

**RETAIL  
INVESTMENT  
OPPORTUNITY**

**AUBURN MALL**

**OFFERING MEMORANDUM**

550 CENTER STREET, AUBURN, ME 04210



# TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 INVESTMENT HIGHLIGHTS
- 5 PROPERTY DETAILS
- 6 SITE PLAN
- 7 AERIAL VIEW
- 8 PROPERTY PHOTOS
- 12 DEMOGRAPHICS
- 13 TENANT LIST
- 15 FINANCIAL INFORMATION



# EXECUTIVE SUMMARY



The Boulos Company is pleased to offer a rare opportunity to purchase, and perhaps redevelop, one of the largest retail sites just north of Portland, Maine, in the second largest population area in the state of Maine.

The Auburn Mall is one of four enclosed malls in the State. The Mall consists of 33.8± acres improved with a 344,369± GBA enclosed Mall plus two outparcels with approximately 318,786 total leasable square feet. The Mall is anchored by J.C. Penney, who occupies 97,133± SF, and has been the primary anchor of the mall since it was developed in 1979. The Mall is also anchored by TD Bank, who occupies 59,941± SF. TD Bank has given the Landlord notice that they will not be renewing their lease and will vacate their space by December 2024. This vacancy will provide an opportunity to redevelop the west end of the Auburn Mall parcel including the TD box and some adjacent enclosed mall space.

Notable tenants within the Mall include, J.C. Penney, TD Bank, Books-A-Million, Bath & Body Works, Game Zone, Spencer's, Photo Finish, Super Shoes, GNC, Thatcher's Restaurant, and Miller Fitness.

In addition to the enclosed Mall, itself, the Mall property includes two outparcels. Goodwill Industries occupies a 17,802± SF freestanding building. There is also a former bank branch of 3,752± SF located to the rear of the property and leased to a cannabis retailer (currently a TAW) . Site plan approvals are in place for the addition of four outparcels along Center Street and Mt. Auburn Ave.

A redevelopment of the west end area of the Auburn Mall could make way for a number of notable retailers and grocery stores such as Costco, Market Basket, Hannaford, Aldi's, and others. Other notable surrounding retailers in the area include Walmart, Target, Lowe's, Home Depot, Kohl's, Hobby Lobby and Shaw's Supermarket to name a few.

Don't miss this rare opportunity to acquire one of the largest and most viable retail sites within southern Maine.



**\$18,000,000**

SALE PRICE

**344,365±**

GBA

**\$52.27**

PER GBA

**33.8**

ACRES

**\$532,544**

\$/ACRE

## INVESTMENT HIGHLIGHTS

- Rare opportunity to purchase an enclosed Mall with redevelopment potential and additional outparcels at substantially below replacement cost.
- Classic department store anchored Mall with J.C. Penney and other notable tenants including Books-A-Million, Bath & Body Works, Game Zone, Spencer's, and GNC to name a few.
- Tremendous redevelopment upside given pending vacancy of the other 60,000 sf anchor, currently occupied by TD Bank.
- The Auburn Mall is in the heart of the retail landscape for central Maine. Lewiston/Auburn is the second largest populated area in the state with approximately 314,373 people within a 25-mile radius and an average household income of \$78,009.
- Larger retail tenants in the immediate area include Walmart, Target, Lowe's, Home Depot, Kohl's, Hobby Lobby and Shaw's.
- Tenants notably missing from the area include Costco, Market Basket, Hannaford, and Aldi's to name a few.
- The Auburn Mall is a well-maintained center ideally located to serve the communities of Lewiston and Auburn and the larger central Maine area.

