's Harlem Line at the Mount Kisco station. Rush-hour trains to and from Grand Central Terminal take about an hour; monthly fare is \$369.

Mt. Kisco is located in Westchester County, the second-most populous county on the mainland of New York, after the Bronx, and the most populous county in the state north of New York City. Because of Westchester's numerous road and mass transit connections to New York City, as well as its shared border with the Bronx, the county has become nearly as densely developed as New York City itself.







# CONTACT INFORMATION

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