



YANKEE
MOTOR
HARLEY-DAVIDSON
CYCLES



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THE PROPERTY





BRISTOL | CONNECTICUT
SINGLE TENANT | NET LEASED

ETHAN COLE
BROKER OF RECORD
LICENSE NO: REB.0791749

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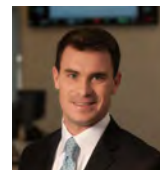
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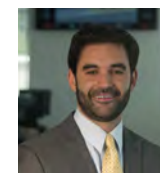
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Horvath & Tremblay is pleased to present the exclusive opportunity to acquire the single-tenant, net-leased Yankee Harley-Davidson property located at 488 Farmington Avenue (Route 6) in Bristol, Connecticut (the "Property"). The Tenant recently executed a new, 5-year lease with the new owners of the dealership and service center. The new 5-year lease term offers a low rental rate per square foot and includes one, 5-year renewal option.

The Property is located at the signalized intersection of Route 6 and Jerome Avenue in Bristol, Connecticut. The 22,424 square foot building and 2.9-acre site offers good visibility and convenient access along a busy retail corridor in Bristol. Bristol is a suburban city of 60,000 residents located 15-miles southwest of Hartford on I-84. Bristol is best known as the home of ESPN, whose headquarters office and studios are located in the Bristol just 3-miles from the Property.

The Property is located along a busy retail corridor that features a nearby Stop & Shop, Walgreens, AutoZone, Monroe Muffler, Firestone, T.J. Maxx, Dollar Tree, Savers, Friendly's, KFC and Dunkin' Donuts. Bristol is located in Hartford County and is part of the Hartford Metropolitan Statistical Area ("Hartford MSA"). As of 2015, the population of the Hartford MSA was 1,483,187 people.

INVESTMENT HIGHLIGHTS

- **LEASE TERM:** New ownership of the Harley-Davidson dealership recently executed a new, 5-year lease through November 2022 that includes one, 5-year renewal option.
- **STRATEGIC LOCATION:** The property is located along a primary retail corridor (Route 6) in Bristol and offers good visibility and easy access at a signalized intersection.
- **WELL ESTABLISHED HARLEY-DAVIDSON LOCATION:** An authorized Harley-Davidson dealership has been located at the Property for over 15 years. Yankee Harley-Davidson is one of only six Harley-Davidson dealerships located throughout the State of Connecticut.
- **MINIMAL MANAGEMENT RESPONSIBILITIES:** The Yankee Harley-Davidson lease is Modified Triple-Net, offering the owner minimal management responsibilities. The tenant is responsible for all CAM, Tax, Insurance and Utilities. The Tenant is also responsible for the first \$25,000 annually for any capital repairs to the roof and structure as well as any mechanical, electrical, plumbing and HVAC repairs.
- **STRONG DEMOGRAPHICS:** Approximately 107,506 people live within a 5-mile radius of the property with an average household income of approximately \$87,240.
- **EXCELLENT TRAFFIC COUNTS:** Approximately 24,500 vehicles pass the site daily on Farmington Road/Route 6.



YANKEE HARLEY-DAVIDSON

488 FARMINGTON AVENUE | BRISTOL, CT 06010



DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
2017 Population	65,484	107,560	357,593
2017 Households	27,297	44,346	141,545



INCOME	3 MILES	5 MILES	10 MILES
Average HH Income	\$81,086	\$87,240	\$92,665
Median HH Income	\$65,194	\$68,853	\$69,992

TRAFFIC
COUNTS

24,500 vpd

Farmington Avenue

(*) PRICING IS BASED ON AN NOI OF \$240,000. SELLER WILL ESCROW FUNDS AT CLOSING FOR ANY REMAINING DIFFERENCE IN RENT THROUGH 11/30/2019. CURRENTLY THE TENANT IS PAYING \$200,000 IN RENT.