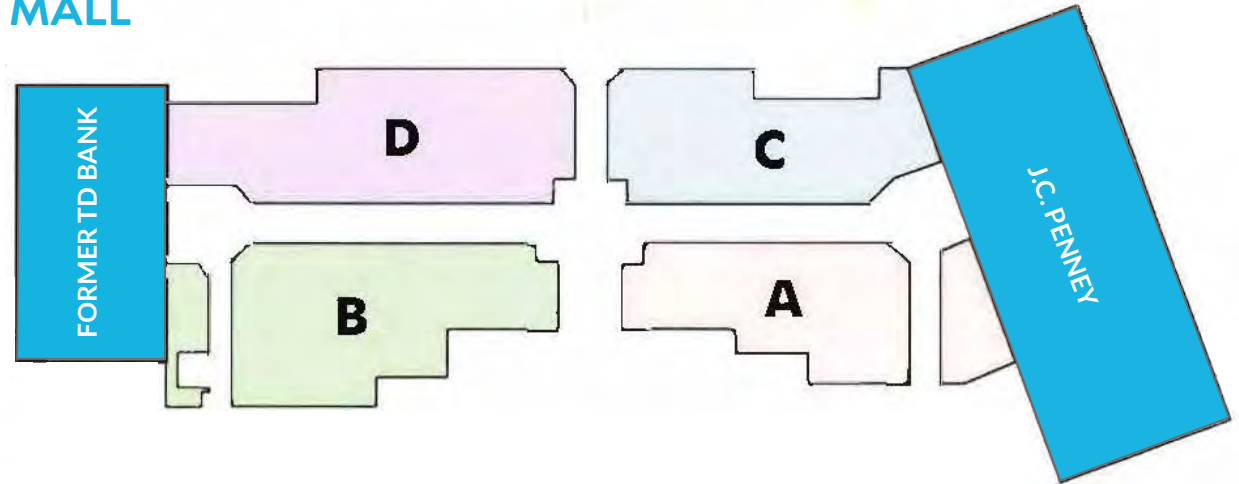
# PROPERTY DETAILS



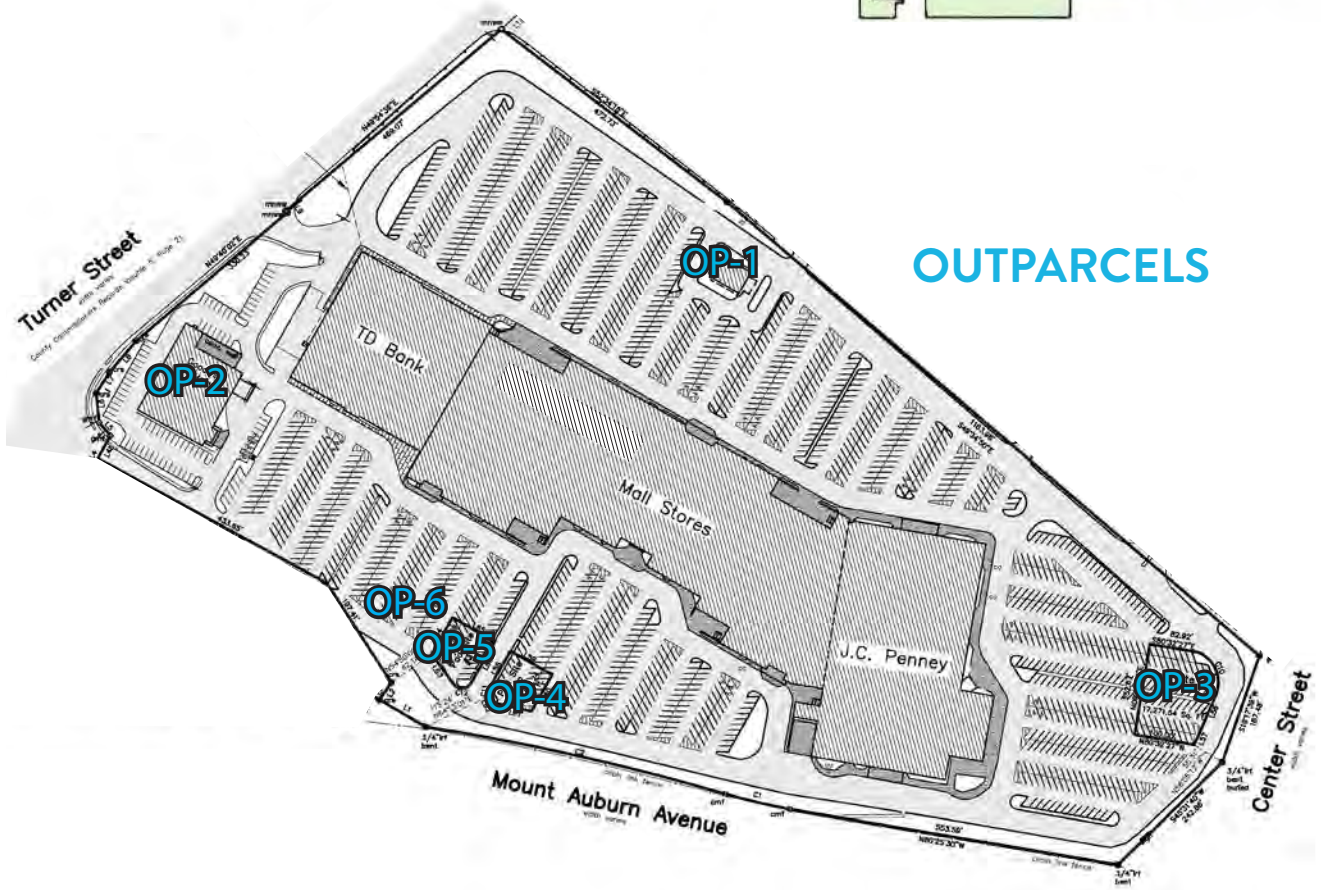
<b>PROPERTY NAME</b>	Auburn Mall
<b>OWNER OF RECORD</b>	Auburn Plaza, Inc.
<b>PROPERTY TYPE</b>	Enclosed Regional Mall
<b>PROPERTY ADDRESS</b>	550 Center Street, Auburn, ME
<b>SIZE OF IMPROVEMENTS</b>	Enclosed Mall: 344,369 GBA / 297,192 LBA Outparcel OP-1: 3,792 GBA Outparcel OP-2: 17,802 GBA
<b>ANCHOR TENANTS</b>	J.C. Penney - 97,133± SF TD Bank Call Center - 59,941± SF
<b>AGE OF MALL</b>	Built in 1979
<b>CONSTRUCTION</b>	Masonry block with brick facade
<b>REGISTRY OF DEEDS REF</b>	Book 6594, Page 323
<b>LAND AREA</b>	33.8± Acres
<b>TAX/MAP REF</b>	Map 280, Lot 10
<b>UTILITIES</b>	Municipal water, sewer, gas and telecommunications
<b>PARKING</b>	Approximately 1,776 paved spaces including 23 handicapped spaces
<b>ASSESSED VALUE</b>	Land: \$ 3,379,000 Bldg: \$12,542,700 Total: \$15,921,700
<b>REAL ESTATE TAXES</b>	\$362,218.68 (FY 23/24)
<b>FINANCIAL GUIDELINES</b>	See attached financial information.
<b>SALE PRICE</b>	\$18,000,000

