



SANTANDER BANK

1985 Lakeview Ave • Dracut, MA 01826

Marcus & Millichap

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SANTANDER BANK
Dracut, MA
ACT ID ZAA0560176

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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.

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FINANCIAL ANALYSIS



Offering**Asking Price** \$1,383,333**Cap Rate** 6.00%**Net Operating Income** \$83,000**Property Specifications****Property Address** 1985 Lakeview Avenue, Dracut, MA 01826**Rentable Area** 3,366 SF**Land Area** 0.87 Acres**Year Built** 1970**Credit** A-**Guaranty** Corporate**Lease Type** NNN**Landlord Responsibilities** Roof**Increases** 10% increase at beginning of first option; 5% increase at beginning of last four options**Options** Five 5-Year Options**Rent Commencement** 6/30/2000**Lease Expiration** 9/30/2025

Lease Term						Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Santander Bank	3,366	6/30/2000	9/30/2025	10/1/2019	-	\$6,917	\$83,000	5 (5-Year); 10% Inc. at Beg. of 1 st Option and 5% Inc. for last 4 Opt.

NNN Lease | Corporate Guaranteed | Rental Increases Each Option Period

- The Lease is corporate guaranteed by Santander Bank with a S&P credit rating of A-
- 20-year lease with recently exercised six-year extension
- Five 5-year options with a 10% increase at beginning of first period and 5% increases at the beginning of the last four options
- Tenant pays for taxes, insurance, CAM, utilities, roof & structure
- Tenant has one time option to replace the roof; Landlord pays 60% of replacement cost and tenant pays 40%

Central Location | Strong Demographics | National Retailers in Surrounding Market

- Centrally located on Lakeview Avenue, which boasts nearly 25,000 vehicles daily
- 20+ years at location
- 170,018 residents in 5-mile radius
- \$88,149 average household income
- Retailers in the area include CVS Pharmacy, Dunkin Donuts, Lakeshore Realty, The UPS Store, Subway, Speedway, Enterprise Rent A Car, Palace Pizza, Owen and Ollies Restaurant, Top Donut, O'Hara's Tavern, and more

INVESTMENT OVERVIEW



Santander Bank

santanderbank.com

Santander US is a diversified financial business with 17,500 employees serving 5.2 million customers and with \$144.8 billion assets. Santander's purpose is to help people and businesses prosper. In the U.S., Santander does this through Santander Bank, N.A., its fully-owned retail and commercial bank in the northeast, and Santander Consumer USA Holdings Inc. (SC, NYSE: SC), its approximately 59%-owned full-service, technology driven consumer finance company focused on vehicle finance based in Dallas, Texas. Santander Bank and Santander Consumer USA are subsidiaries of Santander Holdings USA, Inc. a fully-owned subsidiary of Banco Santander, S.A. (NYSE:SAN).

Our aim is to be the bank of choice in each of our markets and to enhance our position as a national leader in auto finance. Integrity, customer commitment, people, teamwork, ownership and innovation are the behaviors to which our teams aspire to achieve that goal.

Santander has 125 million customers and 188,000 employees, with operations in 10 core developed and emerging markets in Europe and North and South America.



