

DUNKIN'

HALEDON | NJ

**HORVATH
& TREMBLAY**



SINGLE TENANT NET LEASE OPPORTUNITY

LEAD AGENTS



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DISCLAIMER

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INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a single-tenant net-leased Dunkin' located at 490 Haledon Avenue in Haledon, New Jersey ("the Property"). Dunkin' signed a corporate guaranteed, 10-year Absolute NNN lease in 2008, and has since executed a 5-year lease extension with 1+ year remaining, demonstrating their commitment to this site and market.

Dunkin' is well located at the signalized intersection of Haledon Avenue with Belmont Avenue, with prominent signage and visibility and access from both avenues. The location is surrounded by dense residential neighborhoods and is close to William Paterson University and Passaic County Technical Institute, which provide a dense consumer base for the area. Haledon is part of the New York Metropolitan area and is located 20 miles northwest of Manhattan.

- **SITE COMMITMENT:** In 2008, Dunkin' signed a corporate guaranteed, 10-year Absolute NNN lease, and has since executed a 5-year lease extension with 1+ year remaining, demonstrating their commitment to this site and market.
- **CORPORATE GUARANTY:** The lease is guaranteed by a wholly owned subsidiary of Dunkin' Brands Inc. The company is the franchisor of the Dunkin' brand and is part of the Inspire Brands family of restaurants (32,000+ total locations and system sales of \$27 billion in 2020). Dunkin' is one of the largest coffee shop and donut shop chains in the world with more than 12,700 restaurants worldwide and 2020 sales in excess of \$8.7 billion.
- **ZERO LANDLORD RESPONSIBILITIES:** The Dunkin' lease is Absolute NNN and requires zero landlord responsibilities. The tenant is solely responsible for all service, maintenance, repairs, and replacements, making it an attractive investment for the passive real estate investor.
- **STRATEGIC RETAIL LOCATION:** Dunkin' is well located at the signalized intersection of Haledon Avenue with Belmont Avenue, with prominent signage and visibility and access from both avenues. The location is surrounded by dense residential neighborhoods and is close to William Paterson University and Passaic County Technical Institute, which provide a dense consumer base for the area. Haledon is part of the New York Metropolitan area and is located 20 miles northwest of Manhattan.
- **EXCELLENT DEMOGRAPHICS:** An impressive 218,900 people live within 3-miles of the Property with an average household income of \$89,036. Over 433,100 people live within a 5-mile radius of the Property with an average household income of \$117,128. Additionally, there are more than 175,200 employees within 5 miles of the Property.
- **TRAFFIC COUNTS:** More than 17,300 vehicles pass the Property each day at the signalized intersection of Haledon Avenue and Belmont Avenue.
- **TRADE AREA:** Additional retailers, employers and schools driving traffic to the area include Walgreens, Rite Aid, Super Supermarket, Popeye's, Firestone, Chase, Metro by T-Mobile, USPS, Burger King, TD Bank, CVS, Starbucks, St. Joseph's Wayne Hospital, William Patterson University, Passaic County Technical Institute, Manchester Regional High School, Eastern Christian High School, Mary Help of Christians Academy, and Braen Supply.



PROPERTY OVERVIEW



\$1,530,000
LIST PRICE



6.00%
CAP RATE



\$91,843
NET OPERATING INCOME

490 HALEDON AVENUE | HALEDON, NJ 07508

OWNERSHIP:	Fee Simple
BUILDING AREA:	2,010 SF
LAND AREA:	0.27 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	09/01/2008
LEASE EXPIRATION DATE:	08/31/2023
LEASE TERM REMAINING:	1+ Years
RENEWAL OPTIONS:	None

DUNKIN'

ANNUAL RENTAL INCOME				
LEASE YEARS	LEASE TERM		ANNUAL	% INC
14	09/01/2021 - 08/31/2022	CURRENT	\$89,603.22	2.5%
15	09/01/2022 - 08/31/2023		\$91,843.30	2.5%

NOTES:

- The above NOI is based on the 09/01/2022 rent increase.
- The above building size (square feet) is estimated.

TENANT OVERVIEW



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ABOUT THE TENANT

Dunkin' Donuts is one of the largest coffee and baked goods chains in the world and services more than 3 million customers every day. The franchise has over 11,700 locations globally, with 8,500+ restaurants across 41 states and 3,200 international locations across 36 countries.

In December of 2020 Inspire Brands, Inc. ("Inspire") announced the completion of its \$11.3 billion acquisition of Dunkin' Brands Group, Inc. ("Dunkin' Brands").

