



Offering Memorandum

193 East Main Street,
Mount Kisco, NY 10549



Marcus & Millichap
THE SANDELIN GROUP

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present an opportunity to purchase a TD Bank which is subject to a long-term ground lease. The property consists of two parcels located at 193 East Main Street, Mount Kisco, NY. The total land square footage is 20,927 with the bank and parking parcels containing 15,830 and 5,097 square feet, respectively. This net leased TD Bank has a primary lease term expiring on March 31, 2031, and is followed by three, five-year extension options.

Located 43 miles north of New York City, Mount Kisco is one of Westchester's most lively areas. It serves as a premier destination for shopping, fine dining, entertainment, and award-winning medical care. Residents and visitors value this tight-knit community, considering it a little village with a big heart.

TD Bank, America's Most Convenient Bank, is one of the 10 largest banks in the United States, providing more than 9.5 million customers with a full range of retail, small business and commercial banking products and services at more than 1,220 convenient locations.

INVESTMENT HIGHLIGHTS

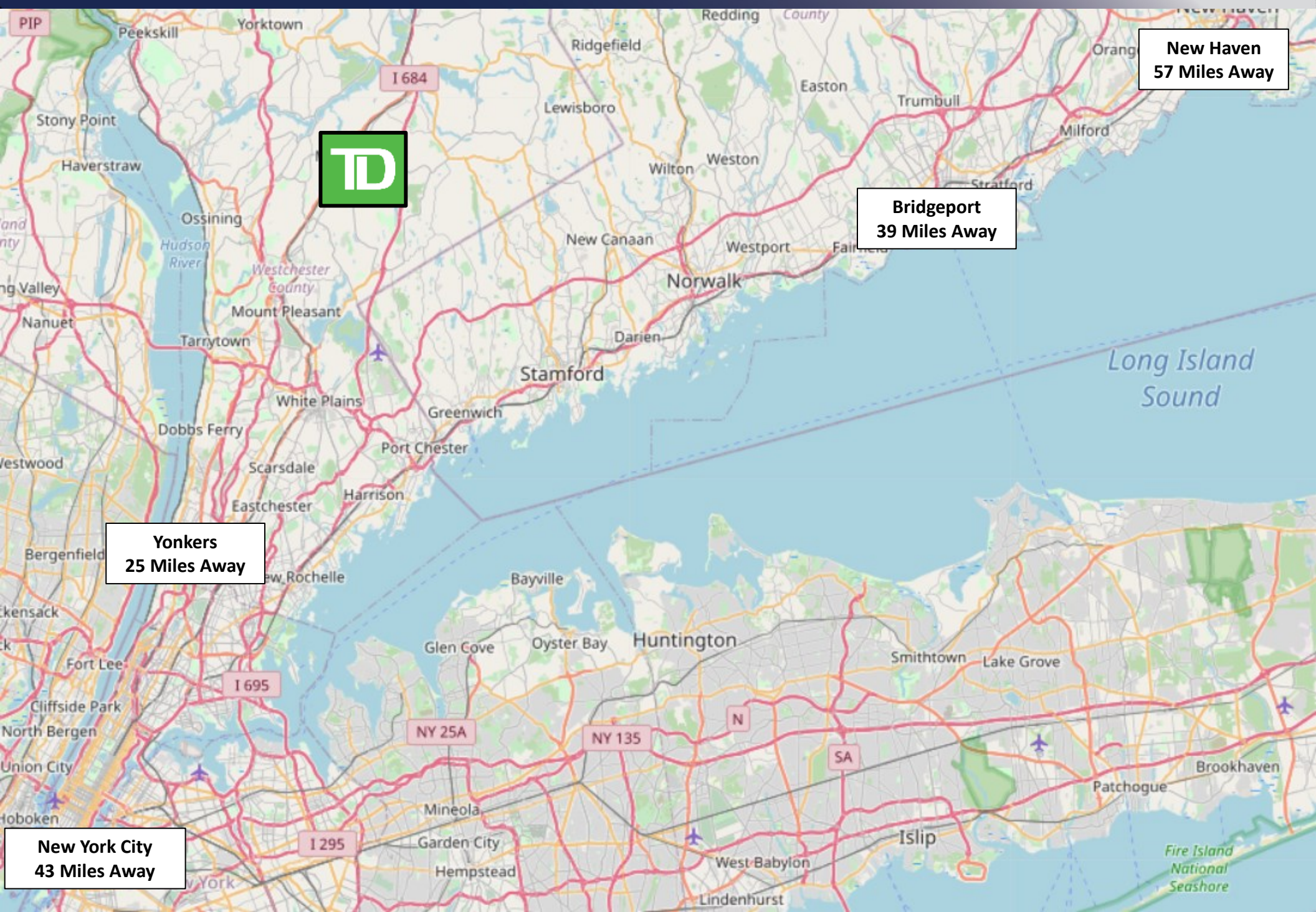
- Investment Grade Credit Tenant "AA-" Rating by S&P
- Triple-Net Lease – Zero Landlord Responsibility
- Recently Executed Ten Year Lease Extension – Showing Strong Commitment to Site
- Frontage on East Main Street – 13,800+ Vehicles Per Day
- Average Household Income of \$157K Within Three Mile Radius
- Strong Deposits in Excess of \$300M
- Ample On-Site Parking