FINANCIAL OVERVIEW

PRICE:	\$2,909,090
PRICE PSF:	\$130 PSF
CAP RATE:	8.25%
NOI:	\$240,000 (*)

PROPERTY OVERVIEW

PROPERTY TYPE:	Single-Tenant, Net-Lease
OWNERSHIP INTEREST:	Fee Simple
YEAR BUILT:	1997
BUILDING AREA:	22,424 SF
LOT SIZE:	2.9 Acres

LEASE OVERVIEW

TENANT:	Ironhorse Road Group of CT, LLC
TRADE NAME:	Yankee Harley-Davidson
GUARANTOR:	Franchisee
LEASE TYPE:	Modified Triple-Net (See Rent Roll)
LEASE COMMENCEMENT DATE:	10/23/2017
LEASE EXPIRATION DATE:	11/30/2022
LEASE TERM REMAINING:	4 Years, 9 Months
TENANT RENEWAL OPTIONS:	1, 5-Year Option

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL
CURRENT - 11/30/2018	\$200,000 (*)
12/01/2018 - 11/30/2019	\$220,000
12/01/2019 - 11/30/2020	\$240,000
12/01/2020 - 11/30/2021	\$240,000
12/01/2021 - 11/30/2022	\$260,000
12/01/2022 - 11/30/2027 (OPTION 1)	\$252,000



Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

TENANT INFO			LEASE TERM				EXPENSES			
Tenant	Sq Ft	Lot Acres	Begin	End	Annual Rent	PSF	CAM	RE Tax	Ins	Comments/ Options
YANKEE HARLEY-DAVIDSON	22,424	2.9 Acres	01/01/2018	11/30/2018	\$200,000	\$8.92	Net	Net	Net	1, 5-Year Option
			12/01/2018	11/30/2019	\$220,000	\$9.81				
			12/01/2019	11/30/2020	\$240,000	\$10.70				
			12/01/2020	11/30/2021	\$240,000	\$10.70				
			12/01/2021	11/30/2022	\$260,000	\$11.59				
			Option 1: 12/01/2022	11/30/2027	\$252,000	\$11.24				

Note: The Tenant is responsible for and shall maintain the Premises in good working order, including the building, building systems and roof (defined as the "Improvements"). If the cost of any Improvement repair or replacement in a calendar year exceeds \$25,000, then the amount of the cost which exceeds \$25,000 shall be shared equally by the Tenant and the Landlord.



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ABOUT US

"Building lasting relationships with our partners and employees while serving the recreational and travel community. Our core values shall be based on Honesty and Integrity and Service to the Community."

You have just found the ultimate source for Harley-Davidson® motorcycles. For Harley® Motorcycle lovers, finding a perfect motorcycle in CT is easy at Yankee Harley-Davidson®. Our extensive inventory has the finest selection of new and used motorcycles, so that you're done from the moment you walk in.

Our mission is to be the best choice among all Harley-Davidson® dealerships. Yankee Harley-Davidson® is a full service dealer. Our parts department and our service experts will help restore your motorcycle to its best possible performance. If you are searching for new or used motorcycles in CT, Yankee Harley-Davidson® is the one-stop shop for your dream bike! We carry an inventory of new motorcycles, used motorcycles, parts and service options. Located in Bristol, Connecticut, we proudly serve our neighbors in Enfield, Hartford, Waterbury, Danbury, and New Britain. Stop in and see what your hometown Harley-Davidson® dealer has to offer.

WHY CHOOSE US

- Convenience - Close to home, your local dealer provides a wealth of knowledge regarding the product, as well as on-site inventory for you to tour and test drive prior to making your purchase.
- Relationships - Purchasing locally allows you to establish a relationship with your dealer representative providing you with the convenience of service and support when you need it.
- Service after the Sale - Many dealers put their purchasing customers first when it comes to getting your motorcycle serviced. You will experience the value your local dealer can add to your purchase.
- Local Economy - Local purchases help to keep tax dollars and people at work in your community.





SERVICE DEPARTMENT

The credibility of our Service Department is absolutely astounding. We specialize in stock and high-performance CVO, Dyna, Street, Softail, Sportster, Touring and V-Rod models and we are equipped to make your motorcycle suitable for you and your taste. We have top factory-trained technicians on duty during all business hours. We honor all warranty work and favor any recalls. We accommodate any type of problem that may arise with your motorcycle in an efficient, precise, and timely manner.

