

OFFERING MEMORANDUM

Burlington Coat Factory | Trophy Boca Raton Location
\$113,000 Household Income

Burlington

WATCH VIDEO TOUR



ACTUAL PHOTO

20851 STATE ROAD 7, BOCA RATON, FL 33428

Marcus & Millichap

INVESTMENT OVERVIEW

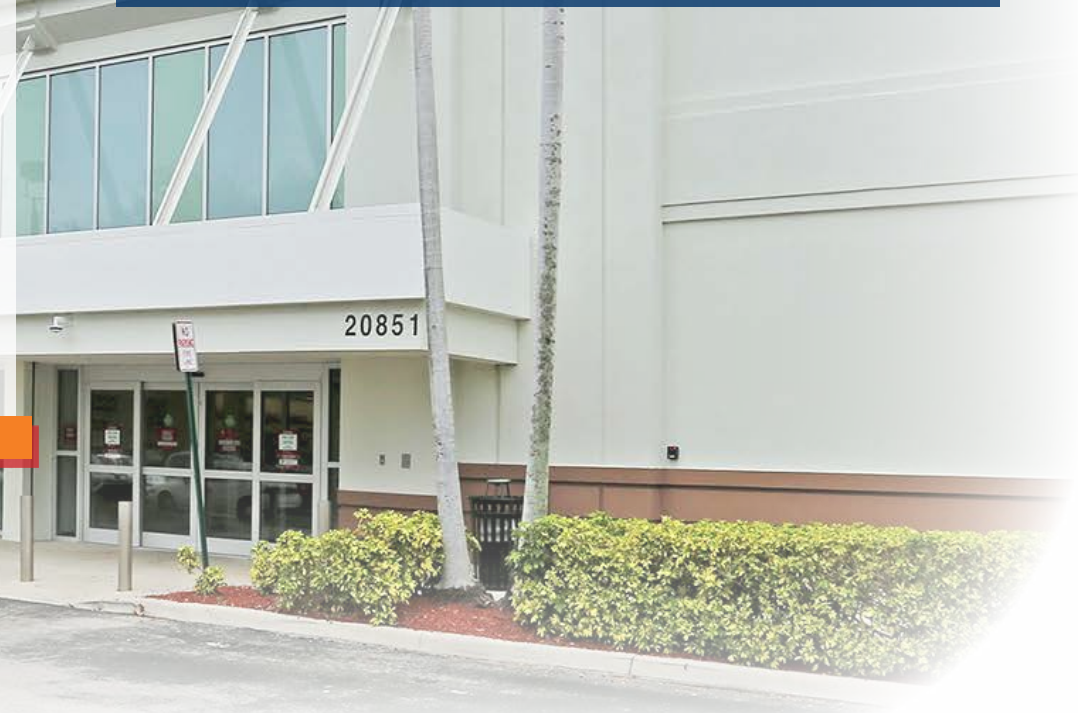
Marcus & Millichap is pleased to present for sale this net leased Burlington Coat Factory in Boca Raton, Florida. Burlington has approximately eight years remaining on the base term of the lease with four, 5 year, options. Situated on a large 2.56 acre lot, this 42,602 square foot retail building is located on a major lighted intersection which sees over 85,000 cars daily. The local market is quite affluent with average household income exceeding \$113,000 in a five mile radius. Retailers sharing the intersection include, PetSmart, Publix, LA Fitness, Best Buy, Walgreens, Stein Mart, Bank of America, Chase Bank, McDonald's, Panera Bread, IHOP, Regal Shadowood Movie Theaters, and many others.

This Burlington Coat Factory represents an easy to manage, single tenant asset. The tenant reimburses landlord for real estate taxes, insurance, and all common area maintenance fees except roof and structure and management fees. This property and the two attached neighbors are managed by the same company, which handles all maintenance, repairs, and contract items. Each property pays their pro rata share of the overall expenses, which Burlington covers. The management company charges a small fee, of which this property is responsible for 39.17% (pro rata share). This property's share of the management fee for 2019 came to around \$4,200, which is not reimbursed by the tenant.

