

SLEEP NUMBER

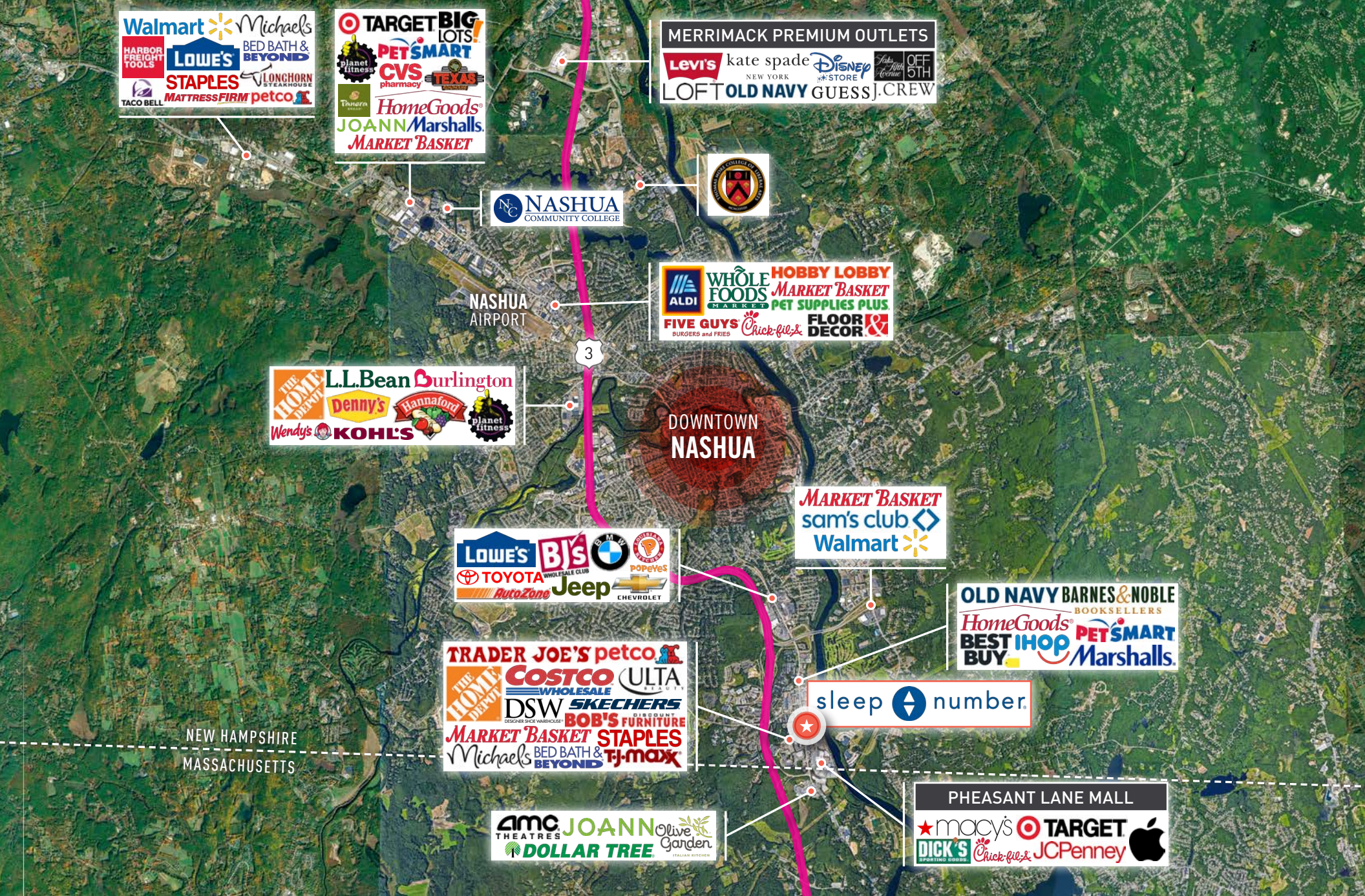
278 DANIEL WEBSTER HIGHWAY, NASHUA, NEW HAMPSHIRE



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

278 Daniel Webster Highway, Nashua, NH 03060

FINANCIAL SUMMARY

Price	\$4,995,000
Cap Rate	6.09%
Building Size	4,000 SF
Net Cash Flow	6.09% \$304,000
Year Built	2021
Lot Size	.69 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Select Comfort Retail Corporation
Guarantor	Corporate
Roof & Structure	Tenant Reimburses with CAM*
Est. Lease Commencement Date	September 2021
Est. Lease Expiration Date	September 2031
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

*Tenant's CAM Expense shall not increase more than three percent (3%) over the preceding calendar year, excluding any snow and ice removal charges.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$304,000.00	6.09%
6 - 10	\$334,400.00	6.69%
Options	Annual Rent	Cap Rate
Option 1	\$367,840.00	7.36%
Option 2	\$404,624.00	8.10%

Base Rent	\$304,000
Net Operating Income	\$304,000
Total Return	6.09% \$304,000





PHEASANT LANE MALL
macy's TARGET Apple
DICK'S Chick-fil-A JCPenney

Great Clips
PATEL BROTHERS
SALLY BEAUTY

THE HOME DEPOT

Michael's
T.J. MAXX
DSW
DESIGNER SHOE WAREHOUSE

petco

AT&T

BARMAKIAN JEWELERS

EST. 1942
Cumberland FARMS
UNO
PIZZERIA & GRILL

U-HAUL

sleep  number.

