

PLANET FITNESS & DXL

EXCLUSIVE NET-LEASE OFFERING

Click Here to Play



Aerial Video



OFFERING MEMORANDUM



281 Daniel Webster Hwy
Nashua, NH 03060

Confidentiality and Disclaimer

NNN Properties, Inc. and Bang Realty-New England, Inc hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties, Inc. and Bang Realty-New England, Inc have not and will not verify any of this information, nor has NNN Properties, Inc. and Bang Realty-New England, Inc conducted any investigation regarding these matters. NNN Properties, Inc. and Bang Realty-New England, Inc make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. NNN Properties, Inc. and Bang Realty-New England, Inc expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms

that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties, Inc. and Bang Realty-New England, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NNN Properties, Inc. and Bang Realty-New England, Inc and should not be made available to any other person or entity without the written consent of NNN Properties, Inc. and Bang Realty-New England, Inc. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NNN Properties, Inc. and Bang Realty-New England, Inc have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NNN Properties, Inc. and Bang Realty-New England, Inc have not verified, and will not verify, any of the information contained herein, nor has NNN Properties, Inc. and Bang Realty-New England, Inc conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

NNN Properties, Inc. and Bang Realty-New England, Inc are not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of NNN Properties, Inc. and Bang Realty-New England, Inc, its affiliates

or subsidiaries, or any agent, product, service, or commercial listing of NNN Properties, Inc. and Bang Realty-New England, Inc, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties, Inc. and Bang Realty-New England, Inc AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties, Inc. and Bang Realty-New England, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties, Inc. and Bang Realty-New England, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties, Inc. and Bang Realty-New England, Inc and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties, Inc. and Bang Realty-New England, Inc further advises all prospective purchasers that certain NNN Properties, Inc. and Bang Realty-New England, Inc related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties, Inc. and Bang Realty-New England, Inc Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties, Inc. and Bang Realty-New England, Inc Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

Table of Contents

Investment Highlights	4
Financial Analysis	5
Tenant Concept Overview	6-7
Surrounding Area	8-9
Location Overview	10
Property Photos	11-12
Surrounding Area Photos	13
Local Map	14
Regional Map	15
Demographics	16
Market Overview	17



DXL
BIG + TALL



Investment Highlights

PRICE: \$10,335,000 | CAP: 6.35% | NOI: \$656,264



DXL
BIG + TALL

About the Investment

- ✓ Two-Tenant Retail Shopping Center Occupied by Planet Fitness & DXL
- ✓ Both Planet Fitness & DXL are Corporate Tenants | Rare for Planet Fitness
- ✓ A+ Location in Center of Daniel Webster Highway Retail Corridor
- ✓ Weighted Average Lease Term Remaining of 8.65 Years
- ✓ Large 2.22-Acre Parcel
- ✓ Located At Signalized Intersection Providing Excellent Ease of Access
- ✓ Attractive Rental Increase Structures
 - ✓ Planet Fitness: 10% Every 5 Years
 - ✓ DXL: 6% in 2025, FMV in Remaining Options

About the Location

- ✓ Dense Retail Corridor | Target, Home Depot, Costco, McDonald's, JCPenney, Walgreens, CVS, Marshalls, TJ Maxx, Trader Joe's and Many More
- ✓ Excellent Demographics | Population Exceeds 113,500 Individuals Within a Five-Mile Radius
- ✓ Strong Traffic Counts | Over 31,100 and 86,600 Vehicles Per Day Along Daniel Webster Highway and US Route 2
- ✓ Compelling Real Estate Fundamentals | Located Less Than Half a Mile From MA & NH Border | 0% Sales Tax
- ✓ Across the Street from Pheasant Lane Mall | Most Visited Super-Regional Mall in NH According to Placer.ai
- ✓ Affluent Community | Average Household Income Exceeding \$122,400 Within a Three-Mile Radius

