



## OFFERING SUMMARY

# PERKINS CORNER

10 HIGGINS HIGHWAY, MANSFIELD CENTER, CT 06250

**9.11%**

CAP RATE

**100%**

OCCUPANCY

**11.30%**

CASH-ON-CASH  
RETURN

- **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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**CAPITAL MARKETS**

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