With the addition of Dunkin' and Baskin-Robbins, Inspire now encompasses nearly 32,000 restaurants across more than 60 countries generating \$26 billion in annual system sales, making it the second-largest restaurant company in the U.S. by both system sales and locations. Inspire's family of brands includes Arby's®, Baskin-Robbins®, Buffalo Wild Wings®, Dunkin'®, Jimmy John's®, Rusty Taco®, and SONIC® Drive-In.

INSPIRE BRANDS

Inspire Brands is a multi-brand restaurant company whose portfolio includes more than 32,000 Dunkin', Baskin-Robbins, Arby's, Buffalo Wild Wings, SONIC Drive-In, Rusty Taco, and Jimmy John's restaurants worldwide. The company was founded in 2018 and is headquartered in Atlanta, Georgia.

We are creating a family of brands with maverick qualities, each with their own distinct positioning, guest experience, and product offering.

Inspire is designed to enable each individual brand to benefit from and build on the strengths of the other. By sharing best practices and making deep investments in areas that create advantage for the entire enterprise, Inspire will help its brands grow and succeed.

Inspire aims to be the premier operator and franchisor across restaurant categories. We provide best-in-class franchise support, including restaurant development planning, design & construction, operations training, marketing & branding, and supply chain expertise.

Dunkin'	12,700+ Restaurants	40 Countries	250,000 Team Members and Franchise Employees	\$9.4 Billion System Sales
Baskin-Robbins	7,700 Restaurants	52 Countries	80,000 Team Members and Franchise Employees	\$2.1 Billion System Sales
Jimmy John's	2,600+ Restaurants	43 States	79,000+ Team Members and Franchise Employees	\$1.9 Billion System Sales
Arby's	3,500 Restaurants	8 Countries	80,000+ Team Members and Franchise Employees	\$4.3 Billion System Sales
Buffalo Wild Wings	1,200+ Restaurants	9 Countries	77,000+ Team Members and Franchise Employees	\$3.2 Billion System Sales
SONIC	3,500+ RESTAURANT	46 STATES	90,000+ Team Members and Franchise Employees	\$5.7 Billion System Sales

DUNKIN' FACTS

LOCATIONS:	11,700+ 8,500+ in the U.S. & 3,200 International
HEADQUARTERS:	Canton, Massachusetts
YEAR FOUNDED:	1950
OWNERSHIP:	Inspire Brands (Private)
REVENUE (2019):	\$1.37 Billion
GROSS PROFIT (2019):	\$1.215 Billion



INSPIRE BRAND FACTS:

- \$27+ Billion in system-wide sales
- 32,000+ Restaurants
- 650,000+ Team Members and Franchise Employees
- 2nd Largest Restaurant Company in the U.S.
- 65+ Countries
- 3,200+ Franchisees

LOCATION OVERVIEW



HALEDON | NJ

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OVERVIEW

Haledon is a borough in Passaic County, New Jersey. Haledon has a population of 8,230 at the 2020 US Census and covers 1.22 square miles. Haledon was incorporated in 1908, having been the Oldham district of the former Passaic County municipality of Manchester Township. Haledon borders the Passaic County communities of North Haledon, Paterson, Prospect Park, Totowa and Wayne.

Real estate in Haledon is characterized by older, established neighborhoods with most homes built prior to World War II. The mix of single-family homes, apartment buildings and multifamily residences, as well as duplexes and apartments over ground-level retail and dining establishments accommodates a variety of lifestyles. Belmont Avenue is home to the primary business district in Haledon and offers a variety of retail, dining and service amenities.

LOCATION OVERVIEW - PASSAIC COUNTY

Passaic County is situated in northeastern New Jersey and is part of the New York metropolitan area. The county had a population of 524,118 at the 2020 US Census, up 4.6% from the 2010 US Census. The region is split by major roads, including portions of Interstate 287 and I-80, near Paterson. The Garden State Parkway cuts across the southern end, near Clifton.

Passaic County hosts several major education establishments. Passaic County Technical Institute is a vocational public high school in Wayne, that serves students in ninth through twelfth grades from all of Passaic County and has an enrollment of over 3,000 students. Passaic County Community College has four campuses throughout the county, with a total enrollment of over 5,000 students. The county has two public universities: William Paterson University located in Wayne, and Montclair State University in Montclair, as well as portions of Little Falls and Clifton. Both universities offer a number of undergraduate and graduate programs, and have a combined enrollment of over 29,000 students.

Major employers in Passaic County include Xerox of NYC/Philly Metro, GAF Materials Corporation, L3Harris Technologies, St. Joseph's Wayne Hospital and Getinge, which took over the former Toys 'R' Us world headquarters in Wayne.

