



79-91 Washington Ave, North Haven, CT 06473

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EXCLUSIVE NET LEASE OFFERING MEMORANDUM



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Stop&Shop®





Investment Highlights

PRICE: \$34,102,519 | CAP: 6.75% | NOI: \$2,301,920



About the Investment

- ✓ A 25-Year Absolute Triple-Net (NNN) Lease With Approximately 10 Years Remaining; Passive Investment Offering a Long-Term Security of Cash Flow With No Management
- ✓ Store Has Reported Consistently Strong Sales at this Location
- ✓ Attractive Assumable Debt In Place
- ✓ Lease is Guaranteed by Ahold Delhaize, Stop & Shop's Parent Company. Ahold Delhaize Corporate Revenue Was Over \$73 Billion in 2017

About the Location

- ✓ Site Features High Visibility and Ease of Access | Washington Avenue Experiences Average Daily Traffic Counts of Over 25,000 Vehicles
- ✓ Compelling Location | Positioned Along Interstate 91, Route 5 and The Merritt Parkway (CT-15)
- ✓ Brand New 1.2 Million Square Foot Amazon Fulfillment Center Built Along Washington Avenue | Located 1.5 Miles from the Subject Property
- ✓ Surrounding Tenants Include: Walgreens, CVS Pharmacy, Starbucks, McDonald's, Burger King, Several Banks and Multiple Hospitality Accommodations
- ✓ Quality Demographics | 110,000 Individuals Residing Within a 5-Mile Radius Earning Nearly \$100,000 In Average Household Income
- ✓ Quinnipiac and Yale University | Located in Close Proximity | Over 21,000 Students Enrolled

About the Tenant / Brand

- ✓ Stop & Shop is One of the Nation's Largest Leading Supermarket Chains
- ✓ Stop & Shop Operates Over 400 Locations with a Presence in Connecticut, Massachusetts, New Hampshire, New Jersey, New York and Rhode Island
- ✓ Ahold Delhaize - One of the World's Largest Food Retail Groups, a Leader in Supermarkets and E-commerce
- ✓ Ahold Delhaize Employs more than 375,000 Associates at 6,600 stores in 11 Countries
- ✓ Ahold's Brands Serve more than 50 Million Shoppers each week Throughout the World





Financial Analysis

PRICE: \$34,102,519 | CAP: 6.75% | NOI: \$2,301,920



PROPERTY DESCRIPTION

Property	Stop & Shop Shopping Center
Property Address	79-91 Washington Avenue
City, State, ZIP	North Haven, CT 06473
Year Built / Renovated	1992/2006
Gross Leasable Area	132,780
Stop & Shop Portion	75,224
Remaining Tenants Portion	57,556
Lot Size	+/- 9.80 Acres
Type of Ownership	Fee Simple

THE OFFERING

Net Operating Income	\$2,301,920
Rent / SF	\$17.34

LEASE SUMMARY

Property Type	Net-Leased Shopping Center
Ownership Type	Public
Tenant/Guarantor	Corporate- Ahold Delhaize
Stock Information	Euronext: AD
Original Lease Term	25.0 Years
Lease Commencement	July 1, 2004
Lease Expiration	June 30, 2029
Lease Term Remaining	10 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	See Rent Schedule
Options to Renew	Eleven, Five-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent
7/1/2019 – 6/30/2024	\$2,301,920.00	\$191,827
7/1/2024 – 6/30/2029	\$2,367,905.50	\$197,325
Option Periods		
7/1/2029 – 6/30/2034	\$2,433,891.00	\$202,824
7/1/2034 – 6/30/2039	\$2,499,876.50	\$208,323
7/1/2039 – 6/30/2044	\$2,565,862.00	\$213,822
7/1/2044 – 6/30/2049	\$2,631,847.50	\$219,321
7/1/2049 – 6/30/2054	\$2,697,833.00	\$224,819
7/1/2054 – 6/30/2059	\$2,763,818.50	\$230,318
7/1/2059 – 6/30/2064	\$2,829,804.00	\$235,817
7/1/2064 – 6/30/2069	\$2,895,789.50	\$241,316
7/1/2069 – 6/30/2074	\$2,961,775.00	\$246,815
7/1/2074 – 6/30/2079	\$3,027,760.50	\$252,313
7/1/2079 – 6/30/2084	\$3,093,746.00	\$257,812