MOUNT KISCO, NEW YORK

Mount Kisco is one of Westchester's most vibrant communities. Located 43 miles from New York City, it is easily commutable by train or car, though there is little need to ever leave as Mount Kisco is known as a premier destination for shopping, fine dining, entertainment, and award-winning medical care. Boutiques, bistros, and a movie theater line the walkable downtown urban village, while a variety of residential neighborhoods featuring some sprawling lawns and historic homes fan around it. Part of the highly regarded Bedford Central School District, Mount Kisco is a village of varied faiths, backgrounds, and income levels. Residents and visitors value this tight-knit community, considering it a little village with a big heart.









THE PROPERTY

Property Address	193 East Main Street Mount Kisco, NY 10549
Building Size	4,000 Square Feet (Estimated)
Parcel Sizes	Bank Parcel – 15,830 SF Parking Parcel – 5,097 SF
Total Land Size	20,927 SF
Ownership	Ground Lease
Year Built	2004

VEHICLES PER DAY

East Main Street	13,800 VPD
------------------	------------

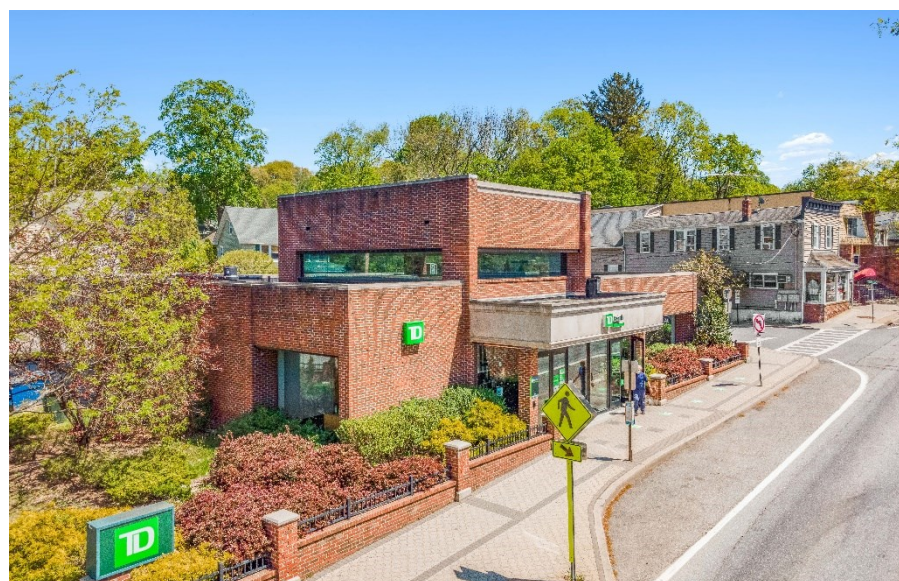


TAX PARCEL INFO

Number of Tax Parcels	Two
TD Bank Parcel Number	555601 80.33-2-1
Parking Parcel Number	555601 80.25-3-22

