

OFFERING MEMORANDUM

National Tire & Battery Net Lease | Plymouth, Massachusetts



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EXCLUSIVE REPRESENTATION

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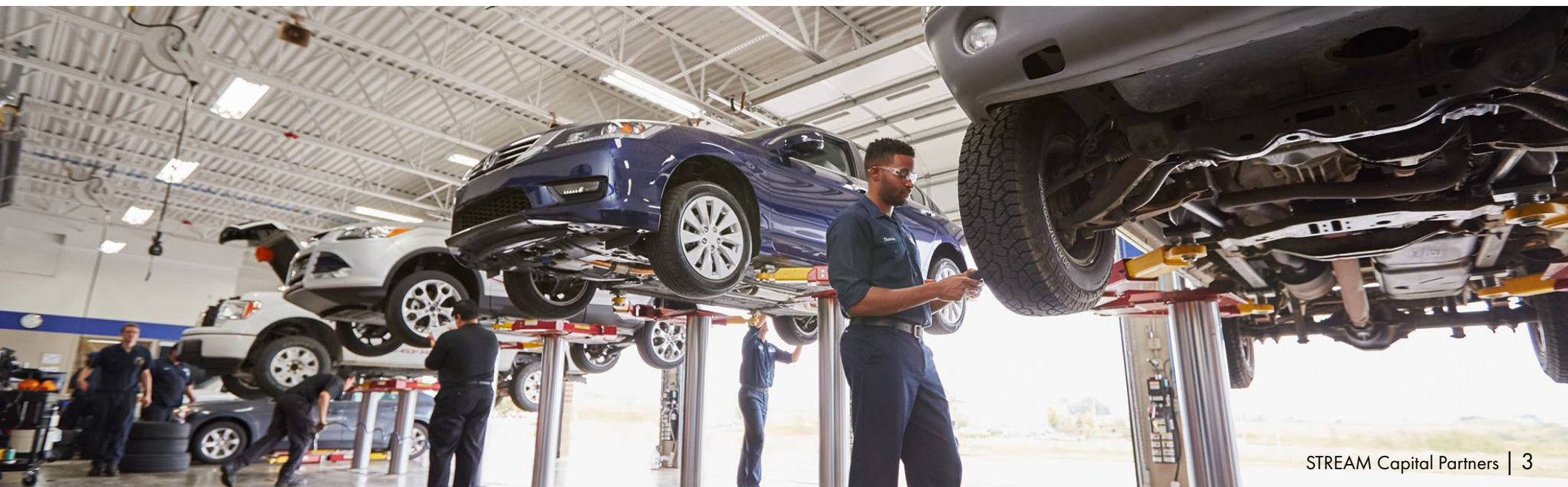
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This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **400 Colony Place Road in Plymouth, Massachusetts 02360**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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TRANSACTION SUMMARY

Purchase Price:	\$4,935,574
Cap Rate:	5.50%
Annual Rent:	\$271,456.56

Lease Specifications

Tenant:	National Tire & Battery
Lease Type:	NNN
Initial Lease Term:	25 years
Remaining Lease Term:	+/- 13 years
Lease Commencement:	April 1, 2008
Lease Expiration:	March 31, 2033
Rent Increases:	2023, 2028*

Options to Renew: Two, 5-year options

*Cumulative CPI increases every 5 years, not to exceed 12%, or be less than prior year

Property Specifications

Location:	400 Colony Place Road Plymouth, MA
Bulding Size:	8,200 SF
Land Size:	1.56 AC
Year Built:	2008

Investment Highlights

Average household incomes in excess of \$123,000 and \$133,000 within 5 and 15 miles respectively

Located near the intersection of Route 3 and Route 44 – the region's primary north-south and east-west highways

Strategically positioned adjacent to car dealerships within the 1 million square foot Colony Place mixed use development



Located in Colony Place- the largest outdoor shopping center in the region



TENANT SUMMARY



National Tire and Battery, "The Company," is an industry leader in car care. The Company retails a wide range of tires and batteries. With a huge range of quality products at the guaranteed lowest price, combined with fast, hassle-free service, National Tire and Battery is a go-to resource for all automobile needs.

