



ACROPOLIS
COMMERCIAL ADVISORS

Staples – 25% Rent Increase

Old Saybrook (New London MSA), Connecticut
MARKETING PACKAGE



***Actual Location**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786

Confidentiality & Disclaimer

The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Acropolis Commercial Advisors, LLC ("ACA") and should not be made available to any other person or entity without the written consent of ACA. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

ACA is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Marketing Package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of ACA, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ACA, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ACA has not made any investigation, and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited to, the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, ACA has not verified, and will not verify, any of the information contained herein, nor has ACA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

***Actual Location**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786

TABLE OF CONTENTS

PRICING & FINANCIAL ANALYSIS

Investment Highlights.....4
Property and Tenant Summary.....5

PROPERTY DESCRIPTION

Site Plan.....6
Aerial.....7

DEMOGRAPHICS

Demographic Report.....8

***Actual Location**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786

Minimal Competition – Only Staples in 18 Miles Radius

- Staples benefits from minimal competition in the area with the closest Staples store being 18 miles away (22 minutes), thereby decreasing the likelihood of Staples leaving this particular market. The next closest stores are all 30 miles or further from the Property.
- Staples has operated at this particular location since 1997.

Proven Location – Tenant Exercised First Option Early

- Staples exercised an option early, leaving approximately 9 years remaining on the Lease and further demonstrating their success and commitment to this location and strength of the trade area.
- The lease provides for minimal landlord responsibilities providing an investor with a more passive investment.

Rare 25% Rent Increase in Five Years

- The Staples Lease provides for a large 25% rent increase January 2023. This rare rent increase will provide an investor with a 9.02% capitalization rate in five years (assuming acquisition at list price).
- There are also 10% rent increases in each of the two, five-year option periods.

Excellent location with Strong Demographics – Signalized Intersection

- The Property is located on Boston Post Road (US -1) which runs parallel to Interstate 95. The Property sits just one-mile (3 minutes) from the closest I-95 on/off exit ramps and is located at a signalized intersection providing convenient ingress/egress.
- The Average Household Income within 5, 10, and 15 mile radius of the property is all over \$120,000 which is approximately 2x the national average.
- The Staples is located directly across the street from an Ocean State Job Lot anchored center and is in close proximity to other retailers including Big Y Supermarket, Kohls, Walmart Marshalls, Stop & Shop, HomeGoods, Pier 1, McDonald's, Dairy Queen, Dunkin' Donuts, Starbucks, and others.



**\$120,000+
Avg HH Income**



**Only Staples in
18 Mile Radius**



25% Rent Increase



Long-term Lease

**Minimal Landlord
Responsibilities**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786

Staples

1000 Boston Post Road | Old Saybrook, CT

Purchase Price: **\$5,131,034**

Cap Rate: **7.25%**

Annual Rent: **\$372,000**



that was easy.sm

OPERATING DATA

Type of Ownership	Fee Simple
Year Built	1997
Lot Size	9.70 Acres
Gross Leasable Area	24,000 Sq Ft

LEASE SUMMARY

Lease Type	Double-Net
Roof & Structure	Landlord
Original Term	15 Years
Rent Commencement	04/1997
Lease Expiration	12/2028
Increases	25% on 02/2023 and 10% Each Option Period
Options	(2) Five-Year

RENT SCHEDULE

Current Through - 12/2023	\$372,000
1/2024 - 12/2028	\$463,200
1/2029 - 12/2033 (Option)	\$509,520
1/2034 - 12/2038 (Option)	\$560,400

Company Name	Staples, Inc.
Ownership	Private
Number of Locations	1,220
Year Founded	1986
Headquartered	Framingham, MA
Website	www.staples.com

