

OFFERING SUMMARY

PERKINS CORNER

10 HIGGINS HIGHWAY, MANSFIELD CENTER, CT 06250

9.11% 100%

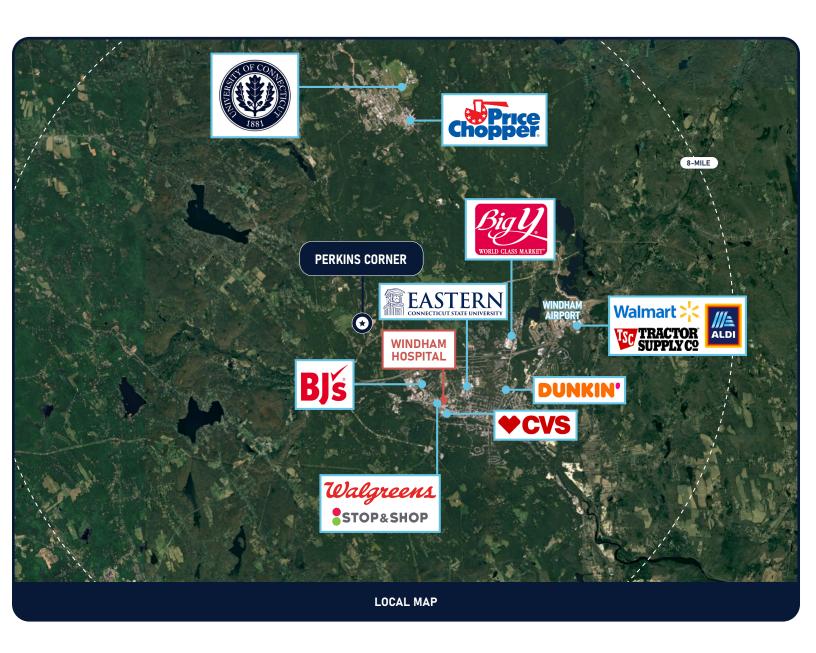
CAP RATE

OCCUPANCY

11.30%

CASH-ON-CASH **RFTURN**

- Medical Office: Medical tenants make up 80% of the rent roll adding a strong recession and Amazon resistance to this investment.
- · Corporate Guarantors: Both Dental tenants are part of much larger and growing networks
 - · CT Oral and Maxillofacial Surgery Part of the Specialty 1 Partner network which operates 200+ locations in 28 States.
 - · Mansfield Dental Part of the Plum Dental network which operates 20+ locations in Eastern CT and Rhode Island.
- Tenure: The three largest tenants have all been at the property for 15+ years. The two most recent lease signings were both for 5 year durations showing a commitment to the location.
- Expense Reimbursement: Approximately 56% of the property expenses are reimbursed by the tenants.
- Location: Perkins Corner is centrally located in Tolland County and sits 5 miles from the University of Connecticut main campus. It is under 2 miles to the main shopping district in Willimantic.
- Access: The property is 1.5 miles from Route 6 which provides access to Hartford (31 miles), Providence (50 miles), New Haven (56 miles), and Boston (90 miles),
- Recent Improvements: The property has been owned by the same family since construction and under current management has had \$100,000 in capital improvements made in the last 2 years.



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