The Company offers a wide selection nationally branded tires including Michelin, Goodyear, BF Goodrich, and Pirelli. Additionally, National Tire and Battery offers DieHard batteries and custom wheels including American Racing, TSW, Z Racing, Prime, and Montegi.

- More than 700 auto service centers nationwide
- ASE-Certified technicians
- Quick, dependable service
- Stores are open early and late — 7 days a week
- 30-day ride guarantee
- Free lifetime tire rotation

**The TBC Retail Group[®]
includes NTB[®], Tire Kingdom[®],
Big O Tires[®] and Midas[®]**

**Together, there are more than
3,200 locations in 41 states,
Washington DC, and Canada**



AREA MAP



FUTURE
AUTO DEALER

WAL-MART
SUPERCENTER



Panera
BREAD
MATTRESS FIRM
paper store



SUBJECT PROPERTY
NTB
NATIONAL TIRE & BATTERY

23,000 VPD

BED BATH & BEYOND

AspenDental
verizon



Michaels
THE ARTS AND CRAFTS STORE



Talbots
LOFT



TJ-maxx

LA Z BOY

UNDER CONSTRUCTION:
224-UNIT
55+ COMMUNITY

KAY
JEWELERS
GameStop Bath & Body Works

FUTURE DEVELOPMENT
320- UNIT APARTMENT
COMMUNITY

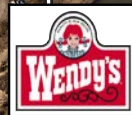
2020 COMPLETION
HOME2
SUITES BY HILTON



Red Robin
GOURMET BURGERS AND MORE
JARED
The Galleria Of Jewelry



COMMERCE WAY



INDUSTRIAL PARK RD



110 Grill

OLD NAVY **DSW** **ULTA**
DESIGNER SHOE WAREHOUSE

AREA MAP



AERIAL PHOTOS



320-Unit Apartment
Community in Permitting

Summer 2020 Completion:
224-Unit 55+ Community

AERIAL PHOTOS



AERIAL PHOTOS



Summer 2020 Completion:
224-Unit 55+ Community



320-Unit Apartment
Community in Permitting

Future
Auto Dealership

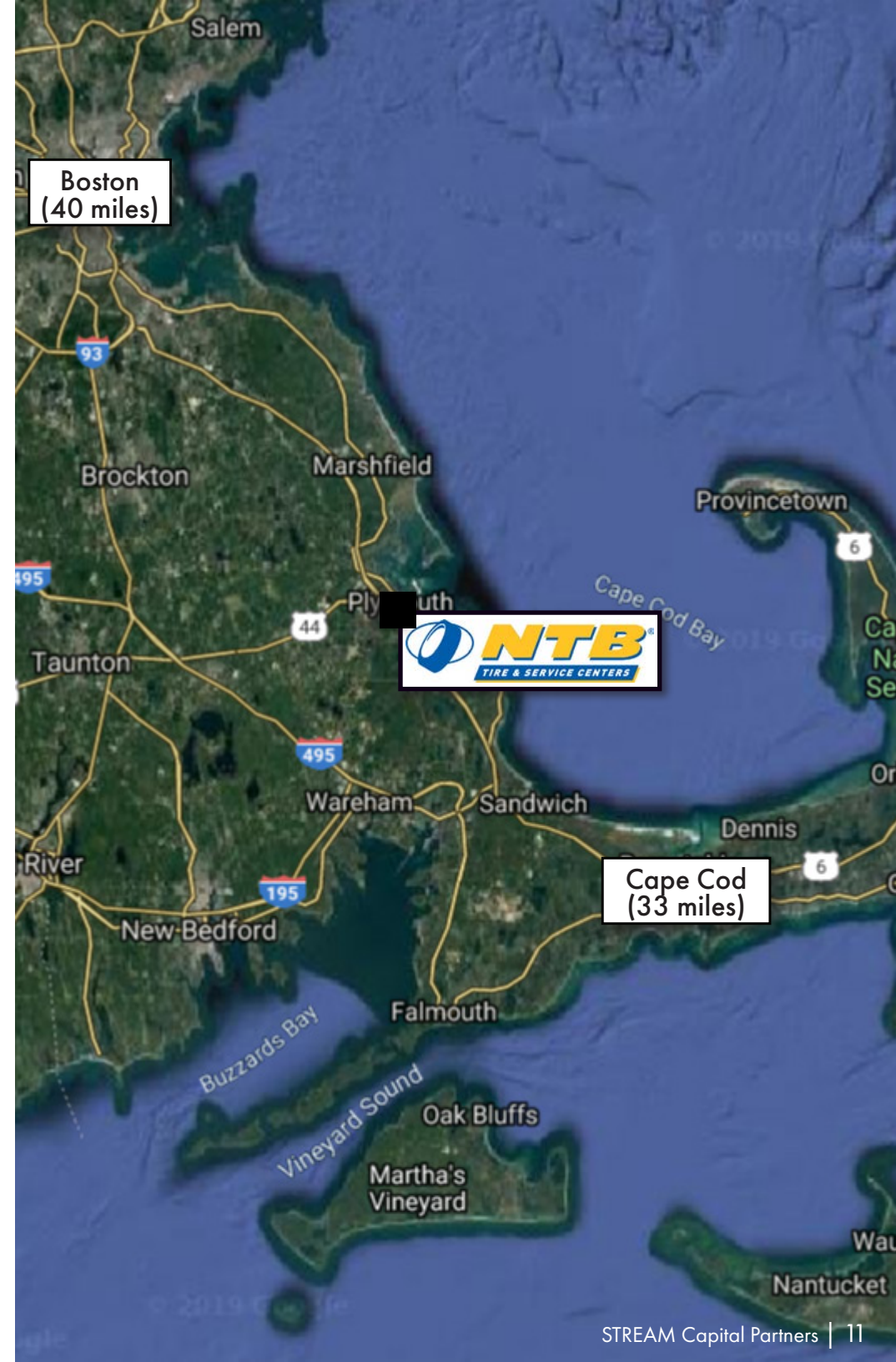