Because the management and maintenance burdens are already handled by an experienced, professional party, this property has virtually zero management.

INVESTMENT HIGHLIGHTS

- Rare Trophy Location Burlington Coat Factory in Boca Raton, Florida
- Below Market Rents in a High Barrier To Entry Retail Market
- Dense and Affluent Demographics: More than 207,000 people in the market area with average household income exceeding \$113,000 Per Year
- Professional Management Already in Place – Plug and Play
- 21 Year Roof Warranty Runs until 2031
- Florida is a No Income Tax State
- Nearby retailers include Publix, Verizon, The Home Depot, Walgreens, Sprint, Target and many others



THE OFFERING

Burlington
20851 STATE ROAD 7,
BOCA RATON, FLORIDA 33428

Burlington

PROPERTY DETAILS

Lot Size	111,514 SF (2.56 Acres)
Rentable Square Feet	42,602 SF
Price/SF	\$249.98
Year Built	2005

FINANCIAL OVERVIEW

List Price	\$10,650,000
Down Payment	100% / \$10,650,000
Cap Rate	6.25%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
11/03/2017 - 02/28/2023 (Current)	\$56,802	\$681,624
03/01/2023 - 02/29/2028	\$57,689.54	\$692,274.5
03/01/2028 - 02/28/2033 (Option 1)	\$58,577.08	\$702,925
03/01/2033 - 02/28/2038 (Option 2)	\$59,464.62	\$713,575.5
03/01/2038 - 02/28/2043 (Option 3)	\$60,352.17	\$724,226
03/01/2043 - 02/28/2048 (Option 4)	\$61,239.71	\$734,876.5
Base Rent (\$15.99 /SF)		\$681,624
Net Operating Income		\$665,230.89
TOTAL ANNUAL RETURN	CAP 6.25%	\$665,231

Rental Income	\$681,624.00
Reimbursements	\$174,282.92
Total Income	\$855,906.92

OPEX

RET	\$93,066.23
INS	\$46,044.00
CAM	\$39,265.80
Association Fee	\$4,000.00
G&A	\$2,300.00
Repairs&Maintenance	\$4,500.00
Roof/HVAC/Reserves	\$1,500.00
Total OpEx	\$190,676.03
NOI	\$665,230.89

FINANCE QUOTE

PERMANENT FINANCING

Lender	BANK	CMBS
Purchase Price	\$10,650,000	\$10,650,000
LTC / LTV (up to)	70%	60%
Loan Amount	\$7,455,000	\$6,390,000
Cash Down	\$3,195,000	\$4,260,000
Term	10 Years	10 Years
Today's Rate (2/13)	3.85%	4.03%
Interest Only	N/A	10 Years Interest Only
Amortization	25 Years	N/A
Guaranty	Recourse	Non-Recourse
Prepayment Penalty	No Prepayment Penalty	Yield Maintenance
Loan Assumable	No	Yes
Net Operating Income Per OM	\$665,231	\$665,231
Debt Service	\$464,825	\$257,517
Cash Flow After Debt	\$200,406	\$407,714
Cash on Cash Return	6.3%	9.6%
Debt Service Amortization	\$464,825	N/A
Cash Flow After Debt	\$200,406	N/A
DSCR	1.43x	N/A
Estimated Closing Costs:		
Lender Legal	\$5,000	\$25,000
Third Party Reports	\$7,500	\$15,000
Lender Origination Fee	0.50%	None
Closing Time	45 Days	45 Days