# SITE PLANS

## ENCLOSED MALL



## OUTPARCELS



# AERIAL VIEW



# MALL PHOTOS

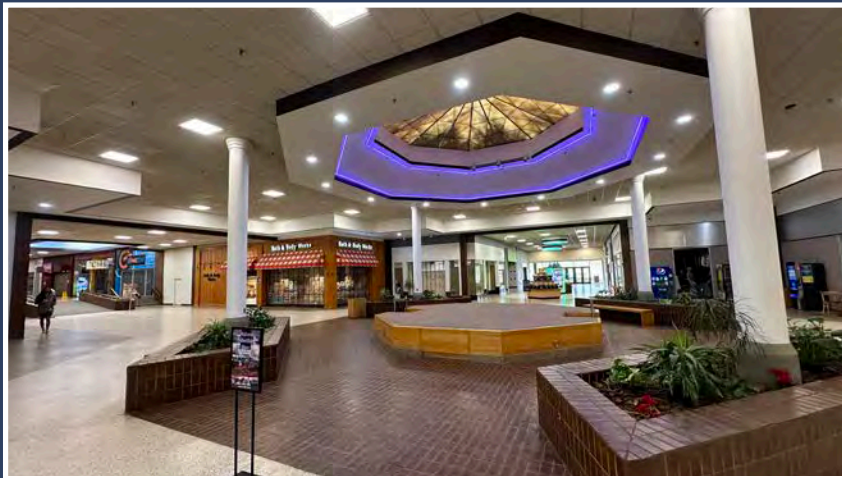
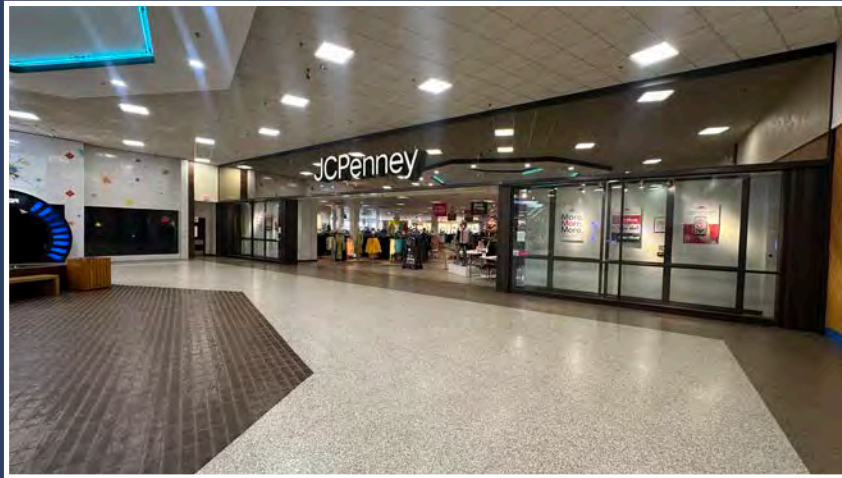




