



OFFERING MEMORANDUM

Dunkin' Donuts Corporate
Ground Lease + Auto Tenant
674-684 Broadway | Newburgh, NJ

Presented by

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Marcus & Millichap
CAFIERO SGAMBATI TEAM



INVESTMENT HIGHLIGHTS

- **Absolute Triple Net Leases (NNN)** – Zero Landlord Responsibilities
- **Corporate Dunkin' Donuts Ground Lease with Drive-Thru** – 3% Annual Rent Escalations
- **Committed to Location:** First Dunkin' Location in Orange County, Second Build on Ground Lease
- **Hard Corner Signalized Intersection** – 16,000+ combined VPD at Intersection of Broadway and Wisner Ave
- **Multiple Points of Ingress and Egress**
- **Value-Add:** Potential Redevelopment After Lease Expiry
- **Stable Demographics in Growing Community** – over 100,000 residents in 5 mile radius. Orange County is one of the fastest growing counties in New York according to the U.S. Census Bureau.



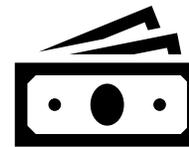
PRICE

\$1,916,258



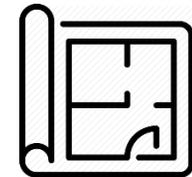
CAP RATE

5.00%



NOI

\$95,812



PRICE/SF

\$547.50



1945/1965
Year Built



24
Spaces



16,372 VPD
Route/Street/Ave.

