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Information below is computer generated. Please pardon the typos.

1 Dorchester, MA 02122



Price	\$6,290,000
Building Size	13,943 SF
Cap Rate	5.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

- Extremely Strong Location located in the greater Boston neighborhood of Dorchester- High density area with over 65,000 in the 1-mile, 363,000 in the 3-mile and 750,000 in the 5-mile- Attractive household incomes in excess of \$70,000 per year within a 3-mile, and 5-mile radius- Absolute NNN lease with no landlord responsibilities.

2 Lawrence, MA 01843



Price	\$2,247,000
Building Size	10,110 SF
Cap Rate	6.75%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a newly remodeled, freestanding, single tenant, NNN leased Dollar Tree, located in Lawrence, MA. The tenant, Dollar Tree Stores, Inc., has recently executed a brand new, 10-year lease with 2 (5-year) options. The lease features an approximate 10% rental increase at the beginning of the first (5-Year) option period and a 2.5% increase at the beginning of the second (5-year) option period. This generates steady NOI growth and hedges against inflation.

3 Ware, MA 01082



Price	\$7,940,000
Building Size	13,080 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Ware, MA. The store was newly constructed and opened for business in 2008. The property has a 25-year triple-net lease in place that has +/- 18 years remaining. There are no landlord responsibilities and no rent holiday.

4 Malden, MA 02148



Price	\$7,000,000
Building Size	13,845 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The subject investment is a Walgreen's Pharmacy located at 215 Beach Street in Malden, Massachusetts. The building consists of roughly 13,845 square feet and sits on approximately 1.63 acres of land. The subject property also has a drive through pharmacy serving the over 20,000 vehicles that pass the site each day. This Walgreen's is subject to a 20-year double net lease. There are approximately 3 years and 8 months remaining on the initial term of the lease. The lease also calls for eight, five-year tenant renewal options.

5 North Dartmouth, MA 02747



Price	\$22,000,000
Building Size	172,269 SF
Cap Rate	5.50%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Corporate guaranteed (S&P A- credit) ground lease interest (land ownership) in a freestanding, single tenant, absolute net leased, Lowe's Home Improvement, located in North Dartmouth, MA (Boston MSA). The tenant, Lowe's Companies, Inc., has approximately 10.5-years remaining in the current term. The lease features 5% increases at the beginning of the first option period and 15.5% rent increases at the beginning of the subsequent 5 (5-Year) option periods, providing steady NOI growth and hedging against inflation.

6 Brockton, MA 02301



Price	\$1,620,000
Building Size	2,450 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in a 2,450 SF Santander Bank with a drive thru. The property enjoys a great location on an approximately 15,986 SF lot on Torrey Street in Brockton, MA. Santander leases 100% of the property on a NNN basis. There are approximately 6 years remaining on the base term of the lease.

7 Burlington, MA 01803



Price	\$3,800,000
Building Size	8,650 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Buffalo Wild Wings. The restaurant is currently under construction and scheduled to open in February 2016. This site is located across from the 1.2 million square foot Simon-owned Burlington Mall in Burlington, Massachusetts. The property sits in the heart of an extremely densely populated retail trade area and benefits from excellent visibility and accessibility from Route 128/Interstate 95 and Route 3. The Burlington Buffalo Wild Wings is ideally situated to draw customers from the enormous super-regional destination created by the Burlington Mall, as well as the 165,000 people living within a five mile radius of the property. The Burlington Buffalo Wild Wings represents a rare opportunity to own land improved by a popular fast casual restaurant in the heart of Greater Boston's strongest retail market.



Price	\$3,953,142
Building Size	9,224 SF
Cap Rate	7%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Exclusively marketed for sale is a medical office condominium in Marston Medical Center located in Lawrence, Massachusetts. Steward Medical Group signed the original 10-year triple net (NNN) lease in October 2013 which includes (2) five year options. Ten Percent (10%) rental escalations are scheduled at the beginning of each option period. Included in the lease is a prepayment penalty of \$500,000 due to the landlord if the tenant fails to extend the lease for the first renewal term. Steward Health Care System is a community-based accountable care organization with 3,000 physicians, 11 hospital campuses, 24 affiliated urgent care providers, home care, and other post acute services. Steward is committed to providing the highest quality, cost effective, and integrated patient care. Since 2010, Steward has invested more than \$850 million in its integrated care system to improve the quality of care, renovate facilities, upgrade technology and enhance the patient experience.



Price	\$4,666,666
Building Size	3,800 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Exclusively marketed for sale the ground lease of a free standing TD Bank in Sudbury, Massachusetts. The twenty-year ground lease was signed in October 2011 and has (4) five year options. Rental escalations of ten percent (10%) are scheduled every five years throughout the base term and option periods. TD Bank has direct street frontage along Boston Post Road (US-20) on a 1.04 acre parcel. The property has two points of ingress and egress along Boston Post Road and Raymond Road. This TD Bank branch offers customers the convenience of a double drive-thru and a drive-up ATM. This bank branch is a relocation and has deposits of over \$56 million.



Price	\$1,098,000
Building Size	2,577 SF
Cap Rate	7%
Property Sub-type	Post Office
Status	Active

Property Notes

Property Description

United States Post Office located at 64 Main Street in South Egremont, Massachusetts (the property). The property consists of a 2,577-square foot building which is one hundred percent leased to the United States Postal Service (USPS). The property was built to suit for the USPS in 2004. Currently there are 13.5 years remaining on the initial 25-year lease. The property is an ideal investment for those desiring a long-term, secure income stream with very little management. At list price, an investor can achieve a 7.00% unleveraged rate of return. The property can also be acquired along with the Becket, Massachusetts Post Office as part of a two-unit portfolio. Both properties are located approximately 30 driving miles apart in the Berkshires of Western Massachusetts.