Financial Analysis

Assumable Financing

ASSUMABLE FINANCING INFORMATION	
Original Loan Amount (12/2014)	\$20,000,000
Current Loan Amount as of (08/01/2019)	\$17,731,517
Down Payment Required	\$16,371,002
Interest Rate	4.43%
Amortization Schedule	25 Years
Balance at Maturity (12/1/2029)	\$10,755,270
Net Operating Income	\$2,301,920
Debt Service	\$1,324,480
Cash Flow After Debt Service	\$977,440
Cash on Cash Return	5.97%
Principal Reduction in First Year of Ownership	\$550,054
Total Return Including Principal Reduction	\$1,527,494
Total IRR	9.33%

*Acquisition at List Price



Tenant Overview

Property Address: 79-91 Washington Ave, North Haven, CT 06473



Stop&Shop®



Ahold
Delhaize

About Stop & Shop

Stop & Shop Supermarket Company, known as Stop & Shop, is a chain of supermarkets/stores located in the northeastern United States. Stop & Shop's roots can be traced back to 1892, when Solomon and Jeanie Rabinowitz opened a grocery shop, called the "Greenie Store", at 134 Salem Street, in Boston's North End. They started small, back in 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Four years later, they came up with the modern self-service supermarket and by 1947, the company had grown into a flourishing chain of 86 supermarkets. A real-life American dream come true.

Today, Stop & Shop has become a household name to customers and a leader in the retail grocery industry, pioneering the superstore concept that everyone loves. The company has more than 82,000 employees and operates 422 grocery stores. In 1995, Stop & Shop was acquired by the American branch of Dutch food giant Ahold Delhaize.

About Ahold Delhaize

Ahold Delhaize, is one of the world's largest food retail groups, a leader in supermarkets and e-commerce, and a company at the forefront of sustainable retailing. Its 21 local brands employ more than 375,000 associates at 6,600 stores in 11 countries. Formats include supermarkets, convenience stores, hypermarkets, online grocery, online non-food, drugstores, wine and liquor stores. Ahold Delhaize's international headquarters is in Zaandam, Netherlands, but its brands are active in the United States, the Netherlands, Belgium, the Czech Republic, Germany, Greece, Luxembourg, Romania and Serbia. Ahold's brands serve more than 50 million shoppers each week throughout the world.