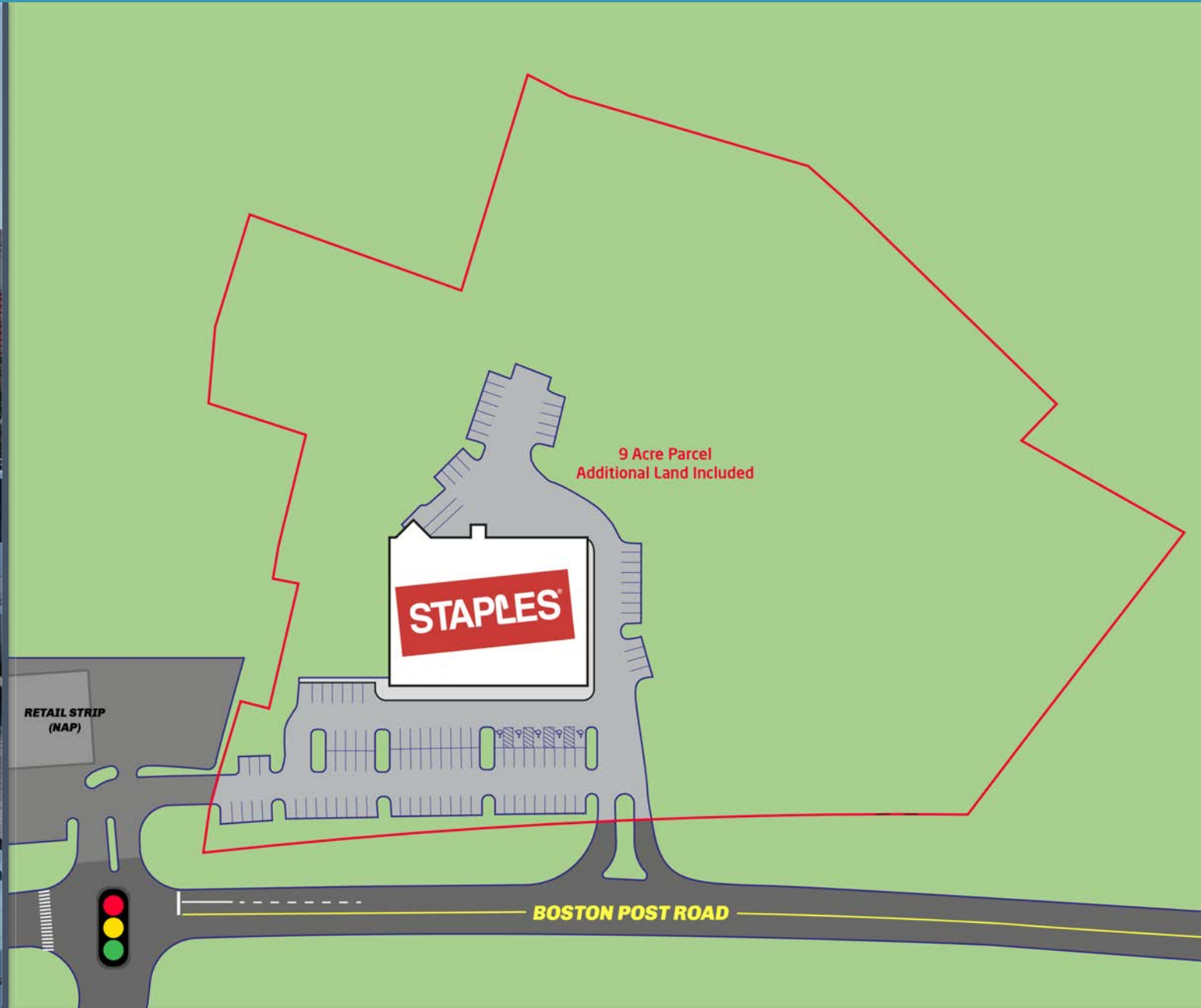
Staples helps the world work better with work solutions that deliver industry-leading products, services and expertise across office supplies, facilities, breakroom, furniture, technology, promotional products, and print & marketing services. The company supports businesses of all sizes from solo entrepreneurs to the Fortune 100 and everything in between. We meet customers where they are with everyday low prices across multiple channels, including direct sales, eCommerce, mobile, AI-powered “conversational commerce” and retail. Headquartered near Boston, MA, Staples operates in North America.