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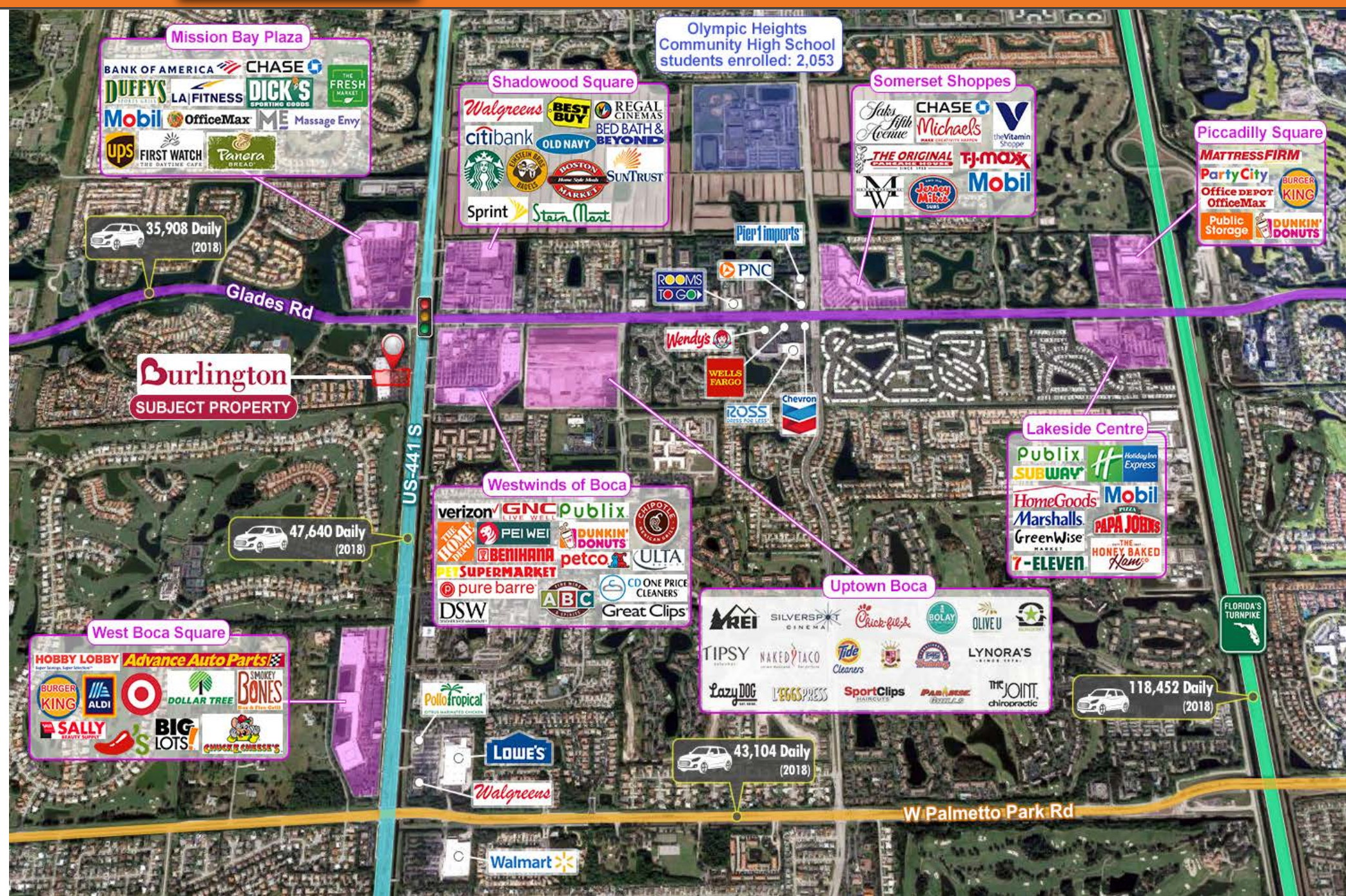
LEASE ABSTRACT