COMPANY TYPE
Subsidiary

PARENT
Santander Group

OF BRANCHES
650+

2018 REVENUE
\$80.8 B

2018 ASSETS
\$144.8 B

STOCK TICKER
SAN

CREDIT RATING
S&P: A-



Location

Located in Dracut,
Massachusetts



Access

Lakeview Avenue
1 Access Point



Parking

There are approximately
22 parking spaces on the
owned parcel



Parcel

Acres: 0.87

Square Feet: 37,900



Year Built

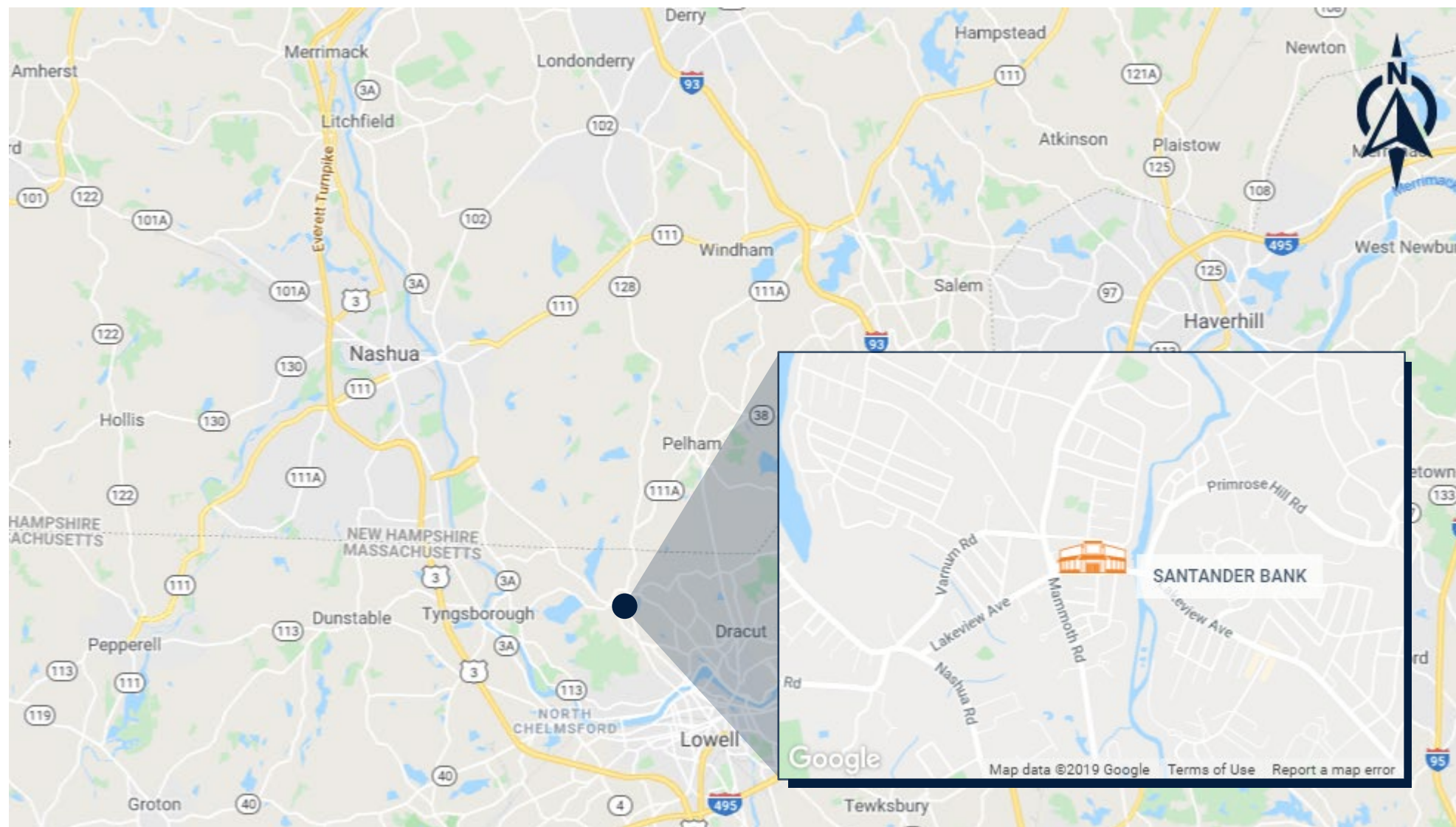
1970



Zoning

B3:
General Business

1985 Lakeview Ave, Dracut, MA 01826







MARKET OVERVIEW



BOSTON OVERVIEW

Steeped in history, the Boston metro spans 4,128 square miles across Essex, Middlesex, Norfolk, Plymouth and Suffolk counties in Massachusetts, and Rockingham and Strafford counties in southeastern New Hampshire. The region is home to approximately 4.8 million individuals and accounts for nearly 71 percent of all Massachusetts' residents. Boston is the most populous city in the metro with roughly 680,000 citizens. It is located along the Atlantic seaboard and fronts Boston Harbor. The harbor is a natural estuary of Massachusetts Bay and home to the Port of Boston. The metro also has a well-developed distribution infrastructure by road, rail and air, and it provides the only full-service cargo terminal in the region, servicing many of the world's top container lines.