SITE ATTRIBUTES

Visibility	Excellent
Access	Very Good
Frontage	116 Feet on East Main Street





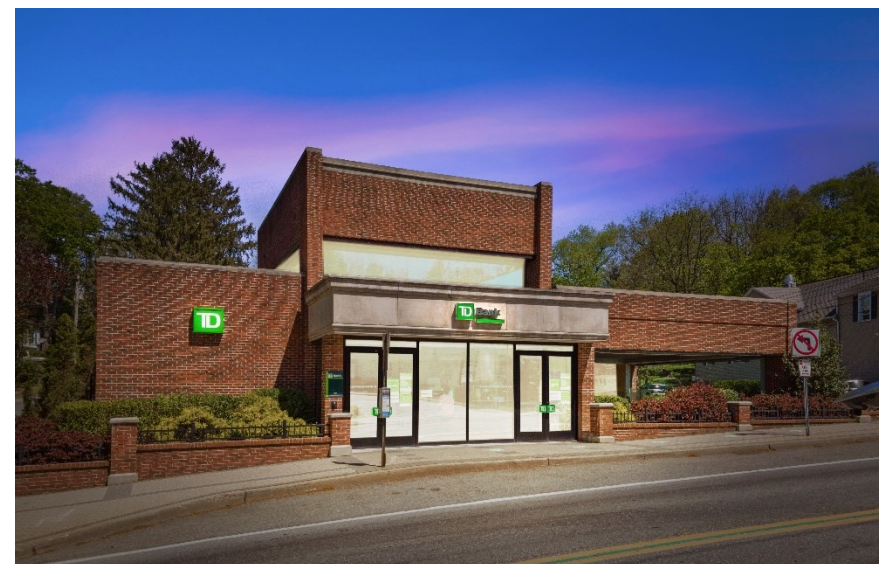
PRICING

Price	\$6,850,000
Net Operating Income	\$320,000
Cap Rate	4.67%

**NOI reflects rent increase scheduled for 04/01/2022

LEASE HIGHLIGHTS

Tenant	TD Bank
Lease Guarantor	Corporate Guarantee
Building Size	4,000 Square Feet (Estimated)
Parcel Sizes	Bank Parcel – 15,830 SF Parking Parcel – 5,097 SF
Total Land Size	20,927 SF
Lease Commencement	April 1, 2021
Lease Expiration	March 31, 2031
Lease Term Remaining	+/- 9.9 Years
Extension Options	Three, Five-Year Options with Increases
Lease Type	Ground Lease
Landlord Responsibility	None
Tenant Responsibility	Roof, Structure, Taxes, Insurance, & CAM



ANNUALIZED OPERATING DATA

Time Period	Annual Rent	Monthly Rent
04/01/2022 – 03/31/2026	\$320,000	\$26,667
04/01/2026 – 03/31/2031	\$330,000	\$27,500
Five-Year Option 1:	\$363,000	\$30,250
Five-Year Option 2:	\$399,300	\$33,275
Five-Year Option 3:	\$439,860	\$36,655

TENANT OVERVIEW

TD Bank (NYSE: "TD") is headquartered in Toronto, Canada, with approximately 90,000 employees in offices around the world. The Toronto-Dominion Bank and its subsidiaries are collectively known as TD Bank Group (TD). TD offers a full range of financial products and services to over 26 million customers worldwide through three key business lines: Canadian Retail, U.S. Retail, and Wholesale Banking

The Canadian Retail segment offers various financial products and services, as well as telephone, Internet, and mobile banking services. The U.S. Retail segment provides retail and commercial banking services, as well as wealth management services in the United States. The Wholesale Banking segment provides capital markets, investment banking, corporate banking products and investment needs to companies, governments, and institutions in financial markets.

TD had \$1.7 trillion in total assets on October 31, 2020. TD also ranks among the world's leading online financial services firms, with more than 14 million active online and mobile customers.



Click Logo for Company Website



RADIUS	ONE MILE	THREE MILES	FIVE MILES
Population:			
2010 Population	9,889	22,370	55,004
2020 Population	9,854	23,196	56,971
2025 Population Projection	9,799	23,239	57,074
Annual Growth 2010-2020	0%	0.4%	0.4%
Annual Growth 2020-2025	-0.1%	0%	0%
2020 Population by Race:			
White	8,056	19,960	49,440
Black	713	1,038	2,471
Am. Indian & Alaskan	198	250	316
Asian	565	1,379	3,638
Hawaiian & Pacific Island	19	21	27
Other	303	548	1,078
Hispanic	3,901	5,315	8,387
Households:			
2010 Households	3,706	7,848	18,605
2020 Households	3,692	8,124	19,314
2025 Households Projection	3,670	8,133	19,349
Annual Growth 2010-2020	-0.1%	0.2%	0.2%
Annual Growth 2020-2025	-0.1%	0%	0%
Owner Occupied	2,121	5,815	15,496
Renter Occupied	1,549	2,318	3,853
2020 Avg Household Income	\$111,379	\$157,468	\$178,256

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap Real Estate Investment Services of New York, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Broker of Record:

John Krueger

Licensed Real Estate Broker

NY License Number: 10311205789



Exclusively Listed By:

Marcus & Millichap
THE SANDELIN GROUP

OFFICES NATIONWIDE
www.marcusmillichap.com

Scott Sandelin

Tel: (786) 522-7009

Scott.Sandelin@marcusmillichap.com

License FL: SL636794

[Click Here For Sandelin Group Listings](#)

Alejandro D'Alba

Tel: (786) 522-7072

Alejandro.D'Alba@marcusmillichap.com

License FL: SL3071645

Giovanni Gaviria

Tel: (786) 522-7079

Giovanni.Gaviria@marcusmillichap.com

License FL: SL3395331