PARTS DEPARTMENT

We offer a large selection of parts and accessories. Our showroom features the latest in Motorsports. If we don't have it in stock, we can find it for you. You get the most satisfying results with a plan for how you want it to look. We customize motorcycles all the time, so let us help you design yours!

MERCHANDISE

Our MotorClothes Department is ready to get you outfitted and ready to ride! Our MotorClothes Department has everything you need to keep you safe, and looking good, on and off the bike! We offer a wide selection of Genuine Harley-Davidson Riding Gear, MotorClothes, and accessories, as well as home decor, glasses and mugs, children's clothing and toys, jewelry, gifts, and more. With new gear and apparel arriving monthly, there's always something new in our MotorClothes Department.





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Walgreens | 525 Farmington Ave



Friendly's | 497 Farmington Ave



Verizon | 531 Farmington Ave



Dunkin' Donuts | 552 Farmington Ave



Pier 1 Imports | 594 Farmington Ave



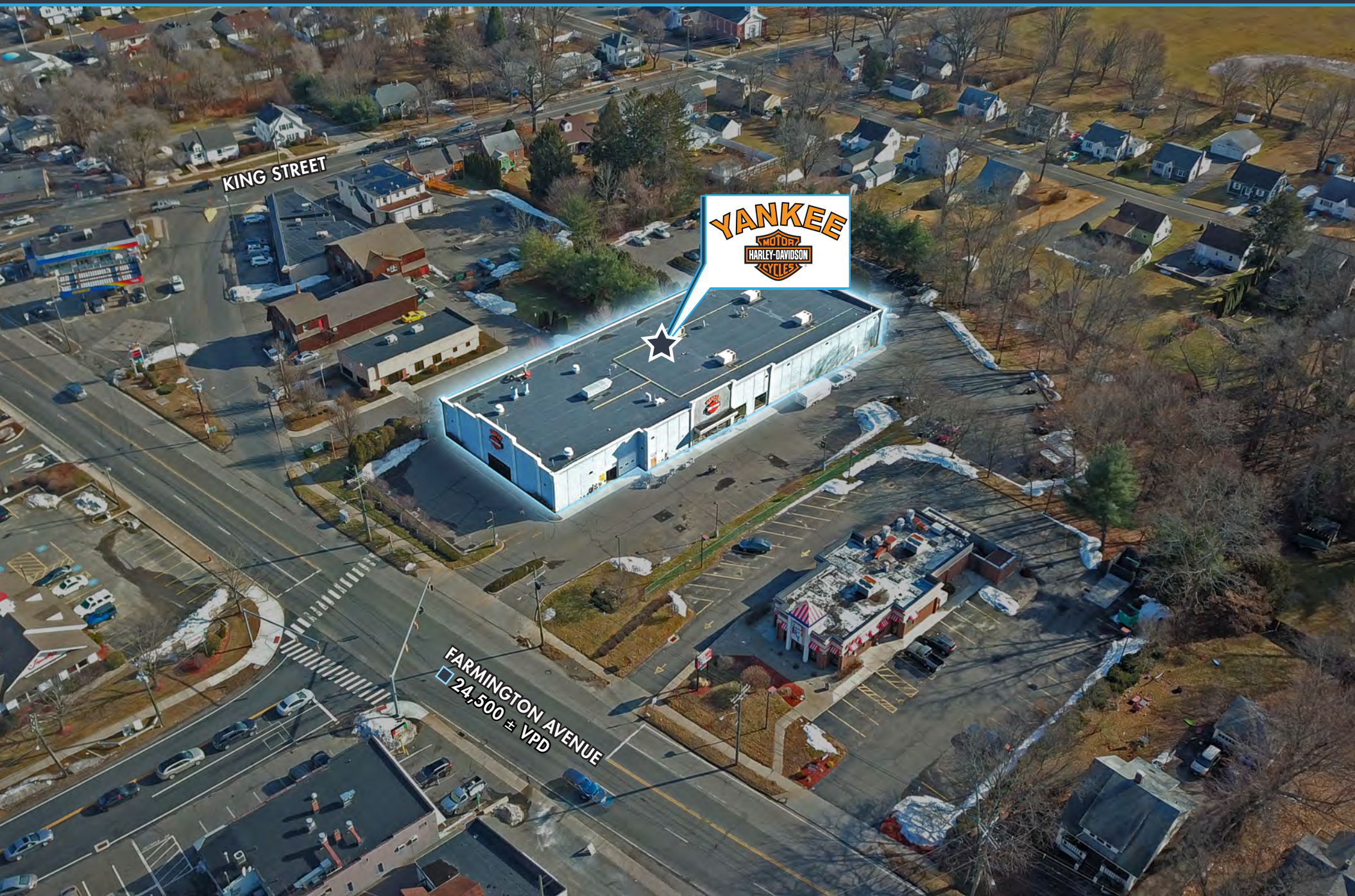
Stop & Shop | 597 Farmington Ave



KFC | 470 Farmington Ave



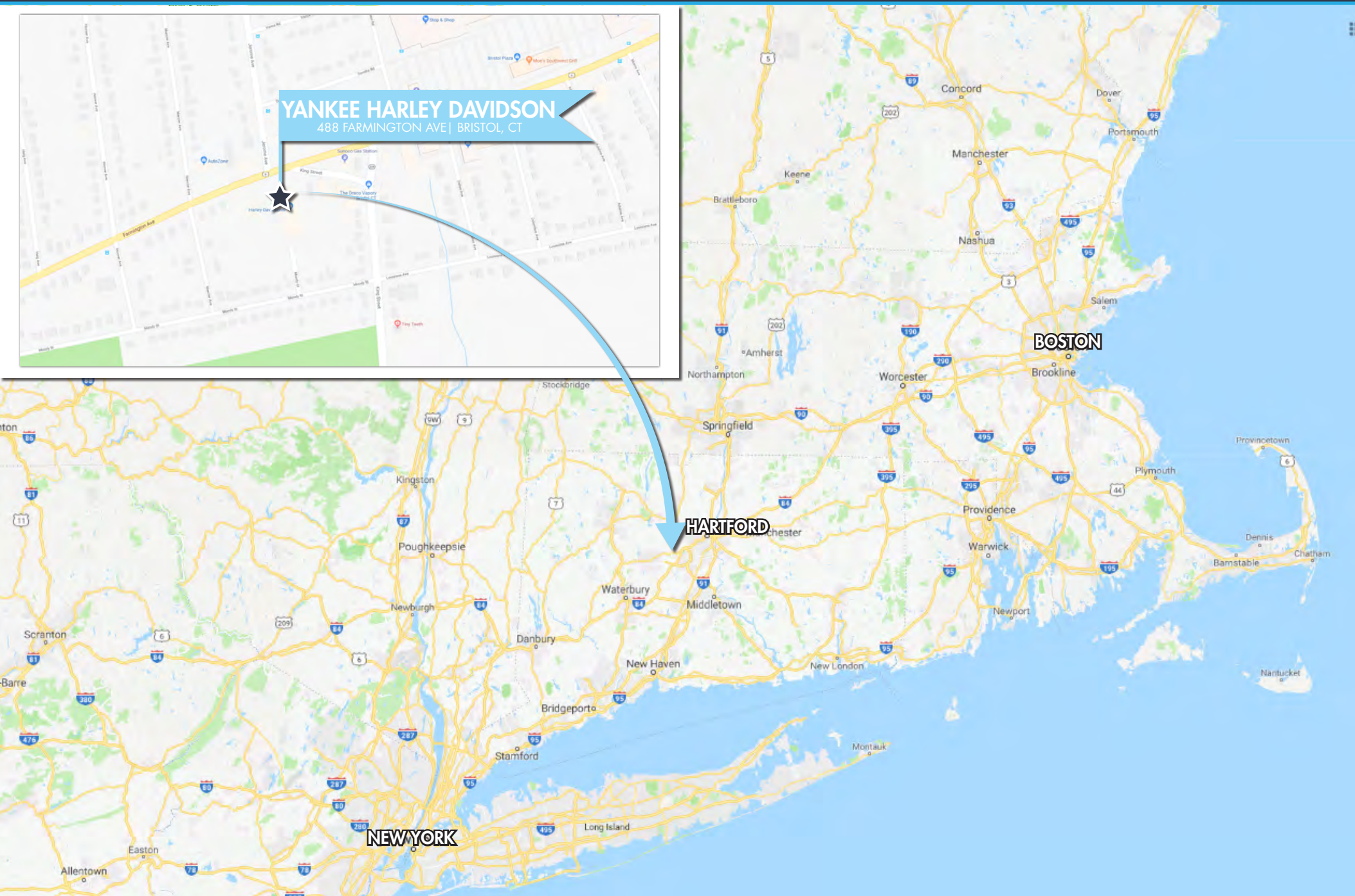
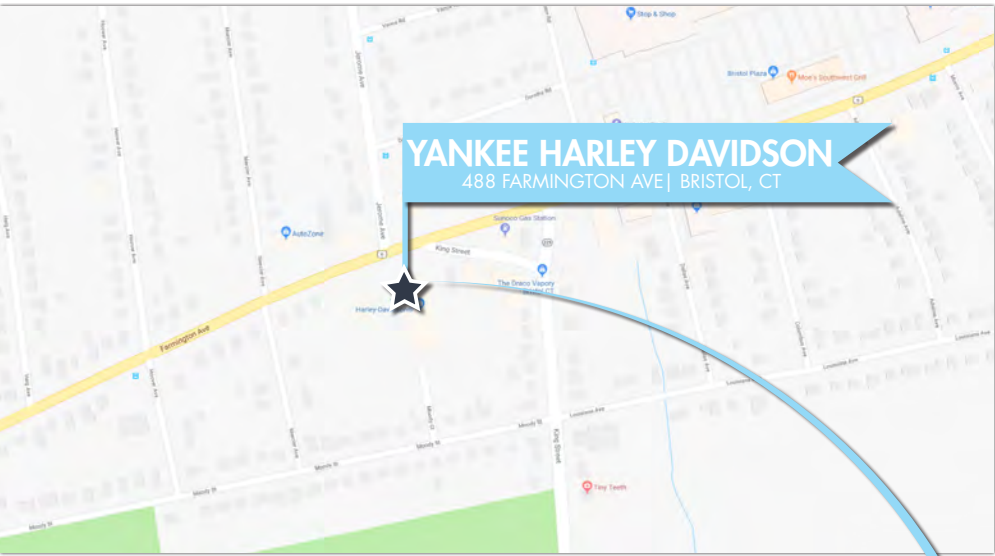
Sunoco | 510 Farmington Ave