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
401-263-5706
ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786



***Actual Location**

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

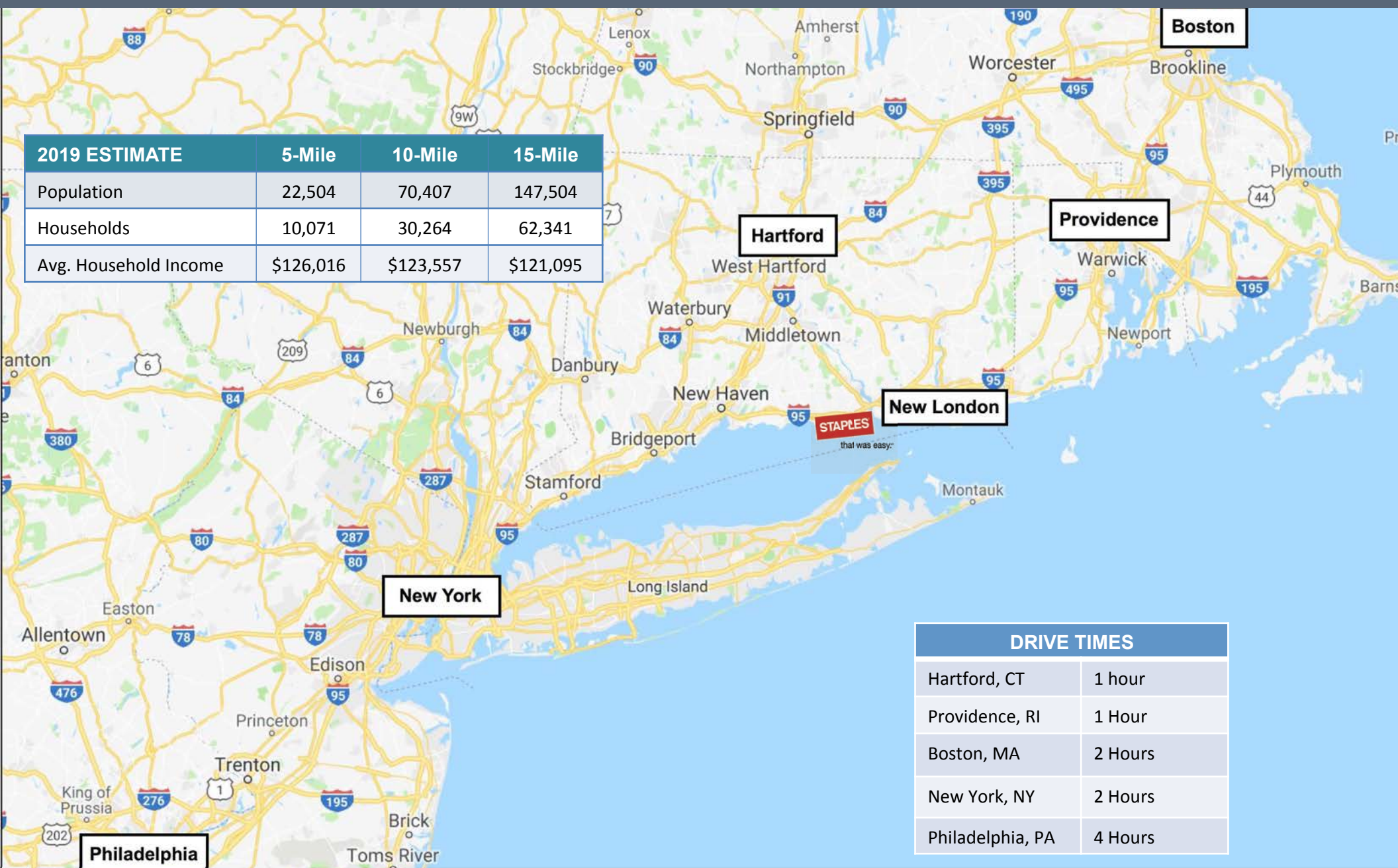
Richard Wasserman
 REB.0791786



Listed in Conjunction with Connecticut Broker:

Richard Wasserman
REB.0791786

2019 ESTIMATE	5-Mile	10-Mile	15-Mile
Population	22,504	70,407	147,504
Households	10,071	30,264	62,341
Avg. Household Income	\$126,016	\$123,557	\$121,095



DRIVE TIMES	
Hartford, CT	1 hour
Providence, RI	1 Hour
Boston, MA	2 Hours
New York, NY	2 Hours
Philadelphia, PA	4 Hours

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
 Eric Wasserman
 401-263-5706
 ewasserman@acropolisca.com

Listed in Conjunction with Connecticut Broker:

Richard Wasserman
 REB.0791786