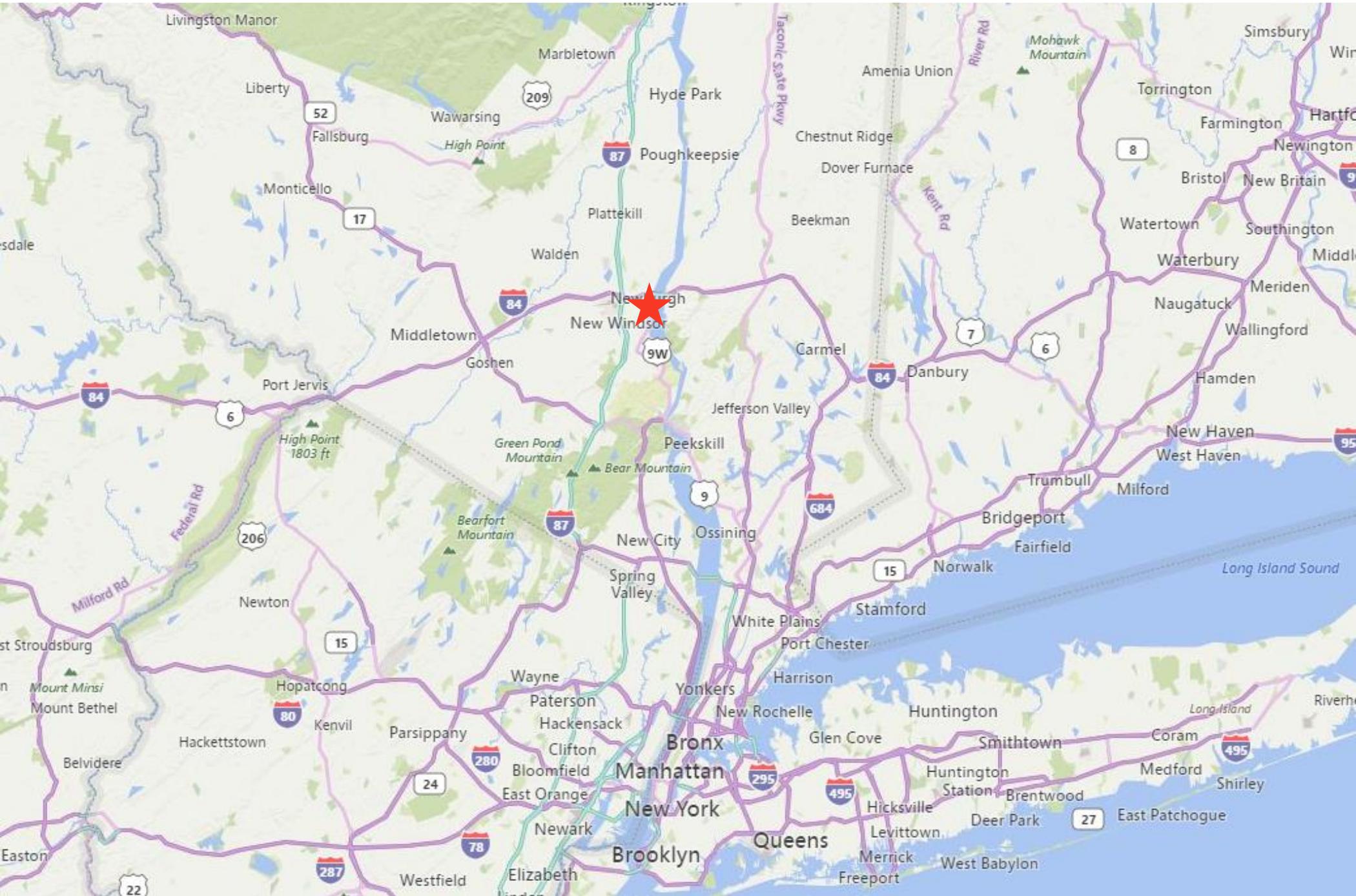
The Offering

| | |
|-------------------|--|
| Property Address | 674-684 Broadway Newburgh, NY 12550 |
| Type of Ownership | Fee Simple |
| Lease Types | NNN |

Property Description

| | |
|----------------------|---------------------|
| Rentable Square Feet | 3,500 SF |
| Parcel Size | 1.07 AC |
| Block | 1 |
| Lot | 50.1 |
| Year Built | 1945/1965 |
| Number of Buildings | 2 |
| Parking for Dunkin' | 24 Spaces |
| Drive-Thru | Yes |
| Traffic Count | 16,372 Vehicles/Day |

REGIONAL MAP



SURROUNDING RETAIL



PROPERTY OUTLINE



RENT ROLL



2

Total Tenants



3,500

Gross Leasable Area



\$95,812

Total Annual Rent

| Tenant Name | GLA (SF) | Lease Start | Lease Exp. | Annual Rent | Rent/SF | Expense Reimbs. | Option Term | Lease Type |
|--------------------|--------------|-------------|------------|-----------------|---------|-----------------|------------------------|------------|
| Dunkin' Donuts | 2,000 | 5/18/1981 | 12/31/2025 | \$59,812 | \$29.91 | \$31,029 | 1/01/2026 – 12/31/2035 | NNN |
| Hudson Valley Auto | 1,500 | 12/1/2005 | 12/1/2020 | \$36,000 | \$24 | \$14,794 | 1/01/2021 – 12/31/2026 | NNN |
| TOTAL | 3,500 | | | \$95,812 | | \$45,823 | | |

THE OFFERING

| | |
|----------|-------------|
| Price | \$1,916,258 |
| Cap Rate | 5.00% |
| Price/SF | \$547.50 |