11 Norwood, MA 02062



Price	\$2,173,360
Building Size	2,550 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Exclusively marketed for sale is the leasehold interest in TD Bank located in Norwood, Massachusetts. The owner of the leasehold interest receives \$261,375 annually from TD Bank and pays \$125,540 annually to the owner of the ground lease. This leaves the leasehold owner with an annual income of \$135,835. The leasehold interest currently has 19 years of remaining base term and (4) five year options. TD Bank signed the original twenty-year ground lease in November 2012 which includes (4) five year options with rental escalations of ten percent (10%) scheduled to occur every five years throughout the base term and options periods. TD Bank will be located at the signalized intersection of Nahatan Street and Lennox Street on a 0.68 acre parcel. The property will have two points of ingress and egress along Nahatan Street and Lennox Street. This TD Bank branch location will offer customers the convenience of a double drive-thru and a drive-up ATM.

12 Watertown, MA 02472



Price	\$16,859,000
Building Size	14,381 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This new CVS/pharmacy is located in East Watertown, a mecca for tech start-ups and young professionals, just 1.8 miles away from Harvard University, and just seven miles from downtown Boston.

13 Lowell, MA 01852



Price	\$2,074,000
Building Size	9,140 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NN Lease | Requires Minimal Landlord Responsibility- Brand New 10 Year NN Lease | Q4 2015 Rent Commencement- Rent Increases 10% at Each Option Period- Two (2), Five (5) Year Options With Rent Increases- Corporate Guarantee by Dollar Tree which Carries a BB Rating- Brand New Building | Currently Under Construction.

14 Lowell, MA 01852



Price	\$2,080,000
Building Size	7,150 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NN Lease | Requires Minimal Landlord Responsibility- Brand New 20 Year NN Lease | Q4 2015 Rent Commencement- Rare 9% Rent Increase in Year 11 & Year 16 of the Primary Term- Three (3), Five (5) Year Options With Rent Increases- Corporate Guarantee by ORLY which Carries a BBB Rating- Brand New Building | Currently Under Construction- High Quality Construction | 4-Sided Brick Building.

15 Tewksbury, MA 01876



Price	\$5,763,000
Building Size	13,830 SF
Cap Rate	5.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare and unique opportunity for an investor to acquire a proven, performing Walgreen's with the desirable and unusual combination of an affluent demographic along with a dense population. Most importantly, this store offers an investor a long history of proven sales performance. All indications are that this store is a forever location for Walgreen's.

16 Everett, MA 02149



Price	Price Not Disclosed
Building Size	30,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free standing Best Buy 15 year lease NNN with 8 years remaining. Rent increase year 11.

17 Newburyport, MA 01950



Price	\$3,495,146
Building Size	5,350 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject investment is a Panera Bread sale-leaseback located at 53-55 Storey Avenue in Newburyport, Massachusetts. The property consist of roughly 5,350 square feet of building space of which Panera Bread currently occupies roughly 4,200 square feet and the remaining portion is being subleased to Cost Cutters. The property is situated on 1.284 acres of land. This Panera Bread location will be subject to a new, 20-year triple-net sale-leaseback with PR Restaurants, LLC. The tenant will enter into the new master lease upon close of escrow and will continue to sublease roughly 1,100 square feet to Cost Cutters. The master lease rent will be \$180,000 and is guaranteed for duration of the initial term and in its four, 5-year renewal options. The rent is subject to 1.75% annual increases starting in year 6. PR Restaurants, LLC, is a Panera Bread Franchisee which will operate a total of 64 locations by mid-July 2015. They have been operating Panera's for nearly 18 years.

18 Bellingham, MA 02019



Price	\$3,571,000
Building Size	4,000 SF
Cap Rate	7%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Fee simple interest in the commercial condominium located at 300 Hartford Ave, Bellingham, MA 02019. This Irving Gas Station and convenience store is well sited on a 7.87-acre parcel with good visibility on Hartford Ave. and is located in close proximity to Interstate Highway 495. The gas station as delineated on the recorded site plan sits on 2.62 acres, leaving 0.34-acres as common area. A phasing leasing agreement (ground lease) is in place with the Seller for the rear 4.91 acres, which comprise Phase 2 of the Commercial Condominium. Rental Consideration for said absolute NNN, 20-year ground lease is ten dollars (\$10) per year. Effectively, the prospective Buyer will purchase the entire 7.87 acres, ground lease the rear, undeveloped, 4.91-acre portion of the lot to the current Owner/Developer who will retain control the future development opportunity for the next 20 years. L.E. Belcher owns and operates a chain of gasoline stations and convenience stores in Massachusetts, Connecticut and Vermont. Many of their locations have diesel fuel and are co-branded with Dunkin Donuts or Subway.

19 Worcester, MA 01610



Price	\$1,250,000
Building Size	2,435 SF
Cap Rate	6.16%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Price reduced! In less than two years cap rate will be 7.93% with rent increase. NNN Leased Retail Property of approximately 2,435sf. Current Tenant is 7-Eleven, Inc (NYSE Company). Long term lease with strong rent increases each five years.

20 Milford, MA 01757



Price	\$1,500,000
Building Size	1,800 SF
Cap Rate	6.75%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Offered at an attractive 6.75% Cap Rate More than 10 Years of lease term remaining with increases Net-Leased Investment Leased to Heartland Automotive (The nations largest quick lubricant operator with 540 locations) Recent Lease Renegotiation - Jiffy Lube has demonstrated additional commitment to the site with the recent early lease renegotiation.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.