METRO HIGHLIGHTS



HIGHLY EDUCATED AND SKILLED WORKFORCE

Boston offers one of the world's largest concentrations of colleges and universities and boasts a well-educated workforce.



LEADING LIFE-SCIENCES CLUSTER

A deep talent pool and world-renowned research and health institutions support the metro's highly ranked life-sciences sector and attract companies.



GLOBAL FINANCIAL CENTER

Boston is regarded as one of the top 10 financial centers in the world, with many bank and insurance, wealth management and venture capital firms.

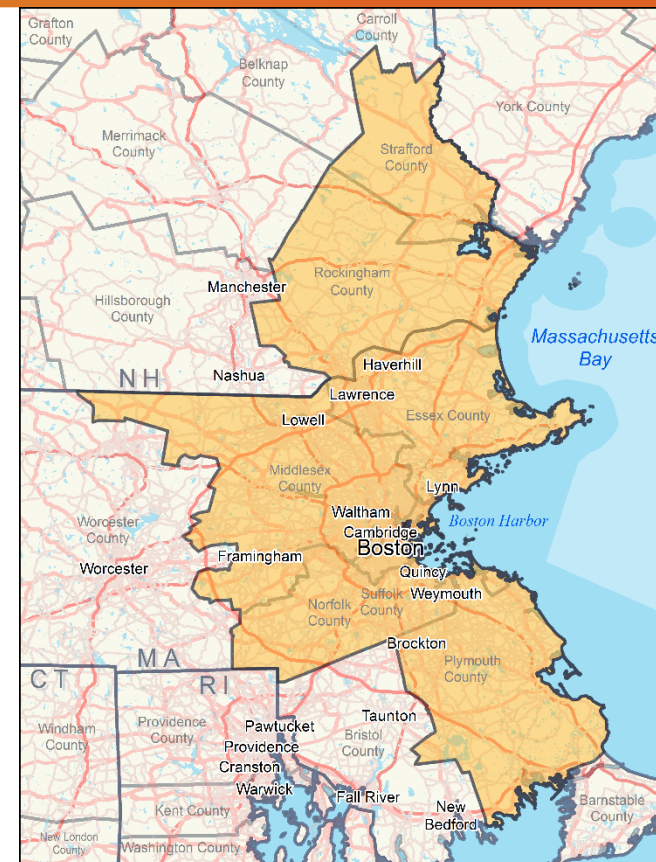


ECONOMY

- Boston has transitioned from a manufacturing hub to one of the top innovation, healthcare and education centers of the world.
- Numerous Fortune 500 companies are headquartered in Boston, including a handful of financial-sector mainstays. Boston also has sizable high-tech/defense, biotech and pharmaceutical firms, including Raytheon, Biogen, TJX and Boston Scientific.
- The metro is home to a thriving startup ecosystem, with medical research at world-renowned institutions such as Harvard and MIT at its core.

MAJOR AREA EMPLOYERS

Brigham & Women's Hospital
Harvard University
Massachusetts General Hospital
Boston University School of Medicine
Boston University
Boston Children's Hospital
State Street Corp.
John Hancock Life Insurance Co.
Fidelity
Liberty Mutual Group Inc.



SHARE OF 2018 TOTAL EMPLOYMENT

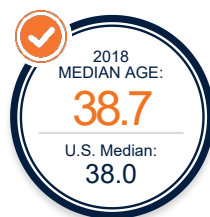




DEMOGRAPHICS

- The metro is expected to add nearly 98,000 people through 2023, resulting in the formation of almost 61,000 households and creating demand for housing.
- A median home price well above the U.S. level has produced a homeownership rate of 60 percent, placing it below the national rate of 64 percent.
- Roughly 45 percent of residents age 25 and older have a bachelor's degree; of those residents, 20 percent have also earned a graduate or professional degree.

