

OFFERING MEMORANDUM

Xfinity Comcast | Plymouth, Massachusetts



104 Colony Pl, Plymouth, MA

In Association with ParaSell, Inc. | A Licensed Massachusetts Broker #423311-RE-C



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TRANSACTION SUMMARY

104 Colony Pl, Plymouth, MA

Purchase Price:	\$3,000,000
Cap Rate:	6.08%
NOI:	\$182,600



Lease Summary

Tenant:	Xfinity (Comcast)
Lease Guarantor:	Comcast Corporation
Remaining Lease Term:	3-years
Lease Expiration:	September 30, 2024
Lease Type:	Fee-simple
Landlord Responsibilities:	Roof & Structure (NN)
Next Rent Increase:	10% on 10/1/2022
Option Rent Increases:	10% on Y4 of the option periods
Options:	2 x 5 years

Property Specifications

Address:	104 Colony Place, Plymouth, MA
Building Size:	5,000 SF
Year Built:	2017
Parking:	40 Spaces



Investment Highlights

- Corporate Guarantee - Comcast Corporation operates more than 529 locations in 34 states
- Xfinity is an essential business | Paid full rent throughout COVID-19
- 10% increases throughout initial term and option periods
- Situated within 1 million square foot Colony Place mixed use development, located near the intersection of Route 3 and Route 44; the region's primary north-south and east-west highways
- Nearby national retailers include: Walmart Supercenter, Aldi, Best Buy, Dicks Sporting Goods, Olive Garden, TJ Maxx, Starbucks, Chipotle, Chick-fil-A, La-Z-Boy, Wendy's, DSW, and Petco

RENT SCHEDULE

Years	Rent Schedule	Annual Rent	Rent PSF	Cap Rate
Current - Y5	9/7/2017 - 9/30/2022	\$ 182,500	\$ 36.50	6.08%
Y6 - Y7:	10/1/2022 - 9/30/2024	\$ 200,750	\$ 40.15	6.69%
Option 1: Y1 - Y3	10/1/2024 - 9/30/2027	\$ 200,750	\$ 40.15	6.69%
Option 1: Y4 - Y5	10/1/2027 - 9/30/2029	\$ 220,825	\$ 44.17	7.36%
Option 2: Y1 - Y3	10/1/2029 - 9/30/2032	\$ 220,825	\$ 44.17	7.36%
Option 2: Y4- Y5	10/1/2032 - 9/30/2034	\$ 242,900	\$ 48.58	8.09%



AREA MAP



AREA MAP



AERIAL VIEW



AERIAL VIEW



petco TJ-maxx
LA Z BOY
Michaels
DICK'S SPORTING GOODS
BEST BUY
BED BATH & BEYOND

CHRYSLER

VOLVO

MAVIS
DISCOUNT
TIRE

Walmart

Starbucks



**SUBJECT
PROPERTY**
Comcast
xfinity

MOE'S
southwest grill

Colony Place

Colony Village Drive

Olive Garden
ITALIAN KITCHEN

AspenDental
verizon

PROPERTY PHOTOS



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**.

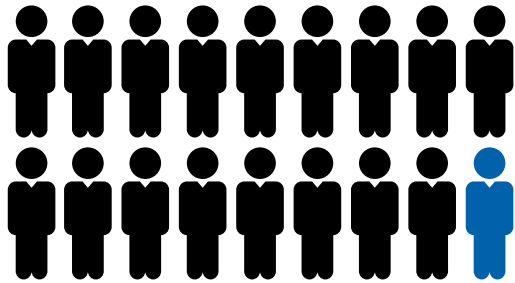
Major industries in Plymouth are Healthcare & Social Assistance, Retail and Educational Services which employ 18.6%, 11.8% and 7.7% of residents, respectively. Unemployment is at a modest 3% compared to 3.7% nationally, the median household income is about \$25,000 greater than at the national level,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



12 Million Annual Visitors

Tourism comprises a large part of Plymouth’s economy, with over 12 million visitors annually, and has a \$680 Million economic impact.

BOSTON MARKET SNAPSHOT



8.2 MILLION

Total residents in the Greater Boston Metro area. The city of Boston is the state's capital and the 6th most populous city in the United States.

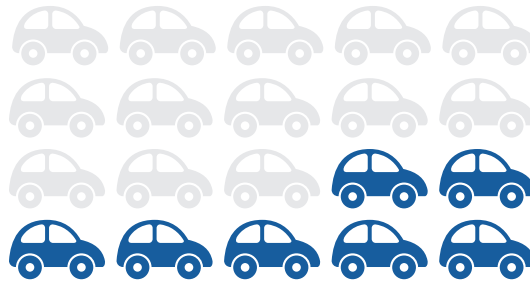
#1 Research Hospital

Mass General is the #1 research hospital in America and the only hospital to be recognized across all 16 specialties assessed by U.S. News & World Report.

\$413 Billion



Total Gross Domestic Product for the Greater Boston Metro Area



One third

of Bostonians use public transit for their commute to work, Boston has the 5th highest rate of public transit usage in the country.

29.4 Million Visitors

Tourism comprises a large part of Boston's economy, with 29.4 million domestic and international visitors annually spending \$24.2 billion.



