



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With ParaSell, Inc.
A Licensed Massachusetts Broker Lic. # 423311-RE-C
BoR: Scott Reid - Lic. #423311-RE-C



Santander Bank
25 Torrey Street
Brockton, MA 02301

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,450 SF Santander Bank Located at 25 Torrey Street in Brockton, MA. This Deal Includes an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,637,883
CAP	6.00%
NOI	*\$98,273
PRICE PER SF	\$668.52
GUARANTOR	Corporate

*NOI Reflects Increase on 2/15/2022

PROPERTY SUMMARY

ADDRESS	25 Torrey Street Brockton, MA 02301
COUNTY	Plymouth
BUILDING AREA	2,450 SF
LAND AREA	0.36 AC
YEAR BUILT	1975



HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- The Tenant Recently Executed Lease Extension Showing Commitment to the Site
- Quality Credit Tenant With Long Operating History Since 2001
- In the United States Santander Operates 650 Retail Banking Office, Over 2,000 ATM's and Holds \$57.5 Billion in Deposits
- Santander Brockton is Considered As the "Top 20 Santander Bank Branches in the New England Region"
- Strong Deposits Close to \$50 Million in 2020; Deposits Went Up During the Pandemic
- New Accounts Have Gone Up Further Due to Citizen Bank Branch Permanently Closing Across the Street
- Branch Has Remained Open Throughout COVID-19 Through the Use of the Drive-Thru, Only Slightly Affecting Operating Hours
- Positioned Near the Area's Major Retail and Traffic Corridor - Features Easy Access and Excellent Visibility
- Limited Competition - Nearest Santander Bank is 5-Miles Away (14 Minute Drive); Making it the Only Santander Branch in Brockton
- Nearby Tenants Include: CVS Pharmacy, Taco Bell, Wingstop, T-Mobile, Advance Auto Parts, Burger King, Dollar Tree, AutoZone, Dunkin' and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Santander Bank
PREMISES	A Building of Approximately 2,450 SF
LEASE COMMENCEMENT	October 29, 2001
LEASE EXPIRATION	February 14, 2027
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Every at Each Option
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Banking
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,450 SF	*\$98,273	\$40.11

*Rent Reflects Increase of 2/15/2022





BOSTON



Santander





West
Middle School

LOWE'S
DICK'S
BEST BUY
planet fitness
Walmart
MARKET BASKET
Marshalls
Burlington
JOANN

CRUNCH

Aaron's

DOLLAR
GENERAL

CITITRENDS

LENSCRAFTERS

FLAVA JAMAICA

WING-STOP

DUNKIN'

WEST SIDE
WS
EDISON

Krantz Alan
G'DPM

 Santander

Our Lady of
Lourdes Church

Torrey St

CVS
pharmacy

Morse Ave

Prestige
Insurance Agency

Vagenas Dental

Xtreme Car Rental

T-Mobile

Belmont St

123



Rocky Marciano Stadium

Massachusetts Registry of Motor Vehicles

Brockton Fairgrounds

Brockton High School

Campanelli Stadium

Cigar & more

Brockton Public Library West Branch

NAPA

BURGER KING

RAC

123

Belmont St

CVS pharmacy

T-Mobile

Prestige Insurance Agency

Torrey St

Vagenas Dental

Xtreme Car Rental

Brockton Insurance Agency

Brockton VA Medical Center

Auto Zone

TACO BELL

MCDONALD'S

BANK OF AMERICA

DOLLAR TREE

H&R BLOCK

shaw's

Advance Auto Parts

STAPLES

Thai Food Theory

Instant Tax Service

Our Lady of Lourdes Church

FLAVA JAMAICA

LENSCRAFTERS

CITITRENDS

WING STOP

WEST SIDE TOWNS

DUNKIN'