MOODY'S Credit Rating = Baa1

* Equivalent to Standard & Poor's Credit Rating of BBB+

FOOD LION



GIANT



Peapod®



Etos

Gall & Gall
SINCE 1884

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albert



Tempo



1 ENA
FOOD
CASH & CARRY





Surrounding Area

Property Address: 79-91 Washington Ave, North Haven, CT 06473





Surrounding Area

Property Address: 79-91 Washington Ave, North Haven, CT 06473



amazon
fulfillment

1.2 Million Sq. Ft. Facility Set to
Open in June of 2019



15

5

INTERSTATE
91



22



Location Overview

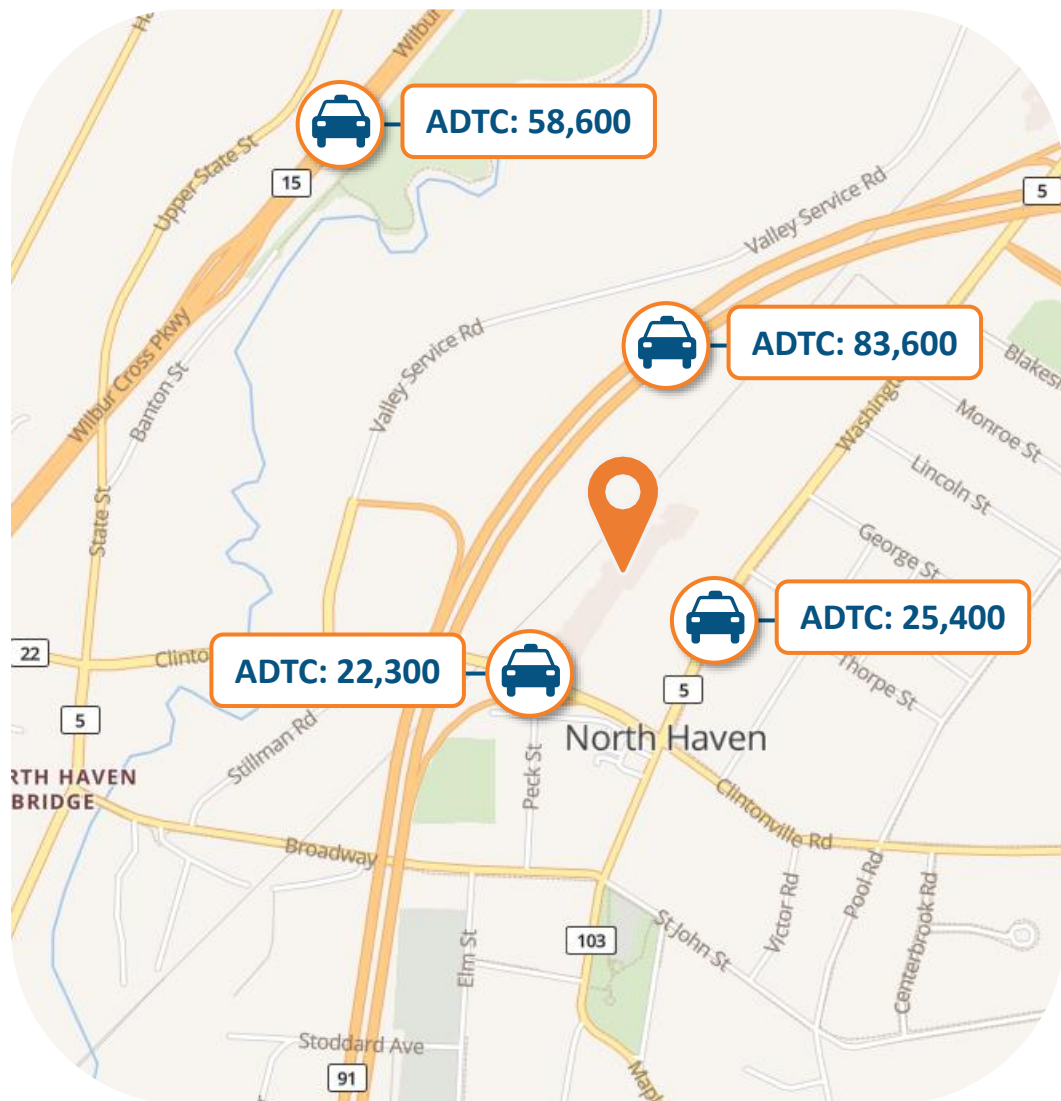
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The subject property is well-positioned in the main retail corridor of North Haven. The property has phenomenal exposure along Washington Avenue (Route – 5) and Clintonville Road (Route – 22), benefitting from its proximity to major national and local retailers, shopping centers and schools. Major national tenants in the immediate area include: Walgreens, CVS Pharmacy, Starbucks, McDonald's, Burger King as well as several banks and multiple hospitality accommodations. This Stop & Shop property also benefits from its close proximity to several academic institutions. Paul Mitchell The School North Haven, North Haven Public School, North Haven Middle School and Clintonville Elementary School have a combined total enrollment exceeding 5,000 students and are all located within a two-mile radius. Additionally, Amazon is currently constructing a massive new fulfillment center that is expected to total 1.2 million square feet. The facility is expected to bring an additional 2,000 jobs to the immediate area. The fulfillment center is located one and a half miles north of the subject property along Washington Avenue (Route - 5).

This subject property is situated on Washington Avenue (Route – 5), which experiences average daily traffic counts exceeding 25,000 vehicles. Intersecting with Washington Avenue is Clintonville Road (Route-22), which serves as an access road to the Merritt Parkway (Route-15) and brings an additional 80,000 vehicles to the immediate area combined. There are approximately 39,230 people within a three-mile radius and 110,025 people within a five-mile radius of the property. This is an ideal location for the regions leading grocer.

North Haven is a town in New Haven County, Connecticut on the outskirts of New Haven, Connecticut. North Haven is home of the Quinnipiac University School of Health Sciences, the School of Nursing, School of Law, School of Education, and School of Medicine located along Bassett Road. Quinnipiac University has a total enrollment of 9,000 students. North Haven is also located in close proximity to Sleeping Giant State Park and less than 10 miles from downtown New Haven and Yale University. In July of 2007, *Money* magazine ranked North Haven as the eighty-sixth “best place to live” in the United States. North Haven has a growing commercial, retailing and manufacturing base which employs nearly 13,000 people. There are more than 75 manufacturing and commercial firms in North Haven, 40 of which are assessed at over \$1,000,000. The economy of North Haven is also based on education. Besides Quinnipiac University, the city is also home to a branch of Gateway Community College and located in close proximity to Yale University and other New Haven-based colleges.