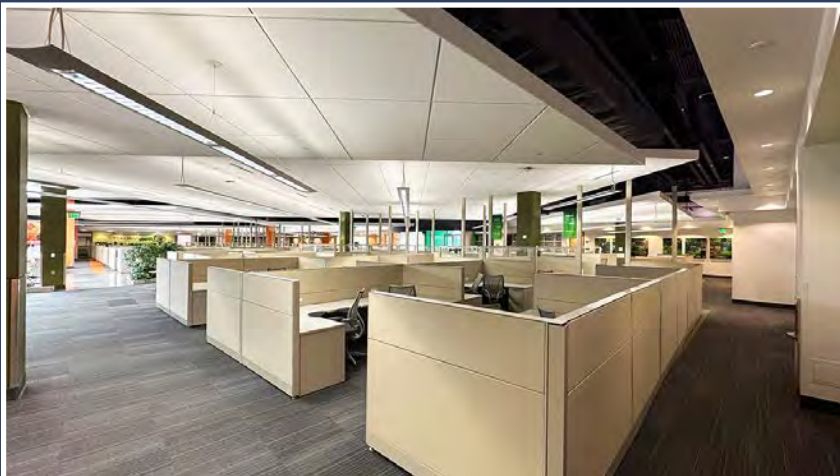
# MALL PHOTOS



# INTERIOR MALL PHOTOS



# FORMER TD BANK SPACE PHOTOS





# DEMOGRAPHICS

**RADIUS:**                      10 MILES                      25 MILES                      50 MILES



POPULATION

93,771

314,373

856,486



TOTAL  
BUSINESSES

3,478

11,745

36,209



HOUSEHOLDS

38,093

130,621

367,323



MEDIAN  
HOUSEHOLD INCOME

\$65,787

\$78,009

\$77,671



MEDIAN AGE

41.7 years

44.2 years

44.5 years

# CURRENT AUBURN MALL TENANTS



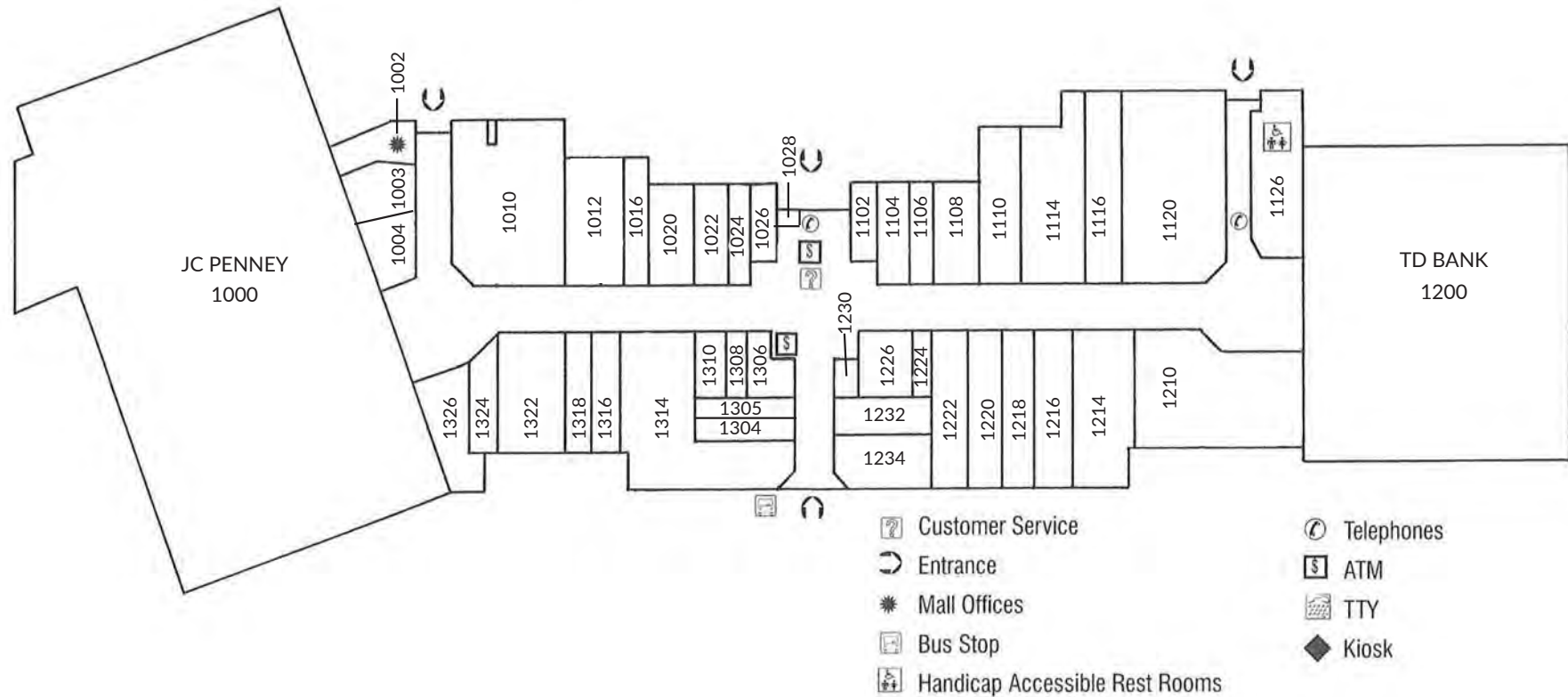
Tenant	Size (SF)
JCPenney	97,133
TD Bank	59,941
Super Shoes	12,811
Payroll Management	12,000
Family Time Dine & Play	11,364
Miller Fitness	10,176
Books-A-Million	5,851
Shoe Department	4,950
Maurices	4,700
Republican Party	4,500
Schott Office	4,133
Bath & Body Works	3,688
Classic Am	3,623
Nerd Core	3,600
Crystal Incarnation	3,200
Go! Calendars, Toys & Games	3,200
Spencer's	3,000
Mile High Recreation - OP1	3,792
Goodwill - OP2	17,802



PHOTO FINISH  
making your moments last a lifetime



# CURRENT AUBURN MALL TENANTS



1000	JC Penney
1002	Mall Office
1003	Mall Maintenance
1004	Schott's
1010	Family Time
1012	Maurices
1016	Shear Elegance
1020	Go Calendar
1022	Photo Finish
1024	Fluff Me
1026	House of Modesty
1028	US Post Office

1102	Nutty Netties
1104	Nancy's Way
1106	Thatcher's Restaurant
1108	Crystal Incanations
1110	Classic Amusements
1114	Vacant
1116	Republican Party
1120	Super Shoes
1126	Vacant

1200	TD Bank
1210	Payroll Management
1214	Books-A-Million
1216	Vacant
1218	Spencer's
1220	Nerd Core
1222	Game Zone
1224	Bath & Body Works - Storage
1226	Bath & Body Works - Retail
1230	Bath & Body Works - Storage
1232	Vacant
1234	Vacant

1304	Pro Vision Center
1305	Auburn Mall Eyecare
1306	Vacant
1308	R Card
1310	Vacant
1314	Miller Fitness
1316	Maine National Guard
1318	GNC
1322	Shoe Department
1324	Nail Trix
1326	Family Time Lazer Tag

# FINANCIAL SUMMARY



**Auburn Plaza, Inc.**  
**PROFIT & LOSS**  
**January through December 2022**

**INCOME:**

Minimum Rent	\$ 1,769,205.14 <sup>1</sup>
Percentage Rent	\$ 29,606.72 <sup>1</sup>
CAM Income	\$ 373,897.09
RET Income	\$ 320,997.49
Specialty Leasing Income	\$ 153,105.17
Miscellaneous Income	\$ 9,775.24
Marketing Income	\$ 3,773.78
TIF Income	\$ 333,425.29 <sup>2</sup>

**Total Income:** **\$ 2,993,785.92**

**EXPENSE:**

CAM Cleaning Expense	\$ 146,120.25
CAM Repair & Maint.	\$ 133,490.21
CAM Utilities	\$ 72,776.40
CAM Snow Removal	\$ 113,720.90
CAM Security	\$ 46,770.51
CAM Management	\$ 137,463.22
CAM Insurance	\$ 139,596.00
Other Operating Expenses	\$ 413,174.42
Real Estate Taxes	\$ 370,736.78
Specialty Leasing Exp	\$ 17,413.26