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	218,991	433,166	1,349,019
2026 Projection	217,035	429,543	1,341,675
2020 Census	218,852	433,680	1,348,743
BUSINESS			
2021 Est. Total Businesses	7,961	19,202	64,466
2021 Est. Total Employees	74,053	175,280	634,189
HOUSEHOLDS			
2021 Estimate	72,250	147,823	481,590
2026 Projection	70,088	144,554	476,177
2020 Census	72,306	147,949	481,255
INCOME			
Average Household Income	\$89,036	\$117,128	\$132,461
Median Household Income	\$74,967	\$96,740	\$107,326



218,900+
PEOPLE WITHIN 3 MILES



17,300+
VEHICLES PER DAY
Haledon Ave & Belmont Ave

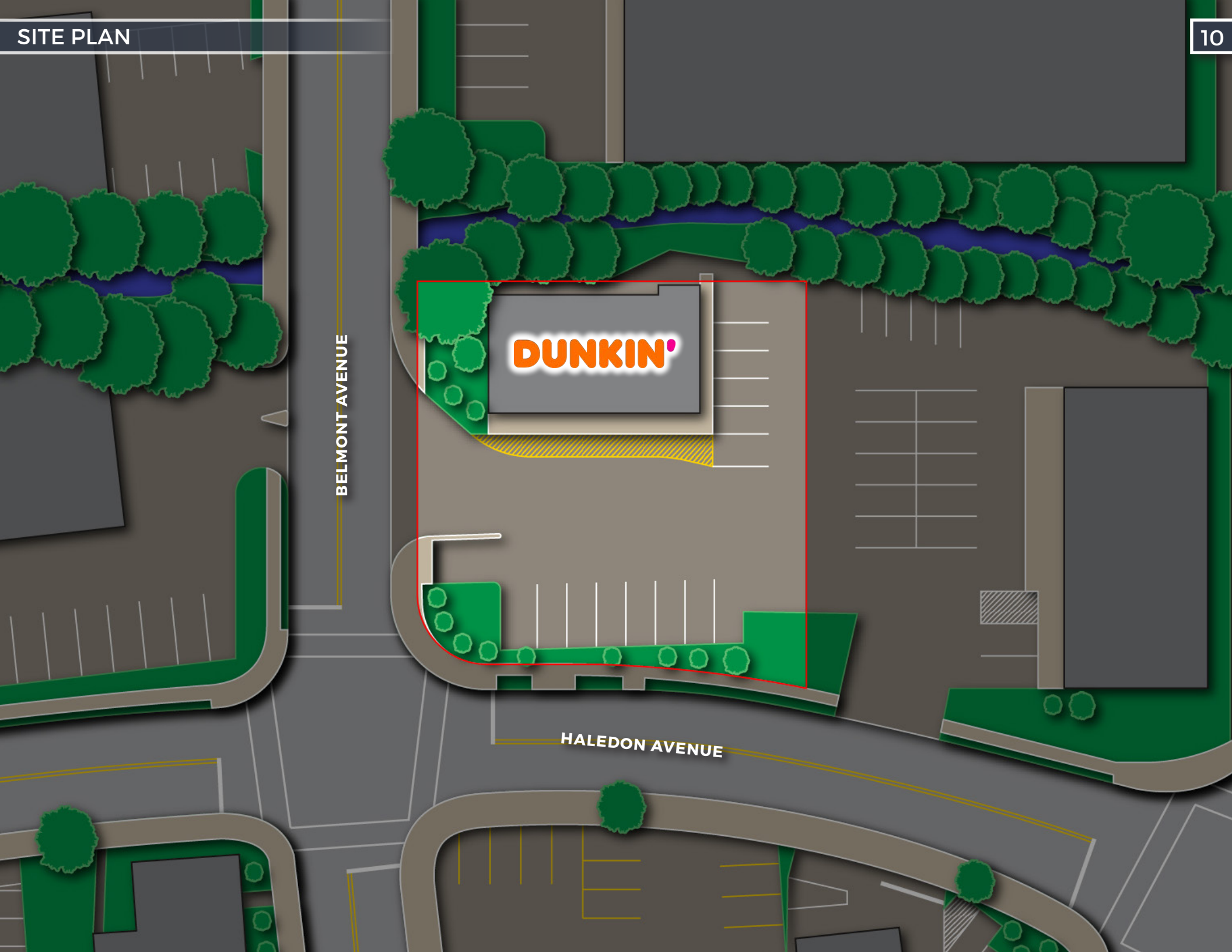


\$89,000+
AVERAGE HOUSEHOLD INCOME











17,300+ VEHICLES PER DAY

HALEDON AVENUE

BELMONT AVENUE

DUNKIN'

Firestone



MANCHESTER REGIONAL
HIGH SCHOOL

DUNKIN'