Property Photo

Property Address: 79-91 Washington Ave, North Haven, CT 06473





Property Photo

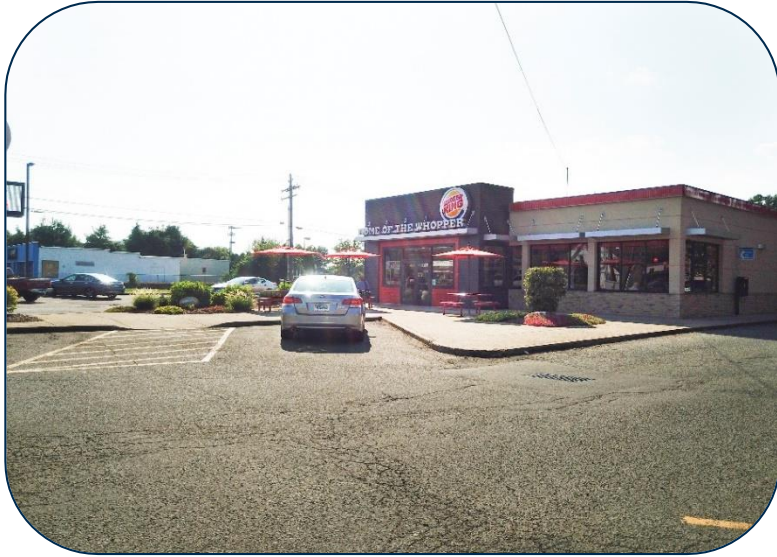
Property Address: 79-91 Washington Ave, North Haven, CT 06473





Surrounding Area Photos

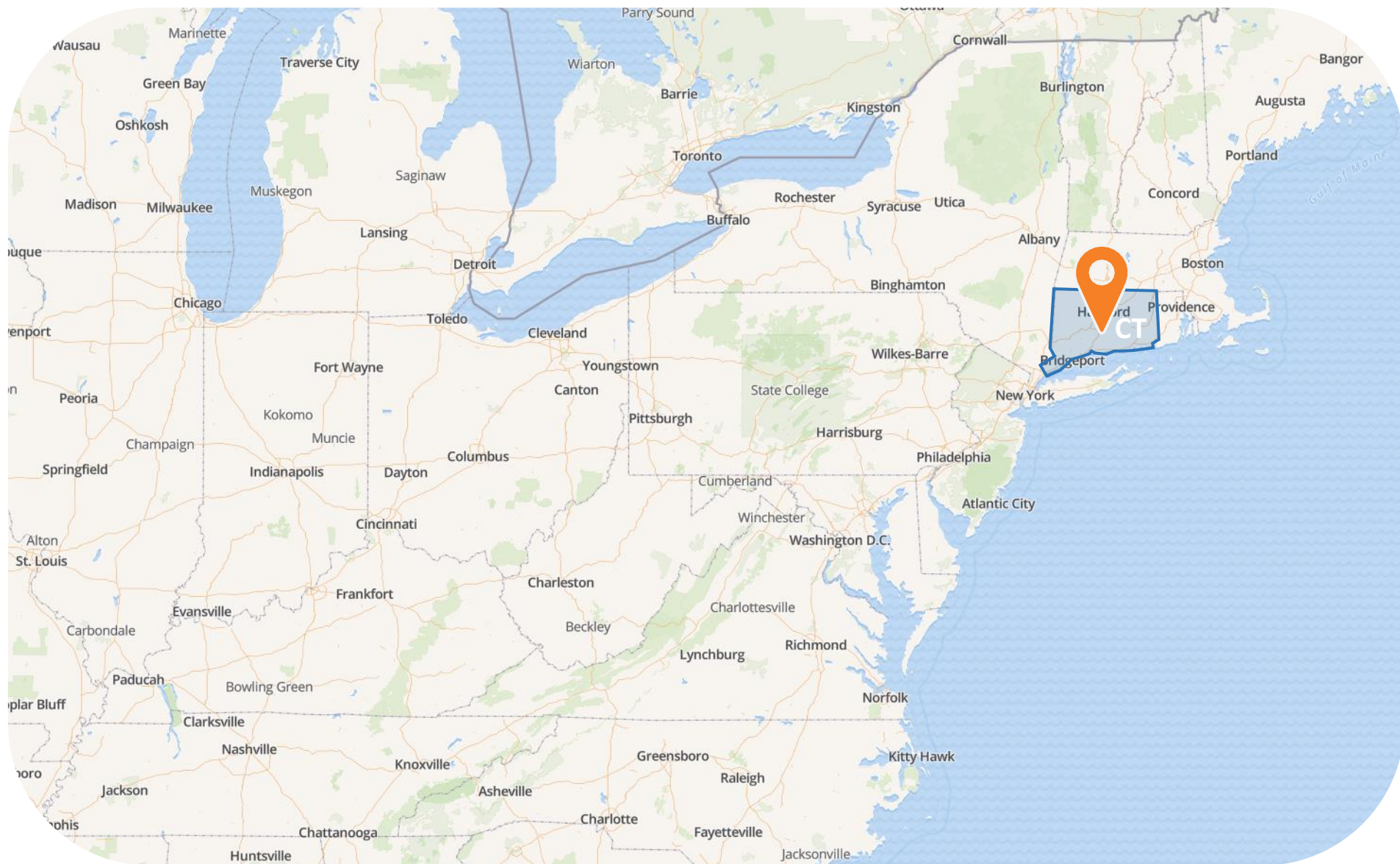
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Regional Map