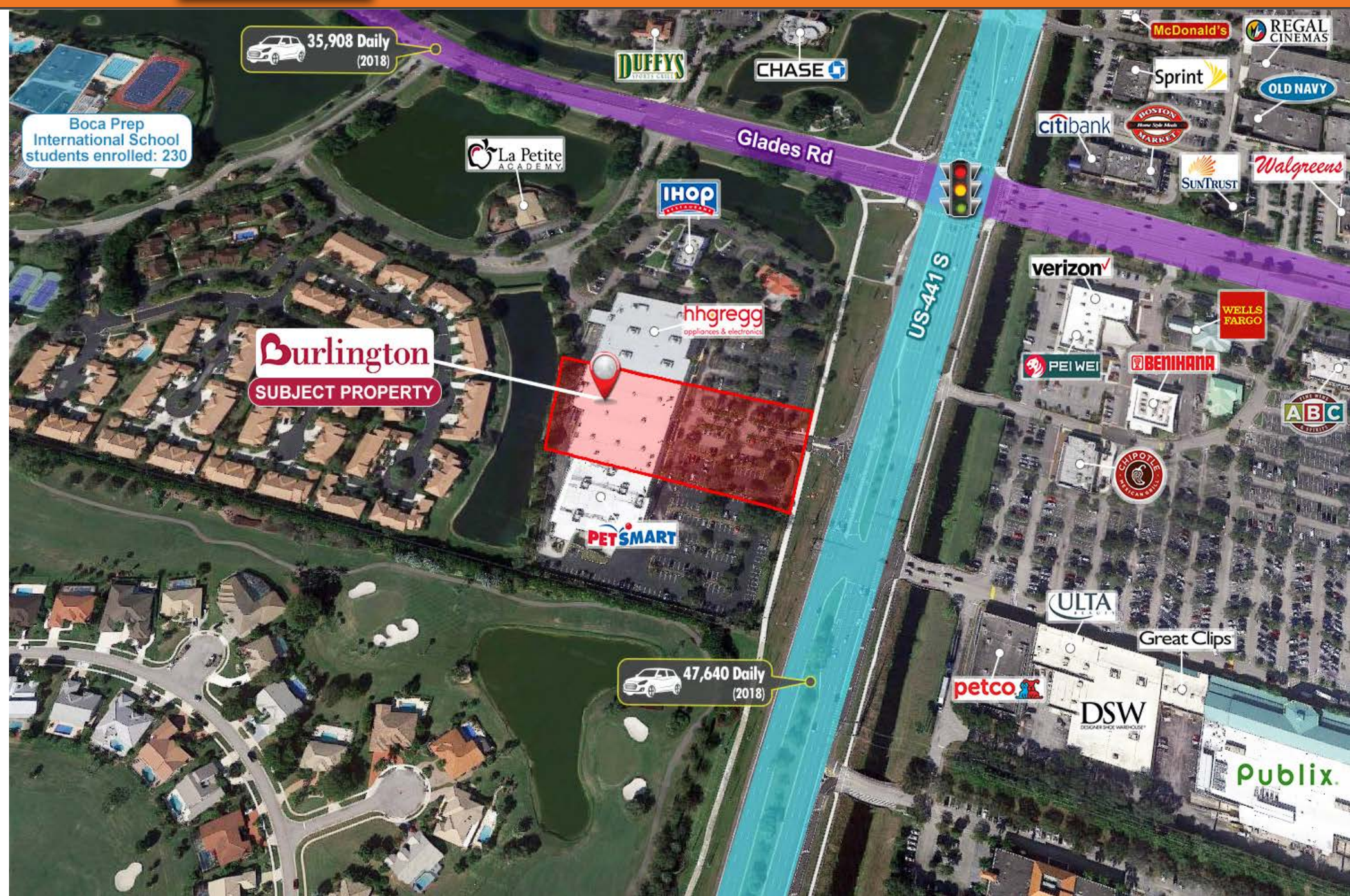
Tenant Trade Name	Burlington Coat Factory
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Term	10 Years
Lease Commencement Date	11/03/2017
Rent Commencement Date	11/03/2017
Expiration Date	02/29/2028
Increases	\$0.25/SF every 5 Years on Lease Term and Option Periods
Options	Four Five-Year Options
Term Remaining on Lease	8 Years
Property Type	Net Leased Department Store
Landlord Responsibility	Roof, Structure, Management (+/- \$4,200 /Yr)
Tenant Responsibility	All other items
Right of First Refusal	N/A