**Total Expense:** **\$ 1,591,261.95**

**NET INCOME:** **\$ 1,402,523.97**

**Auburn Plaza, Inc.**  
**PROFIT & LOSS**  
**January through December 2023**

**INCOME:**

Minimum Rent	\$ 1,720,574.62 <sup>1</sup>
Percentage Rent	\$ 41,783.54 <sup>1</sup>
CAM Income	\$ 328,426.06
RET Income	\$ 330,804.52
Specialty Leasing Income	\$ 156,727.21
Miscellaneous Income	\$ 17,084.88
Marketing Income	\$ 3,461.13
TIF Income	\$ 272,972.15 <sup>2</sup>

**Total Income:** **\$ 2,871,834.11**

**EXPENSE:**

CAM Cleaning Expense	\$ 132,620.58
CAM Repair & Maint.	\$ 169,531.16
CAM Utilities	\$ 89,504.44
CAM Snow Removal	\$ 126,689.06
CAM Security	\$ 48,920.76
CAM Management	\$ 140,630.58
CAM Insurance	\$ 143,760.75
Other Operating Expenses	\$ 107,556.83
Real Estate Taxes	\$ 362,218.68
Specialty Leasing Exp	\$ 19,675.62

**Total Expense:** **\$ 1,341,108.46**

**NET INCOME:** **\$ 1,530,725.65**

FOOTNOTES: 1 - TD Bank rent and CAM/Tax reimbursement of \$739,072.53 ends December 31, 2024.  
2 - TIF Income ends December 2024.

# RENT ROLL



		July, 2024	Auburn Mall											
Suite	Unit Type	Store	Square Feet	Annual Rent	Monthly Rent	Annual Rate/SF	Lease Dates Commence	Expiration	Cost Recovery	CR/Year	CR/Month	CR/SF	Break Point	%
1000	DPT	JC Penny	\$ 97,133.00	\$ 317,160.00	\$ 26,430.00	\$ 3.27	8/8/1979	8/31/2029	CAM	\$ 62,472.00	\$ 5,206.00	\$0.64	\$ 15,857,620.00	1.50%
1000	DPT	JC Penny							RE Tax	\$ 27,132.00	\$ 2,261.00	\$0.28	Yearly	
1000	DPT	JC Penny	Future		This is	\$ 3.96	9/1/2024	\$32,036						
1000	DPT	JC Penny			Rent	\$ 4.01	9/1/2029	\$32,436						
1000	DPT	JC Penny			& CAM	\$ 4.06	9/1/2034	\$32,837						
1000	DPT	JC Penny				\$ 4.11	9/1/2039	\$33,237						
1000	DPT	JC Penny												
1200	DPT	TD Bank	\$ 59,941.00	\$ 479,532.00	\$ 39,961.00	\$ 8.00	6/12/2009	12/31/2024	CAM	\$ 100,704.00	\$ 8,392.00	\$1.68	NA	NA
1200	DPT	TD Bank							RE Taxes	\$ 158,844.00	\$ 13,237.00	\$2.65		
1200	DPT	TD Bank												
1002	INL	Mall Office	\$ 700.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1002	INL	Mall Office							RE Taxes	\$ -	\$ -	0		
1002	INL	Mall Office												
1003	INL	Mall Maintenance Shop	\$ 720.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1003	INL	Mall Maintenance Shop							RE Taxes	\$ -	\$ -	0		
1003	INL	Mall Maintenance Shop												
1004	INL	Schott's	\$ 4,133.00	\$ 10,080.00	\$ 840.00	\$ 2.44	NA	NA	CAM	\$ 2,880.00	\$ 240.00	\$0.70	NA	NA
1004	INL	Schott's							RE Taxes	\$ 1,440.00	\$ 120.00	\$0.35		
1004	INL	Schott's												
1010	INL	Family Time	\$ 11,364.00	\$ 46,200.00	\$ 3,850.00	\$ 4.00	12/29/2013	6/30/2025	CAM	\$ 13,200.00	\$ 1,100.00	\$1.16	\$ 400,000.00	7%
1010	INL	Family Time							RE Taxes	\$ 6,600.00	\$ 550.00	\$0.58	Yearly	
1010	INL	Family Time												
1012	INL	Maurices	\$ 4,700.00	\$ 49,356.00	\$ 4,113.00	\$ 10.50	10/12/2003	1/31/2025	CAM	\$ 14,100.00	\$ 1,175.00	\$3.00	NA	NA
1012	INL	Maurices							RE Taxes	\$ 7,056.00	\$ 588.00	\$1.50		
1012	INL	Maurices												
1016	INL	Shear Elegance	\$ 1,800.00	\$ 4,200.00	\$ 350.00	\$ 2.33	1/10/2020	TAW	CAM	\$ 1,200.00	\$ 100.00	\$0.67	NA	NA
1016	INL	Shear Elegance							RE Taxes	\$ 600.00	\$ 50.00	\$0.33		
1016	INL	Shear Elegance												
1020	INL	Go Calender	\$ 3,200.00	\$ 840.00	\$ 70.00	\$ 0.26	10/1/2004	TAW	CAM	\$ 240.00	\$ 20.00	\$0.08	Sales	7%
1020	INL	Go Calender		\$ 13,380.00	\$ 1,115.00				RE Taxes	\$ 120.00	\$ 10.00	\$0.04		
1020	INL	Go Calender			5 months									
1020	INL	Go Calender			Average									
1020	INL	Go Calender												
1022	INL	Photo Finish	\$ 2,579.00	\$ 5,040.00	\$ 420.00	\$ 1.95	8/1/2020	TAW	CAM	\$ 1,440.00	\$ 120.00	\$14.12	\$ 6,000.00	10%
1022	INL	Photo Finish							RE Taxes	\$ 720.00	\$ 60.00	\$7.06	Monthly	
1022	INL	Photo Finish												
1024	INL	Fluff Me	\$ 985.00	\$ 5,040.00	\$ 420.00	\$ 5.12	4/1/2024	5/31/2025	CAM	\$ 1,440.00	\$ 120.00	\$0.12	\$ 7,500.00	7%