Morse Ave

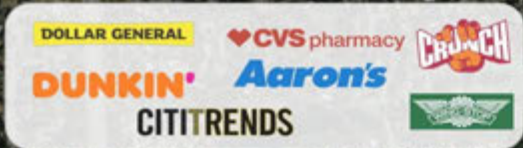
Santander



24



West St



123





BROCKTON | PLYMOUTH COUNTY | MA

Brockton is a city in Plymouth County, located about 25 miles south of the Massachusetts capital of Boston and 35 miles northeast of Rhode Island's capital city of Providence. Massachusetts State Highway 24 runs through the city, which is also located near Interstate Highways I-93, I-495, and I-195. The city prides itself on its diversity of cultures. Brockton is often called the "City of Champions", due to its status as the native city of both former undefeated heavyweight boxing champion Rocky Marciano and former middleweight boxing champion Marvin Hagler. Brockton has become an epicenter of the shoe and textile industries, earning the name "Shoe City." With a 2020 population of 95,678, it is the 6th largest city in Massachusetts.

A Gateway City within easy reach of Boston and Providence, Brockton is uniquely situated within the region for businesses that want access to either metropolitan area as well as New England as a whole. It offers unparalleled access to markets and transportation corridors, and has established partnerships at the local, state, and federal level to bring economic development resources within easy reach of investors, whether they are native or new to the City. The Brockton, Massachusetts economy is primarily service-oriented, with government, retail stores and hospitals being among the top employers. Light manufacturing, construction, accommodation and food services, social assistance; professional, scientific and technical services; and finance and insurance also provide employment. Brockton's top employers are City of Brockton, Brockton Hospital Inc, Brockton Health Corporation, W B Mason Co., Inc, Caritas Good Samaritan Medical Center and Massasoit Community College.