About **Burlington**

Burlington Stores began in 1972 as a family run business, with one store in Burlington, New Jersey. In those early days, serving the customer was about delivering a broad selection of off-price coats and outerwear. Our name was Burlington Coat Factory, and it was an immediate success. We started opening more stores across the U.S. and expanded our product assortment to include ladies' sportswear, men's active wear, and children's apparel, staying true to our off-price model. In the ensuing four decades, our product selection has grown to include baby, home, beauty and our name changed to Burlington Stores to reflect the breadth of our product offerings.

Name	Burlington Coat Factory
Headquarters	Burlington, New Jersey
Founded	1972
Number of Locations	631 Stores in 45 States
Number of Employees	40,000 (2018)
Website	www.burlington.com

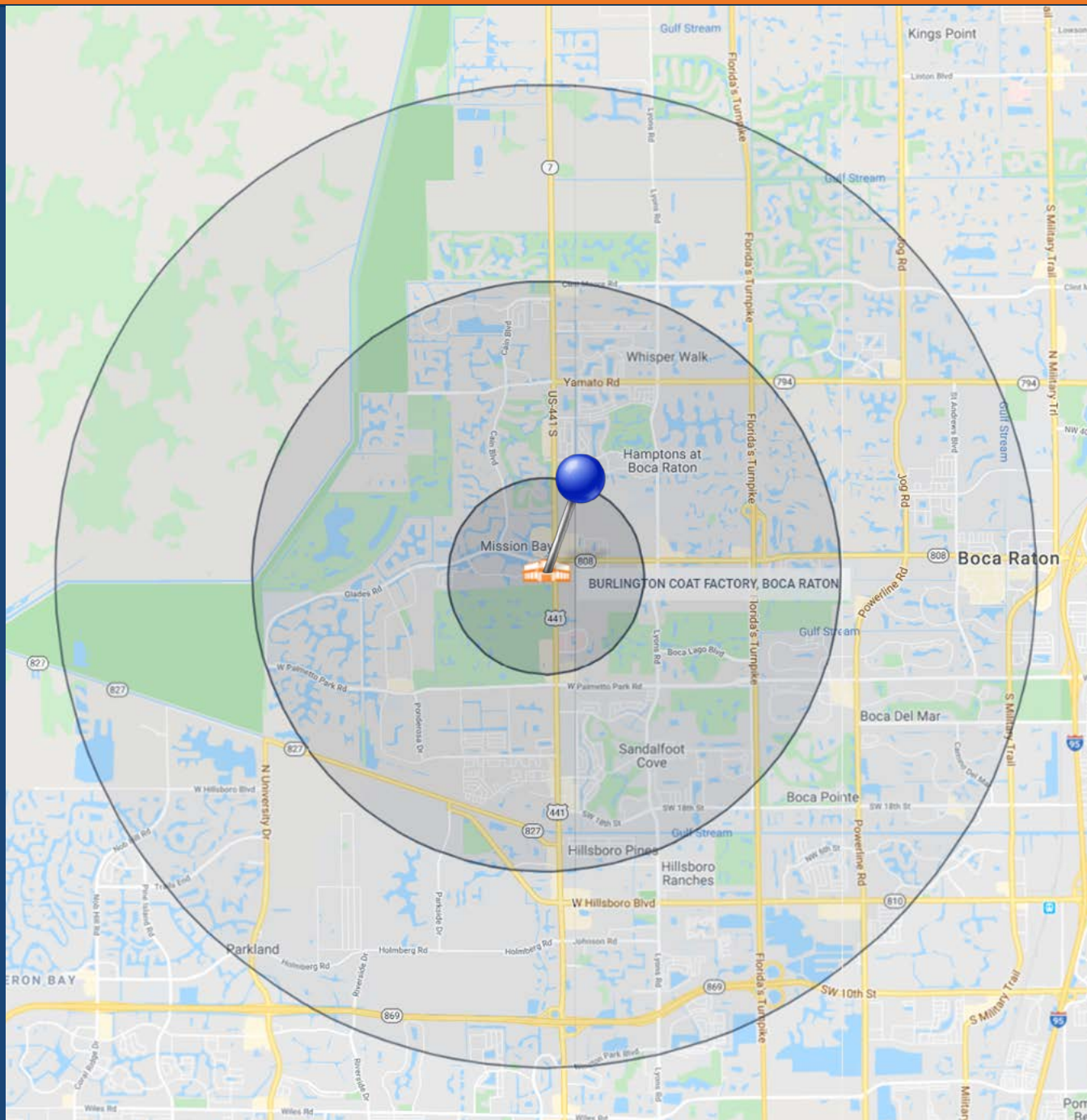








	1 Miles	3 Miles	5 Miles
POPULATION			
2023 Projection	9,352	97,771	207,547
2018 Estimate	9,238	96,494	200,004
2010 Census	8,486	90,299	183,870
2000 Census	7,393	89,653	171,658
INCOME			
Average	\$102,648	\$95,446	\$113,222
Median	\$75,320	\$66,122	\$73,065
Per Capita	\$41,300	\$38,950	\$46,860
HOUSEHOLDS			
2023 Projection	3,767	40,137	86,197
2018 Estimate	3,679	39,273	82,545
2010 Census	3,356	36,669	75,896
2000 Census	3,023	36,960	71,537
HOUSING			
2018	\$310,895	\$237,498	\$281,031
EMPLOYMENT			
2018 Daytime Population	11,862	77,473	168,629
2018 Unemployment	3.24%	3.25%	3.02%
2018 Median Time Traveled	26	27	27
RACE & ETHNICITY			
White	86.25%	83.59%	83.43%
Native American	0.06%	0.02%	0.03%
African American	5.83%	6.49%	7.04%
Asian/Pacific Islander	3.33%	4.01%	3.98%



GEOGRAPHY: 5 MILE



POPULATION

In 2019, the population in your selected geography is 200,004. The population has changed by 16.51% since 2000. It is estimated that the population in your area will be 207,547.00 five years from now, which represents a change of 3.77% from the current year. The current population is 47.23% male and 52.77% female. The median age of the population in your area is 46.74, compare this to the US average which is 37.95. The population density in your area is 2,550.12 people per square mile.



HOUSEHOLDS

There are currently 82,545 households in your selected geography. The number of households has changed by 15.39% since 2000. It is estimated that the number of households in your area will be 86,197 five years from now, which represents a change of 4.42% from the current year. The average household size in your area is 2.41 persons.



INCOME

In 2019, the median household income for your selected geography is \$73,065, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 23.22% since 2000. It is estimated that the median household income in your area will be \$84,625 five years from now, which represents a change of 15.82% from the current year.

The current year per capita income in your area is \$46,860, compare this to the US average, which is \$32,356. The current year average household income in your area is \$113,222, compare this to the US average which is \$84,609.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 83.43% White, 7.04% Black, 0.03% Native American and 3.98% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 17.62% of the current year population in your selected area. Compare this to the US average of 18.01%.



HOUSING

The median housing value in your area was \$281,031 in 2019, compare this to the US average of \$201,842. In 2000, there were 57,652 owner occupied housing units in your area and there were 13,885 renter occupied housing units in your area. The median rent at the time was \$918.



EMPLOYMENT

In 2019, there are 83,511 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 77.17% of employees are employed in white-collar occupations in this geography, and 23.00% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.02%. In 2000, the average time traveled to work was 27.00 minutes.

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