# RENT ROLL (cont.)



Suite	Unit Type	Store	Square Feet	Annual Rent	Monthly Rent	Annual Rate/SF	Lease Dates Commence	Expiration	Cost Recovery	CR/Year	CR/Month	CR/SF	Break Point	%
1024	INL	Fluff Me							RE Taxes	\$ 720.00	\$ 60.00	\$0.73	Monthly	
1024	INL	Fluff Me												
1026	INL	House of Modesty	\$ 1,217.00	\$ 8,400.00	\$ 700.00	\$ 6.90	4/19/2024	7/31/2025	CAM	\$ 2,400.00	\$ 200.00	\$1.97	NA	NA
1026	INL	House of Modesty							RE Taxes	\$ 1,200.00	\$ 100.00	\$0.09		
1026	INL	House of Modesty												
1028	INL	US Post Office	\$ 102.00	\$ 1,260.00	\$ 105.00	\$ 17.65	4/1/1992	3/31/2025	CAM	\$ 360.00	\$ 30.00	\$3.53	NA	NA
1028	INL	US Post Office							RE Taxes	\$ 180.00	\$ 15.00	\$1.76		
1028	INL	US Post Office												
1102	INL	Nutty Netties	\$ 1,185.00	\$ 5,880.00	\$ 490.00	\$ 3.54	1/1/2022	12/31/2026	CAM	\$ 1,680.00	\$ 140.00	\$1.01	NA	NA
1102	INL	Nutty Netties							RE Taxes	\$ 840.00	\$ 70.00	\$0.51		
1102	INL	Nutty Netties												
1104	INL	Nancy's Way	\$ 1,600.00	\$ 10,080.00	\$ 840.00	\$ 6.30	1/17/2024	2/28/2025	CAM	\$ 2,880.00	\$ 240.00	\$1.80	NA	NA
1104	INL	Nancy's Way							RE Taxes	\$ 1,440.00	\$ 120.00	\$0.90		
1104	INL	Nancy's Way												
1106	INL	Thatchers Restaurant	\$ 1,340.00	\$ 12,600.00	\$ 1,050.00	\$ 9.36	5/1/1999	TAW	CAM	\$ 3,600.00	\$ 300.00	\$2.69	NA	NA
1106	INL	Thatchers Restaurant							RE Taxes	\$ 1,800.00	\$ 150.00	\$1.34		
1106	INL	Thatchers Restaurant												
1108	INL	Crystal Incantations	\$ 3,200.00	\$ 12,600.00	\$ 1,050.00	\$ 3.94	3/31/2022	2/28/2025	CAM	\$ 3,600.00	\$ 300.00	\$1.13	\$ 18,750.00	8%
1108	INL	Crystal Incantations							RE Taxes	\$ 1,800.00	\$ 150.00	\$0.56	Monthly	
1108	INL	Crystal Incantations												
1110	INL	Classic Amusements	\$ 3,623.00	\$ 12,600.00	\$ 1,050.00	\$ 3.86	2/7/2019	TAW	CAM	\$ 3,600.00	\$ 300.00	\$0.99	NA	NA
1110	INL	Classic Amusements							RE Taxes	\$ 1,800.00	\$ 150.00	\$0.50		
1110	INL	Classic Amusements												
1116	INL	Republication Party	\$ 4,500.00	\$ 8,400.00	\$ 700.00	\$ 1.87	7/1/2024	11/30/2024	CAM	\$ 2,400.00	\$ 200.00	\$0.53	NA	NA
1116	INL	Republication Party							RE Taxes	\$ 1,200.00	\$ 100.00	\$0.27		
1116	INL	Republication Party												
1120	INL	Super Shoes	\$ 12,811.00	\$ 117,588.00	\$ 9,799.00	\$ 9.17	11/28/2007	11/28/2028	CAM	\$ 33,600.00	\$ 2,800.00	\$2.62	NA	NA
1120	INL	Super Shoes							RE Taxes	\$ 16,800.00	\$ 1,400.00	\$1.00		
1120	INL	Super Shoes	Future		This is	\$ 9.99	11/29/2028	\$10,669						
1120	INL	Super Shoes			Rent									
1120	INL	Super Shoes												
1210	INL	Payroll Management	\$ 12,000.00	\$ 79,800.00	\$ 6,650.00	\$ 6.65	2/15/2019	2/14/2029	CAM	\$ 22,800.00	\$ 1,900.00	\$1.90	NA	NA
1210	INL	Payroll Management							RE Taxes	\$ 11,400.00	\$ 950.00	\$0.95		
1210	INL	Payroll Management	Future		This is	\$ 6.98	2/15/2029	\$6,978						
1210	INL	Payroll Management			Rent	\$ 7.33	2/15/2034	\$7,327						
1210	INL	Payroll Management				\$ 7.69	2/15/2039	\$7,693						
1210	INL	Payroll Management												
1214	INL	Books a Million	\$ 5,851.00	\$ 31,500.00	\$ 2,625.00	\$ 5.38	10/28/2011	9/30/2025	CAM	\$ 9,000.00	\$ 750.00	\$1.54	NA	NA