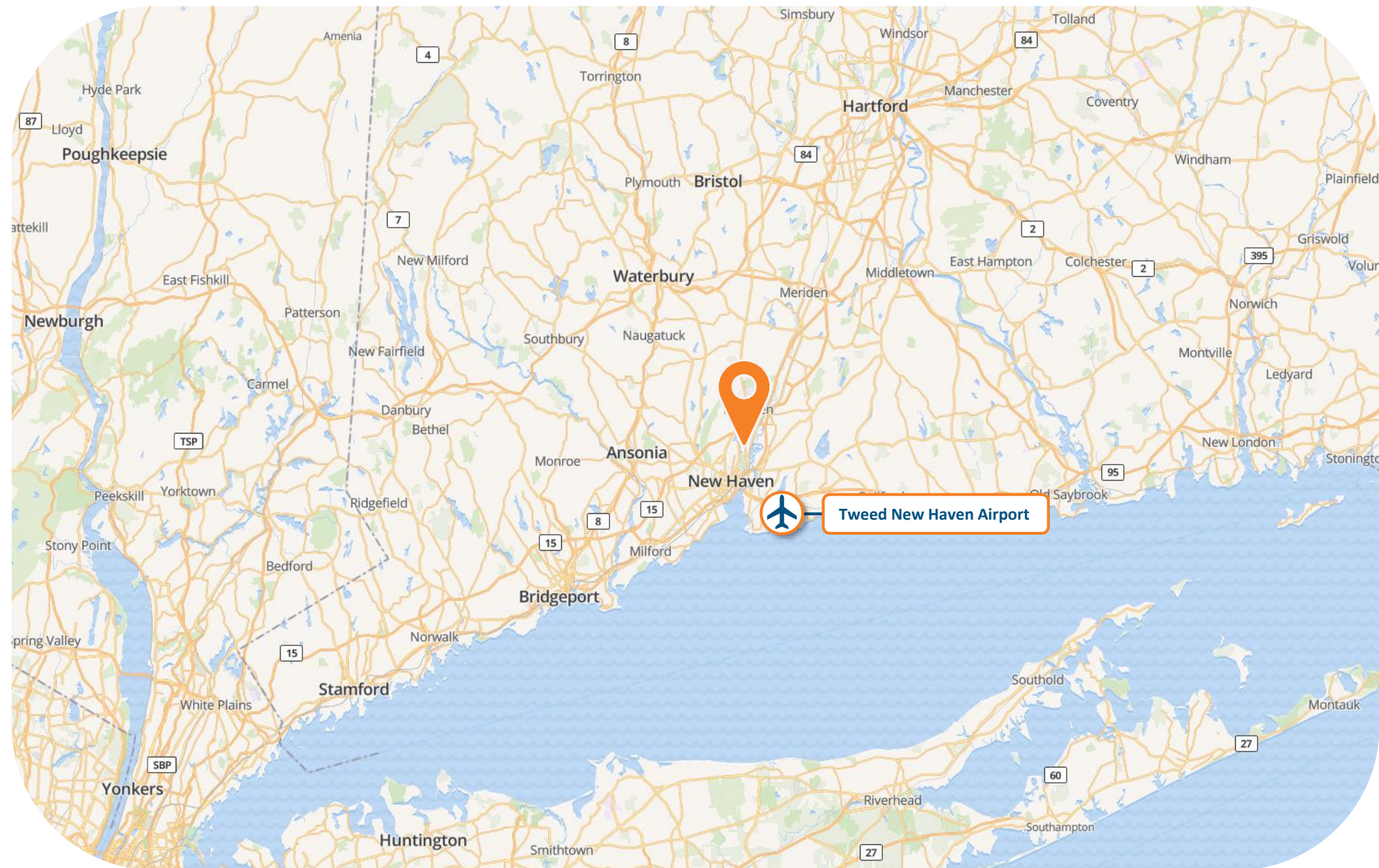
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Local Map