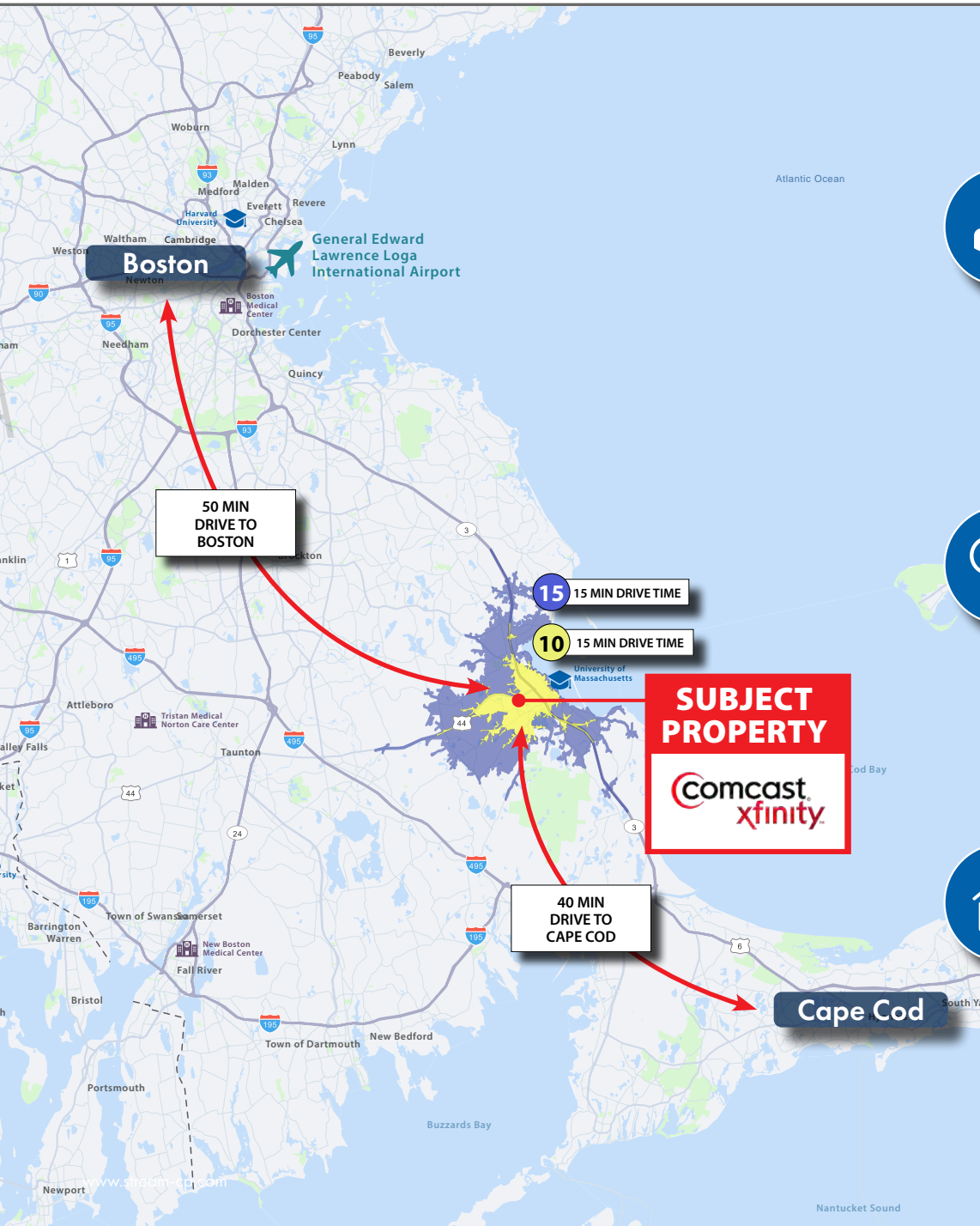
Boston is a global leader in the healthcare and life sciences industry.

The Boston area is home to 25 hospitals and 20 community health centers. Boston's healthcare and social assistance industries account for over **18% of total employment**. Five of the ten largest employers in the Boston area are hospitals.



Boston's colleges and universities exert a significant impact on the regional economy. Boston attracts more than **350,000 college students** from around the world, who contribute more than **\$4.8 billion annually** to the city's economy

REGIONAL MAP



Demographics

Source: Landvision 2021



Residential Population

10 Minutes

30,435

15 Minutes

57,703



Average Household Income

10 Minutes

\$117,832

15 Minutes

\$133,061



Total Housholds

10 Minutes

12,483

15 Minutes

22,131

TENANT SUMMARY

Headquartered in Philadelphia, Pennsylvania, Comcast Corporation (NASDAQ: CMCSA, S&P: A-) is a global media and technology company with over \$104.25 billion in TTM revenue and TTM net income of \$10.46 billion, as of September 30, 2020. Comcast has developed, managed, and operated cable systems since 1963; acquired NBC Universal through transactions in both 2011 and 2013; and acquired Sky in Q4 of 2018.

Comcast Cable Communications is the cable service segment of Comcast Corporation—an American telecommunications conglomerate. The segment is a leading provider of high-speed Internet, video, voice, wireless, and security and automation services throughout the United States under the Xfinity brand. It also provides wireless and security and automation services to residential customers under the Xfinity brand. NBCUniversal is global and operates news, entertainment and sports cable networks, the NBC and Telemundo broadcast networks, television production operations, television station groups, Universal Pictures, and Universal Parks and Resorts.



\$58.8 Billion
Annual Revenue (2019)

190,000+
Employees



33.9 Million
Customer and Business Relationships

Xfinity delivers customers all their favorite entertainment – any time, anywhere.



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