# RENT ROLL (cont.)



Suite	Unit Type	Store	Square Feet	Annual Rent	Monthly Rent	Annual Rate/SF	Lease Dates Commence	Expiration	Cost Recovery	CR/Year	CR/Month	CR/SF	Break Point	%
1214	INL	Books a Million							RE Taxes	\$ 4,500.00	\$ 375.00	\$0.77		
1214	INL	Books a Million												
1218	INL	Spencers	\$ 3,000.00	\$ -	\$ -	\$ -	5/31/2005	TAW	CAM	\$ -	\$ -		Sales	5%
1218	INL	Spencers		\$ 36,204.00	\$ 3,017.00				RE Taxes	\$ -	\$ -	0		
1218	INL	Spencers			Average									
1218	INL	Spencers												
1220	INL	Nerd Core	\$ 3,600.00	\$ 15,120.00	\$ 1,260.00	\$ 4.20	2/24/2023	2/28/2025	CAM	\$ 4,320.00	\$ 360.00	\$1.20	\$ 22,500.00	8%
1220	INL	Nerd Core							RE Taxes	\$ 2,160.00	\$ 180.00	\$0.60	Monthly	
1220	INL	Nerd Core												
1222	INL	Game Zone	\$ 3,000.00	\$ 11,196.00	\$ 933.00	\$ 3.73	10/3/2015	TAW	CAM	\$ 3,204.00	\$ 267.00	\$1.07	NA	NA
1222	INL	Game Zone							RE Taxes	\$ 1,596.00	\$ 133.00	\$0.53		
1222	INL	Game Zone												
1224	INL	Bath & Body Storage	\$ 804.00	\$ 1,680.00	\$ 140.00	\$ 2.09	10/1/2006	TAW	CAM	\$ 480.00	\$ 40.00	\$0.60	NA	NA
1224	INL	Bath & Body Storage							RE Taxes	\$ 240.00	\$ 20.00	\$0.30		
1224	INL	Bath & Body Storage												
1226	INL	Bath & Body Works	\$ 2,211.00	\$ -	\$ -	\$ 5.38	3/2/1997	TAW	CAM	\$ -	\$ -	0	Sales	6%
1226	INL	Bath & Body Works		\$ 31,152.00	\$ 2,596.00		3/28/1997		RE Taxes	\$ -	\$ -	0		
1226	INL	Bath & Body Works			Average									
1226	INL	Bath & Body Works												
1230	INL	Bath & Body Storage	\$ 673.00	\$ 4,200.00	\$ 350.00	\$ 6.24	11/8/2021	TAW	CAM	\$ 1,200.00	\$ 100.00	\$1.73	NA	NA
1230	INL	Bath & Body Storage							RE Taxes	\$ 600.00	\$ 50.00	\$0.89		
1230	INL	Bath & Body Storage												
1304	INL	Pro Vision Center	\$ 1,682.00	\$ 37,800.00	\$ 3,150.00	\$ 22.40	10/1/1993	TAW	CAM	\$ 10,800.00	\$ 900.00	\$6.42	NA	NA
1304	INL	Pro Vision Center							RE Taxes	\$ 5,400.00	\$ 450.00	\$3.21		
1304	INL	Pro Vision Center												
1305	INL	Auburn Mall Eyecare	\$ 878.00	\$ 5,880.00	\$ 490.00	\$ 6.70	10/1/2003	12/31/2024	CAM	\$ 1,680.00	\$ 140.00	\$1.91	NA	NA
1305	INL	Auburn Mall Eyecare		\$ -			10/1/1993		RE Taxes	\$ 840.00	\$ 70.00	\$0.10		
1305	INL	Auburn Mall Eyecare												
1308	INL	R Card	\$ 804.00	\$ 2,520.00	\$ 210.00	\$ 3.13	6/13/2023	6/30/2025	CAM	\$ 720.00	\$ 60.00	\$0.90	\$ 3,750.00	8%
1308	INL	R Card		\$ 16,308.00	\$ 1,359.00		Average		RE Taxes	\$ 360.00	\$ 30.00	\$0.45	Monthly	
1308	INL	R Card												
1314	INL	Miller Fitness	\$ 10,176.00	\$ 62,328.00	\$ 5,194.00	\$ 6.13	4/1/2024	6/30/2029	CAM	\$ 17,808.00	\$ 1,484.00	\$1.75	NA	NA
1314	INL	Miller Fitness							RE Taxes	\$ 8,904.00	\$ 742.00	\$0.88		
1314	INL	Miller Fitness	Future		This is	\$ 8.93	7/1/2025	\$7,573						
1314	INL	Miller Fitness			Rent	\$ 9.10	7/1/2026	\$7,717						
1314	INL	Miller Fitness			& CAM	\$ 9.29	7/1/2027	\$7,878						
1314	INL	Miller Fitness			& Taxes	\$ 9.47	7/1/2028	\$8,031						
1314	INL	Miller Fitness				\$ 9.47	7/1/2029	\$8,031						