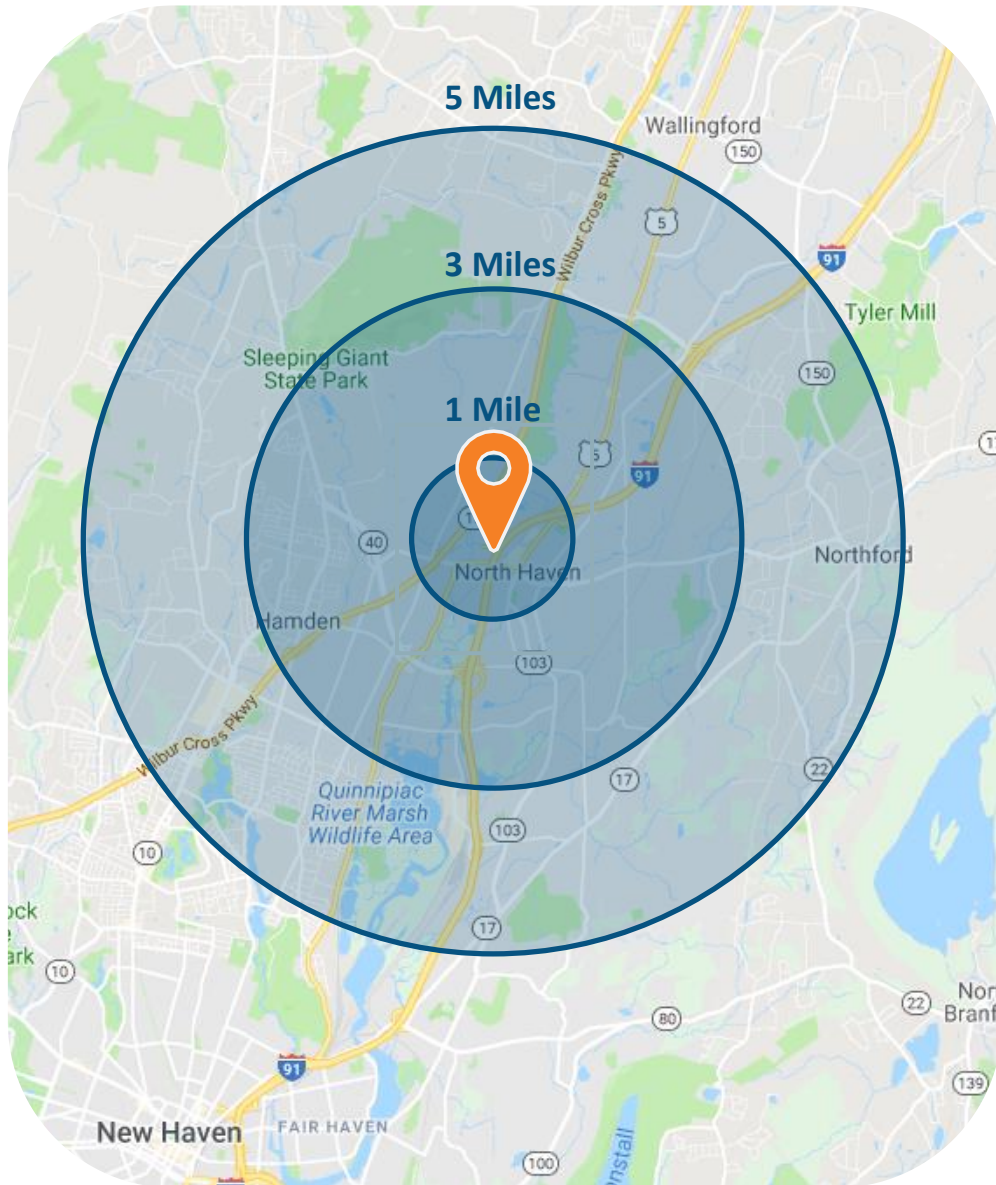
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Demographics