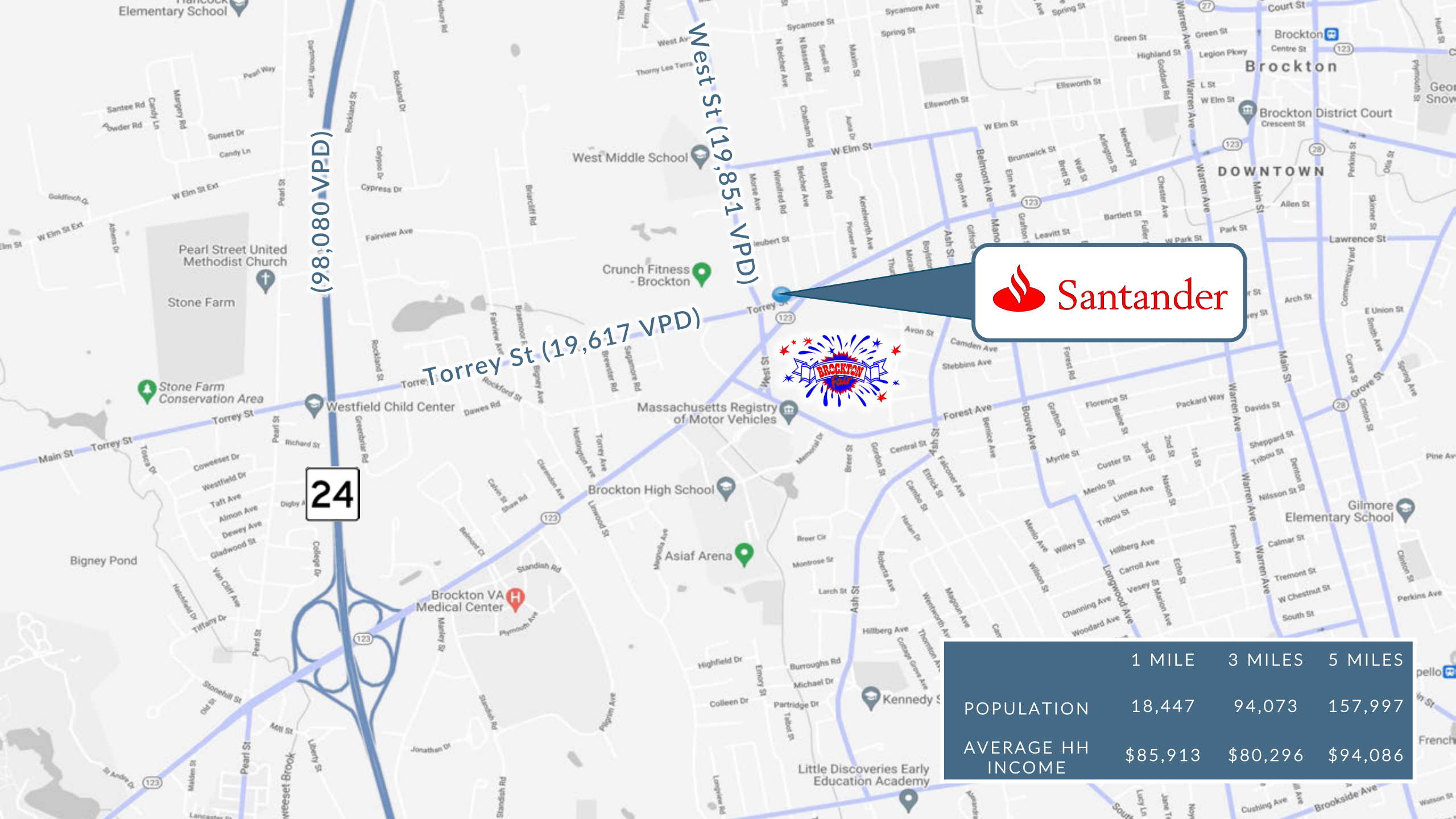
The Fuller Craft Museum heads the list of cultural and artistic offerings found in the Brockton area. Fun and entertainment are abundant at the Brockton Fair, one of the country's oldest country fairs located at the historic Brockton Fairgrounds. The Buckley Performing Arts Center on the campus of Massasoit Community College is the site of numerous concerts, plays, and musicals for fans of all ages. Campanelli Stadium is a stadium in Brockton, Massachusetts. It is primarily used for baseball and is the home field of the Brockton Rox baseball team of the Futures Collegiate Baseball League summer league. Other attractions include: John F. Kennedy Library and Museum, Bunker Hill Monument, The Museum of Fine Arts, New England Aquarium, Franklin Park Zoo, John Hancock Tower and The Boston Children's Museum. Brockton also has a growing commercial base. In addition to convenient shopping destinations like Westgate Mall, there are also a variety of restaurants and eateries that offer a culinary tour of the world without straying too far from home. The Brockton Brightfields, located at East Union and Grove streets, is also one of the largest solar arrays in New England.



BROCKTON HOSPITAL



BROCKTON FAIR



 **Santander**



	1 MILE	3 MILES	5 MILES
POPULATION	18,447	94,073	157,997
AVERAGE HH INCOME	\$85,913	\$80,296	\$94,086

TENANT PROFILE

Santander Bank, N.A. is one of the country's largest retail and commercial banks with \$89.5 billion in assets. With its corporate offices in Boston, more than 2 million customers are principally located in Massachusetts, New Hampshire, Connecticut, Rhode Island, New York, New Jersey, Pennsylvania and Delaware. The Bank is a wholly-owned subsidiary of Madrid based Banco Santander, S.A. (NYSE: SAN) - one of the most respected banking groups in the world with more than 148 million customers in the U.S., Europe, and Latin America. It is overseen by Santander Holdings USA, Inc., Banco Santander's intermediate holding company in the U.S.

We got our start in Spain, but we've been serving customers in the Northeast since 2013. Santander Bank, formerly Sovereign Bank, has \$57.5 billion in deposits, operates about 650 retail banking offices and over 2,000 ATMs, and employs approximately 10,000 people.



COMPANY TYPE
Subsidiary



FOUNDED
1857



OF LOCATIONS
650



HEADQUARTERS
Boston, MA



WEBSITE
santanderbank.com



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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