



402 EAST HIGH STREET  
CARLISLE, PA 17013



# CONFIDENTIALITY AGREEMENT

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect 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, PCBs or asbestos, the compliance with local, 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 offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# NET LEASED DISCLAIMER

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. 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 properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

# INVESTMENT HIGHLIGHTS

## CORPORATE (NASDAQ: DNKN) NNN LEASE WITH 8 YEARS REMAINING ON TERM




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\* The Original 20 Year Lease Includes an Increase in 2022 as well as Two, 5-Year Options to Extend at the End of the Term

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\* 2007 Construction / 2,300 Square Feet with Drive-Thru on A Large 43,124 Square Foot Lot with Frontage on East Front Street seeing 16,000+ Vehicles Per Day

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\* Strong Performing Store - Based on 2018 Sales this Site has A 7.1% Rent to Sales Ratio

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\* Property is Located on the Streets Go-To Work Traffic Side, Benefiting Morning Coffee and Food Buyers

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\* Within Walking Distance of The Residences at Seven Gables A 166-Unit Apartment Complex and Dawn Ridge Townhomes A 56-Unit Townhome Complex

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\* Four High Traffic Retail Centers Surrounding the Subject Property: Carlisle Commons - Anchored by Walmart, Carlisle Marketplace - Anchored by Giant Foods, The Point at Carlisle Plaza - Anchored by Lowes, Carlisle Crossing - Anchored by Target, and South of the Site a Large Home Depot Anchored Shopping Center

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\* Less than 1-Mile from Site: Dickinson College (2,420 Undergraduates) & United States War College (800 Students)

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\* Within 5-Miles of Subject Property: Carlisle High School (627 Students), Wilson Middle School (567-Students), Lamberton Middle School (557-Students), and Bellaire Elementary School (408-Students)

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\* Within a 1-Mile Radius, 2018 Population Estimate Exceeds 13,000+ and Average Income Estimate is \$63,000+



Dunkin'® is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to the name, Dunkin'® offers 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.

**FOUNDED**

In 1950, Bill Rosenberg opened the first Dunkin'® shop in Quincy, MA. Just five years later, a franchise legacy was born.

**HEADQUARTERS**

Dunkin'® serves fresh-brewed excitement across the globe, but haven't moved too far from its Quincy, MA roots. Find Dunkin'® today:

Dunkin' Brands  
130 Royall Street  
Canton, MA 02021  
781-737-3000

**LOCATIONS**

Dunkin'® has more than 11,300 Dunkin'® restaurants worldwide – that's over 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries!

**PARENT COMPANY**

Dunkin'® is a subsidiary of Dunkin' Brands, Inc. For more information, visit <http://www.dunkinbrands.com>





## FINANCIAL SUMMARY

Price:	\$1,700,000
CAP Rate:	5.00%
Gross Leasable Area (GLA)	2,300 SF
Lot Size:	43,124 SF
Year Built:	2007
Ownership:	Fee Simple

## LEASE SUMMARY

Tenant Trade Name:	DB Real Estate Assets I LLC
Ownership:	Private
Tenant:	Dunkin' Donuts
Lease Guarantor:	Corporate
Lease Type:	Triple-Net
Roof & Structure:	Landlord Responsible
Original Lease Term:	20 Years
Commencement Date:	November 19, 2007
Expiration Date:	November 30, 2027
Term Remaining on Lease:	8 Years
Increases:	Year 2022 - \$95,000
Options to Renew:	Two, 5-Year Options

## ANNUALIZED OPERATING DATA

Rent	Annual Rent	Monthly Rent
Dec 1, 2017 - Nov 30, 2022	\$85,000	\$7,083.33
Dec 1, 2022 - Nov 30, 2027	\$95,000	\$7,916.67
Dec 1, 2027 - Nov 30, 2032	\$105,000	\$8,750.00
Dec 1, 2032 - Nov 30, 2037	\$115,000	\$9,583.33



