



193 East Main Street
Mount Kisco, NY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in 139 East Main Street, Mt Kisco, New York (the "Property"). This brochure contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective buyers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and, therefore, are subject to material variation. Neither the Seller nor any of its respective officers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of the Seller, nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of the Seller. No representation or warranty is being made by the Seller with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective buyers to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers with respect to the condition of the Property and its compliance with the Laws.

Property Overview

Forte Capital Management has been retained on exclusive basis for the sale of 193 East Main Street in Mount Kisco, New York (the "Property"). The Property is a single tenant net lease to TD Bank. In addition to the Bank parcel, there is additional parking located across the street at 13 Lundy Lane, included in the offering. Additionally, this location offers two drive-through stalls.

TD Bank, through its predecessor bank, have been located at the site since development in 2004. TD Bank has executed a 10-year lease extension commencing in April 2021, with interim rent escalations.

The Property is located along the main retail corridor of Mount Kisco, one of the most affluent communities in Westchester County. Nearby retailers include M&T Bank, Party City, the Pottery Barn, Gap, Orange-theory Fitness, and Trust Co Bank.

- Single Tenant Net Lease
- Significant Deposits (\$301MM)
- High-traffic and affluent location
- Ample On-site parking
- Long-term leases (recently executed 10-year lease extension)

Property Overview

Building Size:	4,000 SF (estimated)
Lot Size:	Bank Parcel – 0.363 acres
	Parking Parcel – 0.117 acres



Financial Overview

Year 1 Net Operating Income: \$300,000

Asking Price: \$7,000,000

Cap Rate: 4.30%

Lease Overview

		<u>Lease Period</u>		<u>Annual Rent</u>	<u>Monthly Rent</u>
Address	193 East Main Street	4/1/21	3/31/22	\$300,000	\$25,000
	13 Lundy Lane	4/1/22	3/31/26	\$320,000	\$26,667
	Mount Kisco, New York	4/1/26	3/31/31	\$330,000	\$27,500
Tenant		<u>Option Terms</u>			
Original Lease		<u>Lease Period</u>		<u>Annual Rent</u>	<u>Monthly Rent</u>
Lease Amended		4/1/21	3/31/22	\$363,000	\$30,250
Lease Extension Term		4/1/22	3/31/26	\$399,300	\$33,275
Commencement		4/1/26	3/31/31	\$439,860	\$36,655
Maturity					







Tenant Description

TD Bank, N.A | NYSE: TD

The Toronto-Dominion Bank, together with its subsidiaries, provides various personal and commercial banking products and services in Canada and the United States. The company operates through three segments: Canadian Retail, U.S. Retail, and Wholesale Banking. It offers personal deposits, such as checking, savings, and investment products; financing, investment, cash management, international trade, and day-to-day banking services to businesses. The company also provides capital markets, and corporate and investment banking services, including underwriting and distribution of new debt and equity issues; providing advice on strategic acquisitions and divestitures; and trading, funding, and investment services to companies, governments, and institutions, as well as automated teller machines, telephone, Internet, and mobile banking services. It offers its products and services under the TD Bank, America's Most Convenient Bank, and TD Ameritrade brand names.

TD Bank, is one of the 10 largest banks in the U.S., with over 25,000 Colleagues and deep roots in the community dating back more than 150 years. TD Bank offers a broad array of retail, small business and commercial banking products and services to more than 9.5 million customers through our extensive network of more than 1,220 retail Stores throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida.

<u>Key Statistics</u>	<u>(as of 1/31/21)</u>
Total Assets	\$439.6 Billion
Total Deposits	\$367.6 Billion
Total Loans	\$171.7 Billion
Retail Stores	1,223
ATMs	2,788
Customers	9.5 million
Employees	25,519

<u>Credit Ratings*</u>	<u>Moody's</u>	<u>S&P</u>	<u>DBRS</u>
The Toronto-Dominion Bank	Aa1	AA-	AA (high)
TD Bank, N.A.	Aa2 (Long Term Deposits) A2 (Long Term Debt)	AA-	AA

*(as of 1/31/21)

Mount Kisco Overview

Mount Kisco is a suburb of New York City with a population of 10,894. Mount Kisco is in Westchester County and is one of the most desirable town in the region. Living in Mount Kisco offers residents an urban feel with a vibrant and walkable downtown. Additionally, the local public schools are highly regarded.