AspenDental
theVitamin Shoppe

chili's

Citizens Bank

30,690 CPD
DANIEL WEBSTER HWY

3,200 CPD
DANFORTH RD



AMC THEATRES
JOANN
DOLLAR TREE
olive Garden
ITALIAN KITCHEN

PHEASANT LANE MALL
★ macy's
DICK'S SPORTING GOODS
Chick-fil-e
TARGET
JCPenney
Apple

Jordan's
FURNITURE

Costco
WHOLESALE

BAE SYSTEMS

Cumberland
FARM

EST. 1949
UNO
PIZZERIA & GRILL

BOB'S DISCOUNT
FURNITURE
DXL
MENS APPAREL
EMS
EASTERN MOUNTAIN SPORTS

BARMAKIAN JEWELERS

30,690 CPD
DANIEL WEBSTER HWY

LESLIE'S
SWIMMING POOL SUPPLIES

chili's

AT&T

MAVIS
DISCOUNT
TYRE

U-HAUL

petco

sleep number

Citizens Bank

THE HOME
DEPOT

3,200 CPD
DANFORTH RD

AspenDental
theVitamin Shoppe
M

Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Triple-Net (NNN) Lease with Corporate Guaranty**
- » 10% Rental Increases Every 5 Years
- » **112,253 Residents within a 5-Mile Radius - Nashua is the 2nd-Largest City in New Hampshire**
- » Situated in Dense South Nashua Commercial District - National Retailers Include Home Depot, Market Basket, Costco, HomeGoods, etc.
- » **Relocation Store from Pheasant Lane Mall - Proven Business Model in the Area**
- » **New Hampshire Has No Sales Tax - Attracts Shoppers from Nearby Massachusetts**
- » Average Household Income Exceeds \$123,000 within 3 Miles
- » **Down the Road from Pheasant Lane Mall, One of the Largest Shopping Malls in NH Anchored by Dick's Sporting Goods, Macy's, JCPenney, and Target**
- » Less Than 1 Mile from the Massachusetts Border
- » **Hard Corner Location Along Daniel Webster Highway, a Major Thoroughfare (Nearly 34,000 Cars/Day at the Intersection)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	6,392	36,749	115,336
2020 Estimate	6,334	35,659	112,253
Growth 2020 - 2025	0.91%	3.06%	2.75%

Households

2025 Projection	3,258	14,459	45,669
2020 Estimate	3,222	13,974	44,209
Growth 2020 - 2025	1.11%	3.47%	3.30%

Income

2020 Est. Average Household Income	\$81,814	\$123,906	\$108,597
2020 Est. Median Household Income	\$67,123	\$95,484	\$80,655
2020 Est. Per Capita Income	\$41,620	\$48,874	\$42,958