OPERATING EXPENSES

| | |
|-------|----------|
| Taxes | \$45,823 |
|-------|----------|

TOTAL EXPENSES \$45,823

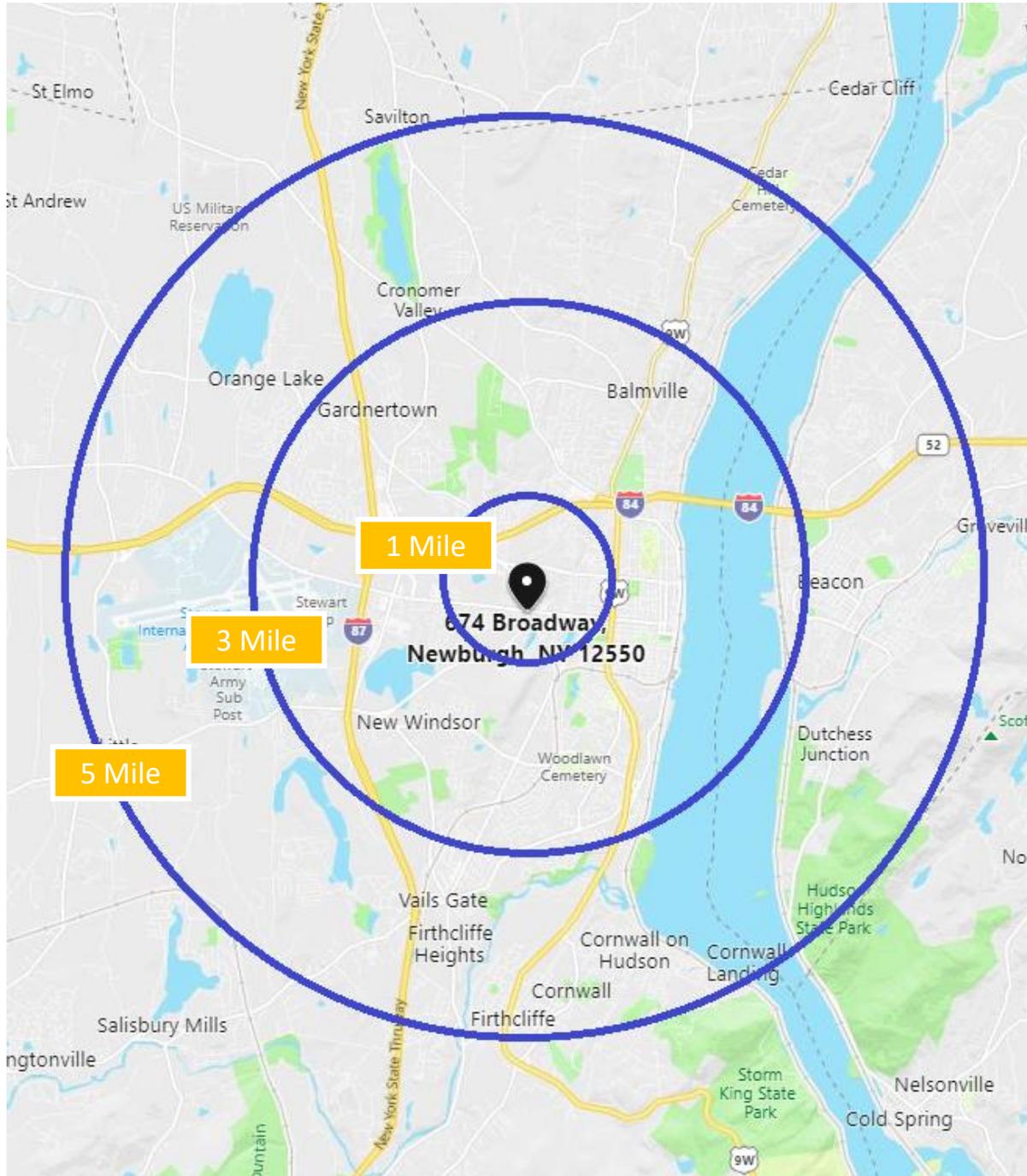
INCOME

| | |
|------------------------|-----------|
| Base Rent | \$95,812 |
| Expense Reimbursements | \$45,823 |
| TOTAL Income | \$141,635 |
| Less Total Expenses | \$45,823 |

NET OPERATING INCOME \$95,812



DEMOGRAPHICS



Daytime Population

59,814

3 Mile Radius



Average HH Income

\$74,758

3 Mile Radius

POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 12,205 | 56,336 | 104,782 |

HOUSEHOLD

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,002 | 19,642 | 37,056 |

AVERAGE HH INCOME

| 1 Mile | 3 Miles | 5 Miles |
|----------|----------|----------|
| \$56,323 | \$74,758 | \$85,115 |

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PRESENTED BY

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CAFIERO SGAMBATI TEAM

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