Median Household Income - \$82,330

Median Property Value - \$417,800

Median Age – 43.1

Population – 10,894



Net Lease Market Snapshot

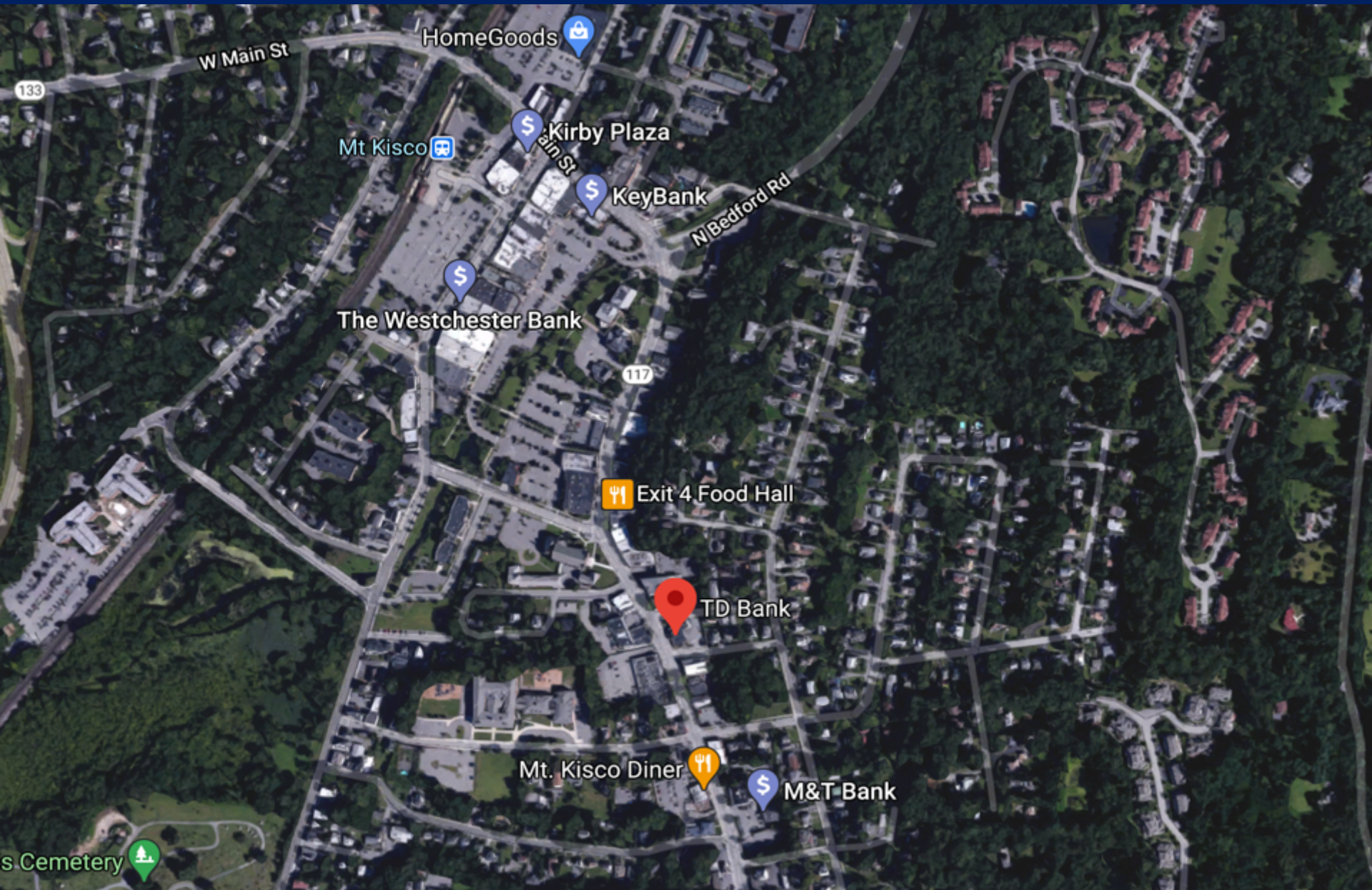
Cap rates in the single tenant net lease sector reached historic lows in the fourth quarter of 2020 across all three main sub-sectors (retail, office and industrial). Single tenant industrial cap rates compressed by 13 basis points to 6.75%, as investor demand increased resulting from e-commerce's accelerated growth during the pandemic. Retail cap rates compressed by six basis points to 6.00% and office cap rates remained at third quarter levels (6.90%). Cap rates continued at record low levels due to the historically low interest rate environment combined with a flight to quality in the net lease sector by investors.

Investor demand for the net lease sector should remain active throughout 2021 especially for high quality tenants in essential businesses. Investors will be carefully monitoring the lingering effects of Covid-19 on the economy and various business sectors as well as the effectiveness of the Covid-19 vaccines. Following a year of sporadic transaction velocity, the expectation is that transactions will be concentrated in specific segments of the sector, especially for retail.

Source: The Boulder Group – Report 4Q 2020







FOR FURTHER INFORMATION PLEASE CONTACT

Chaim Cahane

Forte Capital Management, LLC

Phone: 646.328.5030

Cell: 917.968.9307

ccahane@fortecap.com

Dov Teppar

Forte Capital Management, LLC

Cell: 954-732-7723

dt@fortecap.com