MARKET OVERVIEW

Located between Boston and Cape Cod in an area coined the "South Shore," Plymouth, Massachusetts is famous for being the location of the first Pilgrim settlement in the country. Known as "America's Hometown," Plymouth was the site of the colony founded in 1620 by the Mayflower Pilgrims, where New England was first established.

As the economic and tourism center of the South Shore, this coastal town has a population of over 50,000 people in a five-mile radius and there are over 515,000 people in Plymouth County. The immediate area boasts a high average family income of over \$150,000 and a massive retail market of \$1.3 billion, with motor vehicle spending accounting for \$240 million. In addition, tourism contributes \$300 million to the economy, and it is the fastest-growing residential community in Massachusetts.

Major industries in Plymouth are Healthcare & Social Assistance, Retail and Educational Services which employ 18.6%, 11.8% and 7.7% of residents, respectively. Unemployment is at a modest 3% compared to 3.7% nationally, the median household income is about \$25,000 greater than at the national level, and the job market is growing.





PLYMOUTH

2 MILLION

Average
Annual Visitors

145%

Plymouth's
20-Year Growth

\$300 MILLION

Tourism's
Economic Impact

PLYMOUTH, MASSACHUSETTS DEMOGRAPHICS

POPULATION ESTIMATE

5 MINUTE DRIVE

17,472

10 MINUTE DRIVE

36,239

15 MINUTE DRIVE

71,379

ESTIMATED AVERAGE HOUSEHOLD INCOME

5 MINUTE DRIVE

\$123,199

10 MINUTE DRIVE

\$121,469

15 MINUTE DRIVE

\$133,525



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