2018 Population by Age



QUALITY OF LIFE

Boston is often regarded as the unofficial capital of New England due to its sizable economy, rich history and broad array of cultural offerings. The city is among the oldest in the United States and provided the backdrop for several key events in the American Revolution. Visitors to Boston can explore the 2.5-mile Freedom Trail, which leads to 16 significant sites, including Boston Common, the oldest public park in the nation; Paul Revere's home; multiple churches; meeting houses; monuments; and the USS Constitution, which is permanently berthed in Charlestown Navy Yard. Residents and visitors can also enjoy an array of cultural offerings. The list of museums in Boston includes the Museum of Fine Arts and the Museum of Science.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



Northeastern

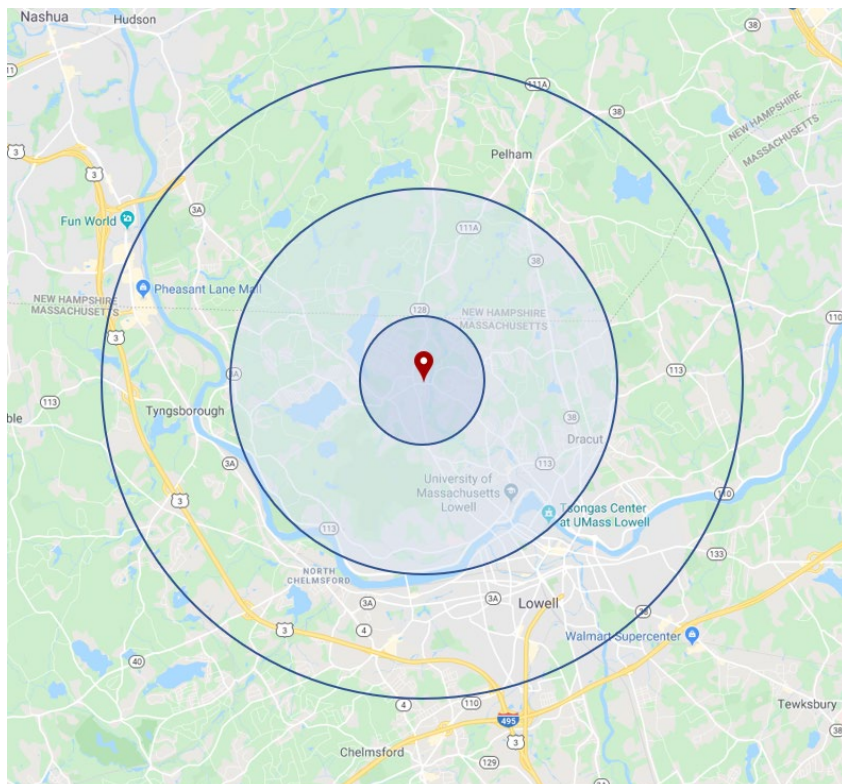


ARTS & ENTERTAINMENT

JOHN F. KENNEDY
PRESIDENTIAL LIBRARY AND MUSEUM

Symphony Hall





	1 Mile	3 Mile	5 Mile
2018 Estimated Population	8,847	62,248	170,018
2023 Projected Population	8,811	62,757	172,305
Projected Annual Growth 2018 to 2023	-0.08%	0.16%	0.27%
2018 Estimated Households	3,312	22,413	62,128
2023 Projected Households	3,352	22,960	64,049
Projected Annual Growth 2018 to 2023	0.24%	0.49%	0.62%
2018 Estimated Average Household Income	\$94,589	\$89,835	\$88,149
2018 Estimated Median Household Income	\$78,638	\$67,114	\$64,938
2018 Estimated Per Capita Income	\$35,414	\$32,979	\$32,551



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