

1

Rutland, VT 05701



Price	\$2,880,000	Property Notes
Building Size	4,773 SF	
Cap Rate	6.25%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

Friendly' s located in Rutland, VT. The property consists of roughly 4,773 square feet of building space and sits on approximately 1.26 acres of land. The property is subject to a new 20-year triple net "NNN" lease that will be signed at closing. The base rent is \$180,000 with annual rental increases of one and one-half percent starting year four of the lease. Additionally, there are four, five-year renewal options. The property is operated by Friendly' s Corporate and has a Friendly' s Ice Cream, LLC guarantee.

2

Bennington, VT 05201



Price	\$1,116,000	Property Notes
Building Size	2,410 SF	
Cap Rate	6.25%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

Friendly' s located in Bennington, VT. The property consists of roughly 2,696 square feet of building space and sits on approximately 0.47 acres of land. The property is subject to a new 15-year triple net "NNN" lease that will be signed at closing. The base rent is \$69,750 with annual rental increases of one and one-half percent starting year four of the lease. Additionally, there are four, five-year renewal options. The property is operated by Friendly' s Corporate and has a Friendly' s Ice Cream, LLC guarantee.