# RENT ROLL (cont.)



Suite	Unit Type	Store	Square Feet	Annual Rent	Monthly Rent	Annual Rate/SF	Lease Dates Commence	Expiration	Cost Recovery	CR/Year	CR/Month	CR/SF	Break Point	%
1314	INL	Miller Fitness				\$ 9.47	7/1/2034	\$8,031						
1314	INL	Miller Fitness												
1316	INL	Maine National Guard	\$ 1,665.00	\$ 21,204.00	\$ 1,767.00	\$ 12.74	3/1/2006	9/30/2025	CAM	\$ 6,060.00	\$ 505.00	\$3.64	NA	NA
1316	INL	Maine National Guard							RE Taxes	\$ 3,036.00	\$ 253.00	\$1.82		
1316	INL	Maine National Guard												
1318	INL	GNC	\$ 1,845.00	\$ 16,104.00	\$ 1,342.00	\$ 9.49	8/1/1991	12/31/2026	CAM	\$ 4,596.00	\$ 383.00	\$2.71	NA	NA
1318	INL	GNC							RE Taxes	\$ 2,304.00	\$ 192.00	\$1.35		
1318	INL	GNC												
1322	INL	Shoe Department	\$ 4,950.00	\$ -	\$ -	\$ -	12/9/2004	TAW	CAM	\$ -	\$ -	0	NA	NA
1322	INL	Shoe Department							RE Taxes	\$ -	\$ -	0		
1322	INL	Shoe Department												
1324	INL	Nail Trix	\$ 1,646.00	\$ 37,800.00	\$ 3,150.00	\$ 22.96	8/28/1997	8/31/2027	CAM	\$ 10,800.00	\$ 900.00	\$6.56	NA	NA
1324	INL	Nail Trix							RE Taxes	\$ 5,400.00	\$ 450.00	\$3.28		
1324	INL	Nail Trix												
1326	INL	Family Time Lazer Tag	\$ 2,785.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1326	INL	Family Time Lazer Tag							RE Taxes	\$ -	\$ -	0		
1326	INL	Family Time Lazer Tag												
1114	INL-V	Vacant	\$ 6,550.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1114	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1114	INL-V	Vacant												
1126	INL-V	Vacant	\$ 4,335.00		NA	NA	NA	NA	CAM	\$ -	NA	NA	NA	NA
1126	INL-V	Vacant							RE Taxes	\$ -	NA			
1126	INL-V	Vacant												
1216	INL-V	Vacant	\$ 3,600.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1216	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1216	INL-V	Vacant												
1232	INL-V	Vacant	\$ 2,200.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1232	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1232	INL-V	Vacant												
1234	INL-V	Vacant	\$ 3,288.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1234	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1234	INL-V	Vacant												
1306	INL-V	Vacant	\$ 1,610.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1306	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1306	INL-V	Vacant												
1310	INL-V	Vacant	\$ 1,206.00	\$ -	\$ -	\$ -	NA	NA	CAM	\$ -	\$ -	0	NA	NA
1310	INL-V	Vacant							RE Taxes	\$ -	\$ -	0		
1310	INL-V	Vacant												

# RENT ROLL (cont.)



Suite	Unit Type	Store	Square Feet	Annual Rent	Monthly Rent	Annual Rate/SF	Lease Dates Commence	Expiration	Cost Recovery	CR/Year	CR/Month	CR/SF	Break Point	%
KSK-1	KSK	Innovative Foto							RE Taxes	\$ 300.00	\$ 25.00	NA	Monthly	
KSK-1	KSK	Innovative Foto	Hallway	\$ 2,100.00	\$ 175.00	NA	9/1/2000	TAW	CAM	\$ 600.00	\$ 50.00	NA	\$ 833.00	30%
KSK-1	KSK	Innovative Foto												
KSK-2	KSK	Win Stuff	Hallway	\$ 2,100.00	\$ 175.00	NA	4/15/2005	TAW	CAM	\$ 600.00	\$ 50.00	NA	\$ 833.00	30%
KSK-2	KSK	Win Stuff							RE Taxes	\$ 300.00	\$ 25.00	NA	Monthly	
KSK-2	KSK	Win Stuff												
KSK-3	KSK	ECO Lab	Hallway	\$ 2,940.00	\$ 245.00	NA	7/15/2013	TAW	CAM	\$ 840.00	\$ 70.00	NA	NA	NA
KSK-3	KSK	ECO Lab							RE Taxes	\$ 420.00	\$ 35.00	NA		
KSK-3	KSK	ECO Lab												
1P	OUT	Mile High Recreation	\$ 3,792.00	\$ 12,600.00	\$ 1,050.00	\$ 3.32	8/1/2023	7/31/2024	CAM	\$ 3,600.00	\$ 300.00	\$0.95	NA	NA
1P	OUT	Mile High Recreation							RE Taxes	\$ 1,800.00	\$ 150.00	\$0.47		
1P	OUT	Mile High Recreation												
2P	OUT	Goodwill	\$ 17,802.00	\$ 315,984.00	\$ 26,332.00	\$ 17.75	3/2/2011	8/31/2027	CAM	\$ 29,904.00	\$ 2,492.00	\$1.68	NA	NA
2P	OUT	Goodwill							RE Taxes	\$ 34,284.00	\$ 2,857.00	\$1.93		
2P	OUT	Goodwill	Future		This is	\$ 18.75	9/1/2027	\$27,816						
2P	OUT	Goodwill			Rent	\$ 19.75	9/1/2032	\$29,299						
2P	OUT	Goodwill				\$ 20.75	9/1/2037	\$30,783						
2P	OUT	Goodwill												



## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) and The Boulos Company, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner and The Boulos Company. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to The Boulos Company.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither The Boulos Company nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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