488 FARMINGTON AVENUE



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Bristol is a suburban city located in Hartford County, Connecticut, United States, 20 miles southwest of Hartford. As of the 2010 census, the population of the city was 60,477. Bristol is best known as the home of ESPN, whose central studios are in the city. Bristol is also home to Lake Compounce, America's oldest continuously operating theme park. Bristol was known as a clock-making city in the 19th century, and is home to the American Clock & Watch Museum. Bristol's nicknames include the "Bell City", because of a history manufacturing innovative spring-driven doorbells, and the "Mum City", because it was once a leader in chrysanthemum production and still holds an annual Bristol Mum Festival. In 2010, Bristol was ranked 84th on Money Magazine's "Best Places to Live". In 2013, Hartford Magazine ranked Bristol as Greater Hartford's top municipality in the "Best Bang for the Buck" category.

Bristol is about 20 miles west of Hartford, 120 miles southwest from Boston, and approximately 100 miles northeast of New York City.

	3 MILES	5 MILES	10 MILES
POPULATION			
Population 2022 :	65,486	107,382	356,787
Population 2017 :	65,484	107,560	357,593
Population 2010 :	65,097	107,467	357,926
HOUSEHOLDS			
Households 2022 :	27,292	44,264	141,177
Households 2017 :	27,297	44,346	141,545
Households 2010 :	27,145	44,317	141,754
INCOME			
Average Household Income	\$81,086	\$87,240	\$92,665
Median Household Income	\$65,194	\$68,853	\$69,992





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