Property Address: 79-91 Washington Ave, North Haven, CT 06473



Population Trends:

	1 Mile	3 Miles	5 Miles
2022 Projection	4,520	39,065	109,313
2017 Estimate	4,542	39,232	110,026
2010 Census	4,554	39,217	111,237
Growth 2017 - 2022	-0.48%	-0.43%	-0.65%
Growth 2010 - 2017	-0.26%	0.04%	-1.09%
2017 Population Hispanic Origin	239	2273	11255

Population by Race (2017):

	1 Mile	3 Miles	5 Miles
White	3,961	33,815	89,633
Black	214	2221	11604
American Indian & Alaskan	18	66	307
Asian	276	2487	6348
Hawaiian & Pacific Island	5	20	54
Other	69	625	2079

Household Trends:

	1 Mile	3 Miles	5 Miles
2022 Projection	1,781	14,634	42,977
2017 Estimate	1,790	14,714	43,286
2010 Census	1,795	14,793	43,902
Growth 2017 - 2022	-0.50%	-0.54%	-0.71%
Growth 2010 - 2017	-0.28%	-0.53%	-1.40%
Owner Occupied	1357	11065	30666
Renter Occupied	433	3649	12620

Average Household Income (2017):

\$95,463 \$102,185 \$97,740

Households by Household Income (2017):

	1 Mile	3 Miles	5 Miles
<\$25,000	176	1670	5866
\$25,000 - \$50,000	331	2349	7800
\$50,000 - \$75,000	299	2381	7220
\$75,000 - \$100,000	276	2292	5943
\$100,000 - \$125,000	213	1773	4933
\$125,000 - \$150,000	198	1486	3880
\$150,000 - \$200,000	214	1607	4274

Median Household Income (2017):

\$83,016 \$85,433 \$78,180



Market Overview

City: North Haven | County: New Haven | State: Connecticut

Yale University



New Haven is a coastal city in the U.S. state of Connecticut. The city is located along the New Haven Harbor on the northern shore of the Long Island Sound in New Haven County, Connecticut, and is part of the New York metropolitan area. New Haven is the second-largest city in Connecticut behind Bridgeport but serves as the principal municipality of Greater New Haven. New Haven was the first planned city in America and was founded in 1638 by English Puritans. The central common block is the New Haven Green, a 16-acre square, and the center of Downtown New Haven. The Green is now a National Historic Landmark and the “Nine Square Plan” is recognized by the American Planning Association as a National Planning Landmark. The city is also home to Yale University. As New Haven’s biggest taxpayer and employer, Yale serves as an integral part of the city’s economy. Health care (hospitals and biotechnology), professional services (legal, architectural, marketing and engineering), financial services, and retail trade also contribute to the city’s economic activity.

New Haven has shifted from a manufacturing-based economy, to an education and health care-based economy, largely because of the presence of Yale and Quinnipiac University. Some of the city’s largest employers include Southern Connecticut State University, Assa Abloy lock manufacturing, the Knights of Columbus headquarters, Higher One, Alexion Pharmaceuticals, Covidien and United Illuminating.

Major Employers

Employer	Estimated # of Employees
Keybank National Association	1,218
Honeywell	1,058
Town of Hamden	783
Utopia Home Care Inc	764
Pratt & Whitney	636
New Haven Register LLC	590
Quinnipiac University	586
Surgical Devices	521
Quad/Graphics Inc	509
Covidien LP	430
New Samaritan Housing	400

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