Tenant Overview



Sleep Number

NASDAQ: SCSS

Plymouth, Minnesota

600+

www.sleepnumber.com

Company

Stock Symbol

Headquarters

Locations

Website

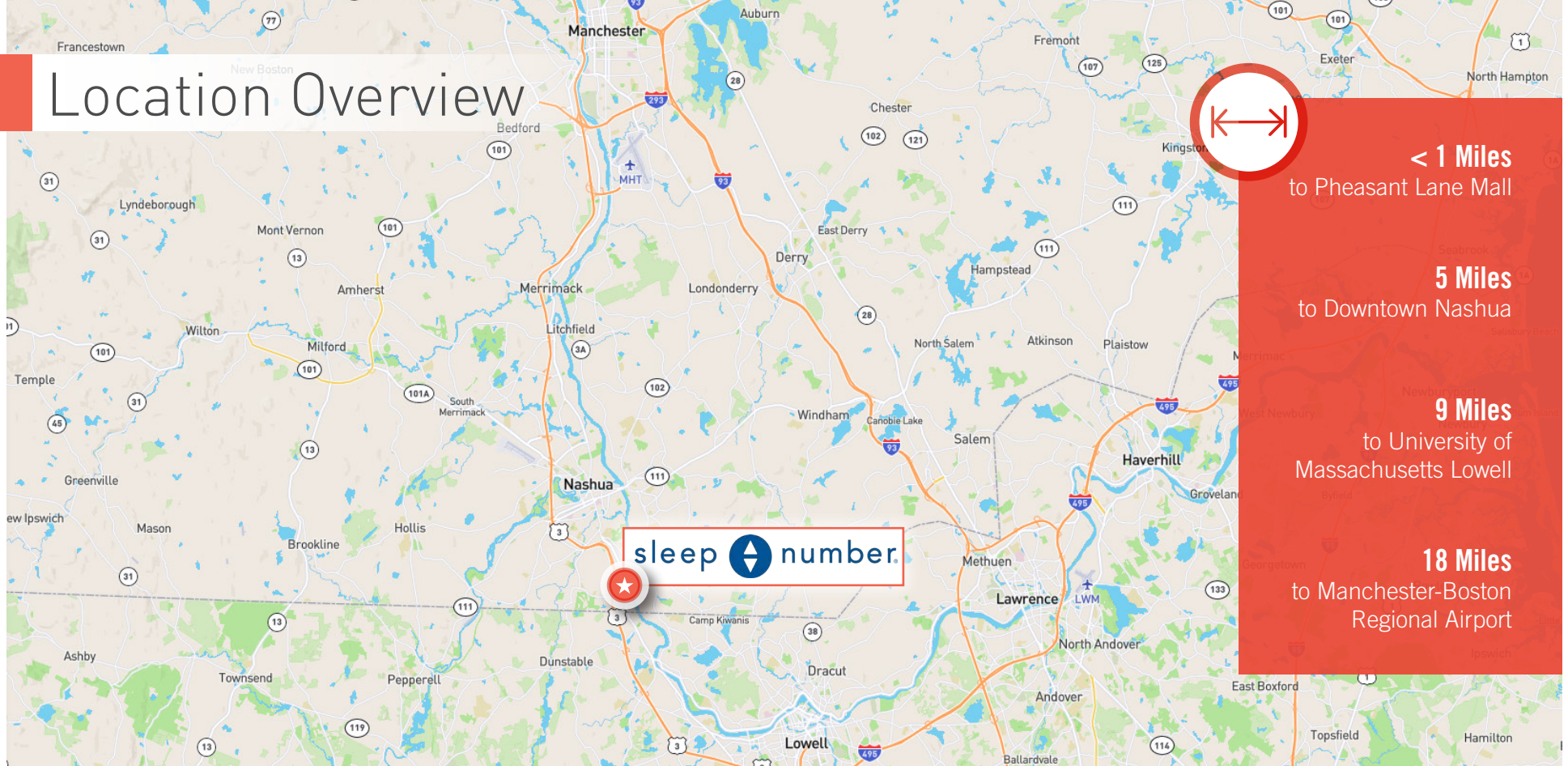
Founded in 1987 and based in Minneapolis, Sleep Number (publicly traded and U.S. based) designs, manufactures, markets and supports a line of adjustable-firmness mattresses featuring air-chamber technology, branded the SLEEP NUMBER® bed, as well as bases and bedding accessories. SLEEP NUMBER® products are sold through its approximately 600 company-owned stores located across the United States in the 4,500-10,000 SF range; select bedding retailers; direct marketing operations; and online at www.sleepnumber.com.

Sleep Number is comprised of over 4,300 team members who are dedicated to the company's mission of improving lives by individualizing sleep experiences.

Sleep science and data are the foundation of the company's innovations. Sleep Number's award-winning 360 smart beds benefit from proprietary SleepIQ® technology - learning from nearly 8 billion hours of highly accurate sleep data - to provide effortless comfort and individualized sleep health insights. Sleep Number has improved nearly 13 million lives through creating higher quality sleep.

As of September 26, 2020, the company's net sales grew 12% to a record \$531 million, with demand growth of 16%. For the third consecutive year, since transitioning to smart beds, the company's Q3 results reflect double-digit demand growth.

Location Overview



Situated in Southern New Hampshire along the Merrimack and Nashua Rivers, Nashua is a vibrant community only 45 minutes from Boston and 60 minutes from the New Hampshire Seacoast. Home to nearly 90,000 residents, Nashua is the second-largest city in New Hampshire, after nearby Manchester. The city's size and growth can be attributed to its central location and proximity to several New England destinations.

Nashua's economy is boosted by three main commercial districts. Downtown Nashua is located in the geographic center of the city and features commercial, entertainment, and restaurants. Amherst Street in the northwestern part of the city is a large thoroughfare with national retailers including Walmart, Whole Foods,

and Target. The South Nashua Commercial District, centered on Daniel Webster Highway near the Massachusetts border, is anchored by Pheasant Lane Mall and attracts visitors from Massachusetts, as New Hampshire is one of five U.S. states without a sales tax. The city's largest employers include defense contractor BAE Systems, computer firm Dell, and software company Oracle Corporation.

With over 1,660 acres of green space in Nashua, the city's endless outdoor recreation opportunities attract visitors from all over. Millions of visitors come to New Hampshire each year for its picturesque landscape and natural attractions. Nashua offers visitors a dynamic community with art galleries, theaters, dining destinations, and tax-free shopping.

[exclusively listed by]

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