Exxon

Firestone



HALEDON AVENUE

BELMONT AVENUE

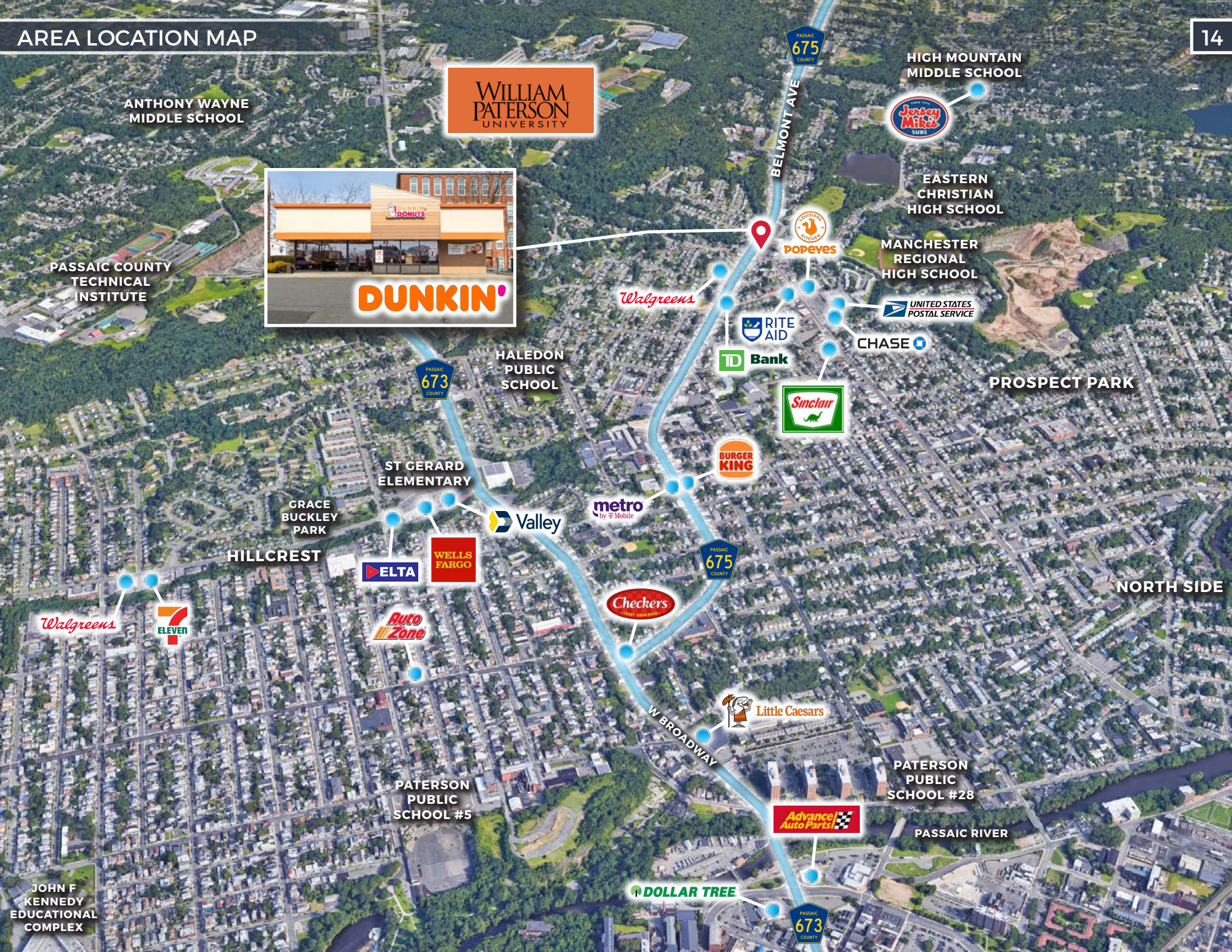


17,300+
VEHICLES PER DAY

NEW YORK



AREA LOCATION MAP



ANTHONY WAYNE
MIDDLE SCHOOL

HIGH MOUNTAIN
MIDDLE SCHOOL



EASTERN
CHRISTIAN
HIGH SCHOOL

MANCHESTER
REGIONAL
HIGH SCHOOL



CHASE



BELMONT AVE



PASSAIC COUNTY
TECHNICAL
INSTITUTE

HALEDON
PUBLIC
SCHOOL

ST GERARD
ELEMENTARY

GRACE
BUCKLEY
PARK

HILLCREST



PROSPECT PARK

NORTH SIDE



W BROADWAY



Little Caesars

PATERSON
PUBLIC
SCHOOL #5

PATERSON
PUBLIC
SCHOOL #28

PASSAIC RIVER



JOHN F
KENNEDY
EDUCATIONAL
COMPLEX

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