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OFFERING PRICE

**\$1,700,000**



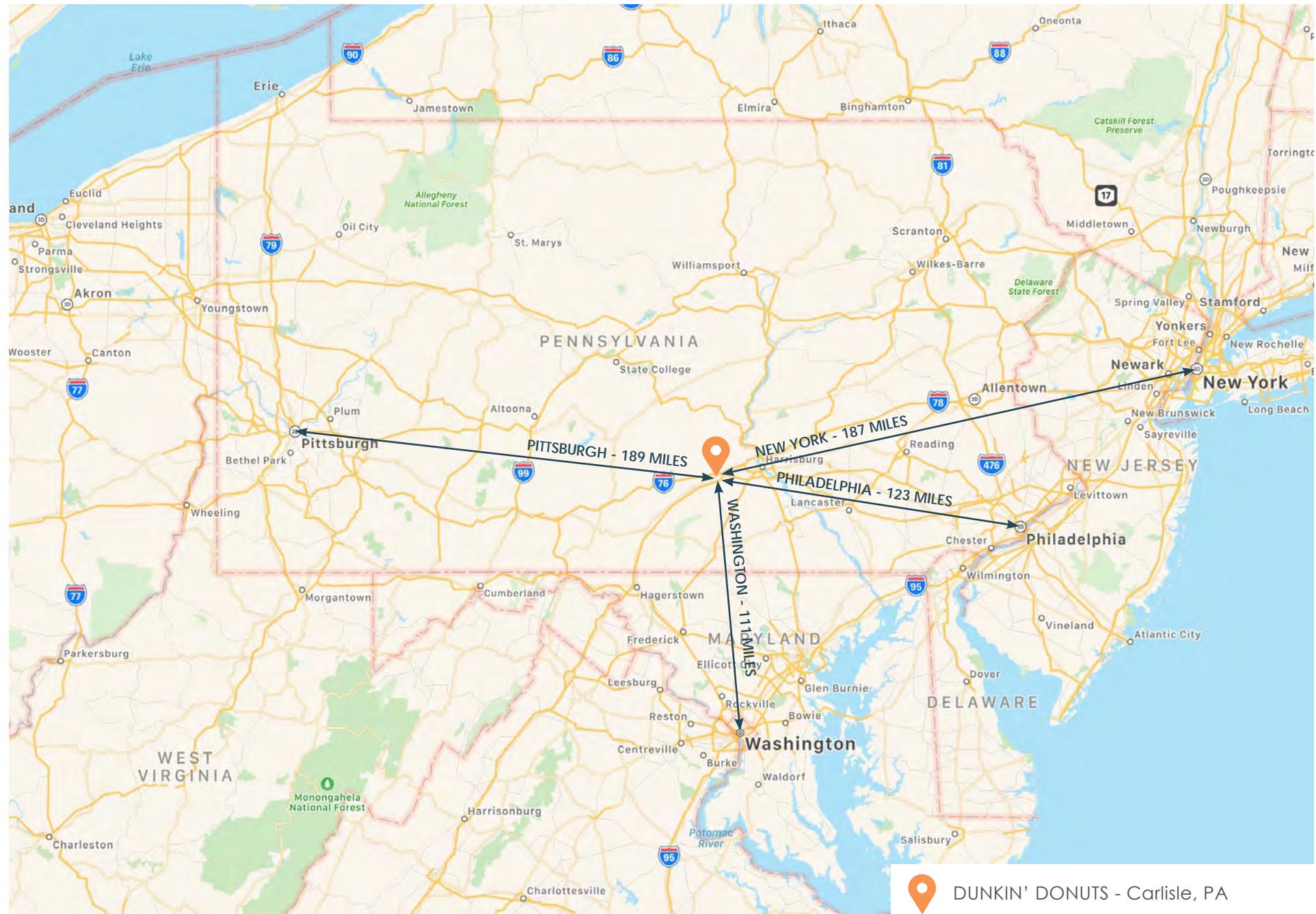
CAP RATE

**5.00%**



NET OPERATING INCOME

**\$85,000**





## CARLISLE, PENNSYLVANIA

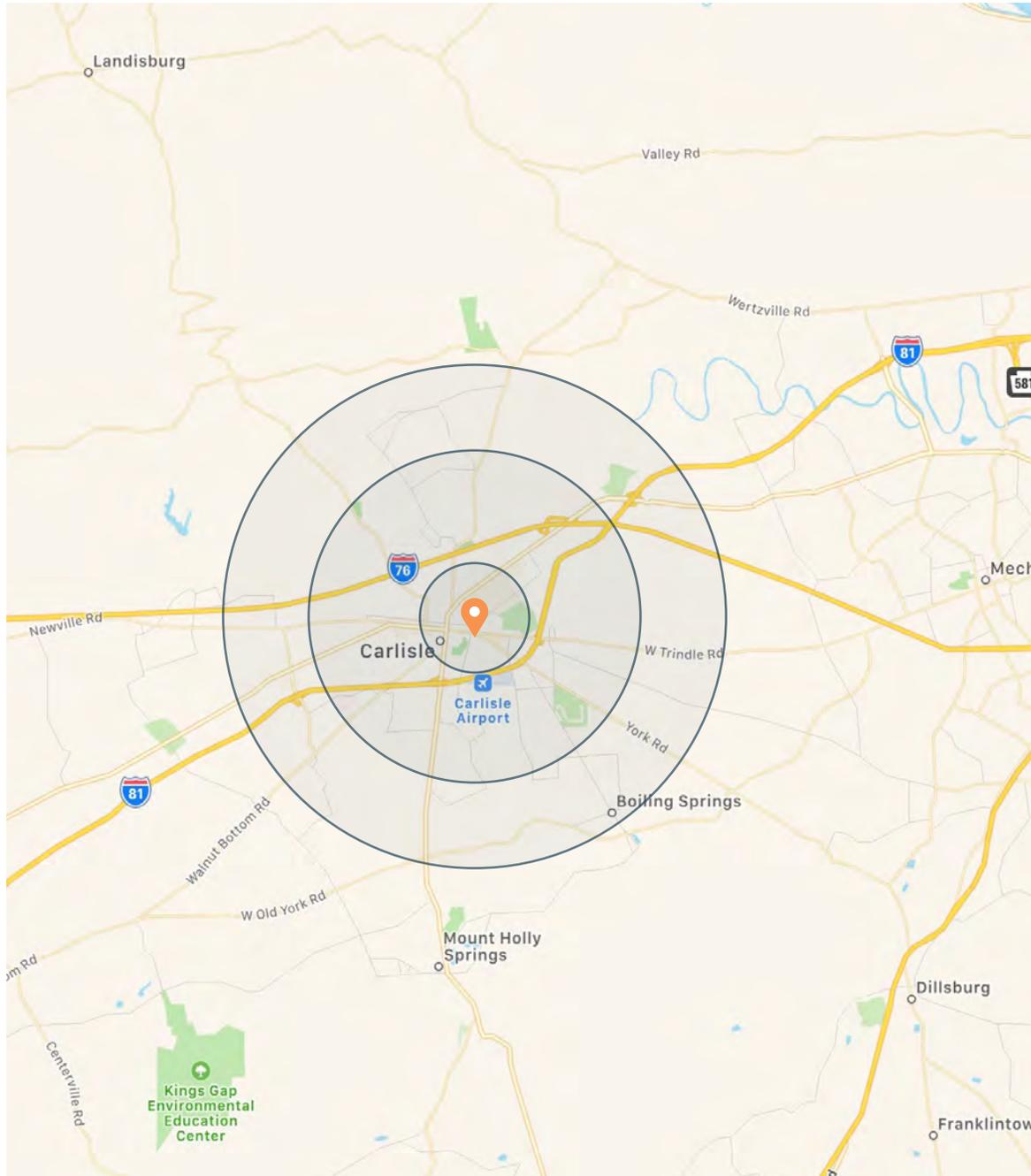
Founded in 1751, Carlisle Borough is one of Pennsylvania's most treasured historic communities. Located in picturesque south-central Pennsylvania, Carlisle's history is rich, ideals are plentiful, and diversity abundant.

Strolling through historic downtown, one is greeted by unique architecture, quaint shops, and overall serenity. Carlisle's tree-lined streets invite residents and visitors alike to walk the same paths as those walked by the Commander of the Continental Army and President of the United States, George Washington; Declaration of Independence signer, James Wilson; Olympic medalist, Jim Thorpe; Battle of Monmouth heroine, "Molly Pitcher"; and the list goes on and on!

With a reputation as a growing and viable community, historic Carlisle continues to meet the ever-evolving economic needs of its citizens. Success is evident on every street corner; from small businesses to large corporations, Carlisle is embracing the world of tomorrow. The combination of small and large retail businesses, along with the addition of technology-based firms, and strong service industries, the community has reinvented itself.

Civic pride appears throughout Carlisle's well-maintained community. Restored homes, manicured lawns, and flower boxes reflect the pride of homeownership where peoples of all economic backgrounds have achieved the "American Dream" through affordable housing and high employment standards. Citizens continually volunteer and support local programs involving the elderly, youth and disenfranchised revealing the moral fiber of this great town.





	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Projection	13,082	36,698	53,256
2018 Estimate	13,090	35,674	51,371
2010 Census	12,552	33,465	48,040
2000 Census	12,614	31,813	43,981
<b>INCOME</b>			
Average	\$63,174	\$80,586	\$86,731
Median	\$42,695	\$61,296	\$66,766
Per Capita	\$27,758	\$34,095	\$35,669
<b>HOUSEHOLDS</b>			
2023 Projection	5,520	15,219	21,617
2018 Estimate	5,488	14,641	20,659
2010 Census	5,255	13,695	19,274
2000 Census	5,333	12,924	17,574



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**EXCLUSIVELY LISTED BY:**

**PETER DELTONDO**

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**BROKER OF RECORD:**

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