About the Tenants / Brands

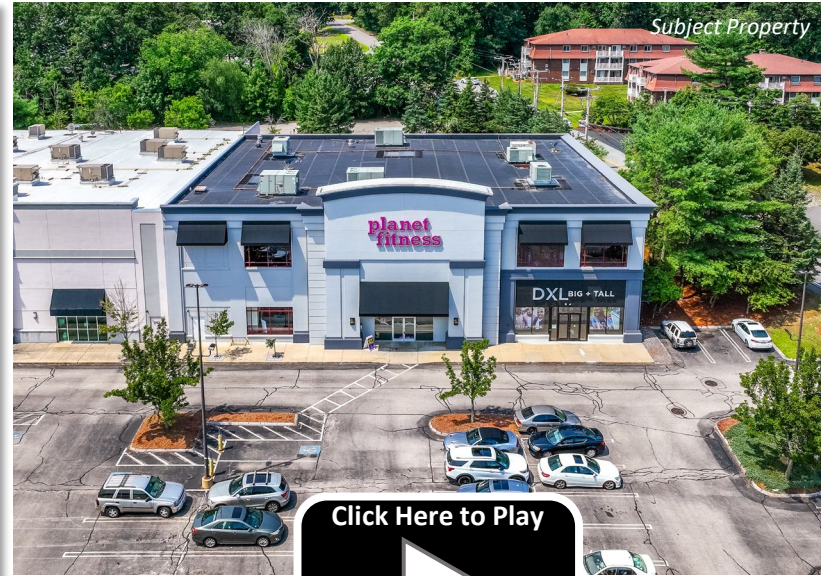
Planet Fitness

- ✓ American Franchisor and Operator of Fitness Centers Based in Hampton, New Hampshire
- ✓ One of the Largest Fitness Franchisors With 2,500+ Locations
- ✓ \$1.07 Billion in Total Annual Revenue

DXL

- ✓ Leading Retailer of Men's Big and Tall Apparel With 290 Retail and Outlet Store Locations Throughout the United States
- ✓ 2022 Revenue Exceed \$505 Million
- ✓ 69% of Total Company Sales are In Store

*Data provided by Placer Labs Inc. (www.placer.ai); Ranking based on estimated consumer foot traffic.



Subject Property



Subject Property



Financial Analysis

PRICE: \$10,335,000 | CAP: 6.35% | NOI: \$656,264



DXL
BIG + TALL

PROPERTY DESCRIPTION

Concept	Planet Fitness & DXL
Street Address	281 Daniel Webster Highway
City, State ZIP	Nashua, NH 03060
Year Built / Renovated	1998/2023
Estimated Building Size (SF)	27,403
Estimated Lot Size (Acres)	2.22
Type of Ownership	Fee Simple

LEASE SUMMARIES

	Planet Fitness	DXL
Property Type	Retail	Retail
Property Subtype	Health & Fitness Center	Clothing Retailer
Square Footage Occupied	22,204	5,199
Credit Type	Corporate	Corporate
Tenant	Planet Fitness Assetco LLC	Casual Male Store, LLC
Guarantor	N/A	Destination XL Group, Inc.
Original Lease Term	10 Years	5 Years
Rent Commencement	February 1, 2024	May 1, 2015
Lease Expiration	January 1, 2034	April 30, 2030
Lease Term Remaining	9.5 Years	5.8 Years
Lease Type	Double-Net (NN)	Double-Net (NN)
Landlord Responsibilities	Roof & Structure	Roof & Structure
Rental Increases	10% Every 5 Years	6.07% in 2025, FMV in Option
Renewal Options Remaining	2, 5-Year Options	2, 5-Year Options

INVESTMENT SUMMARY

NNN Pro Group is pleased to present the exclusive listing for a Planet Fitness & DXL located at 281 Daniel Webster Hwy in Nashua, New Hampshire. The site consists of roughly 27,403 rentable square feet of building space on estimated 2.22-acre parcel of land. Both Planet Fitness and DXL are subject to recently signed and extended double-net (NN) corporate leases with a weighted average lease term remaining of **8.65 Years!**

PLANET FITNESS RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
2/1/2024 - 1/31/2025	\$510,692	\$42,558	-
2/1/2025 - 1/31/2026	\$510,692	\$42,558	-
2/1/2026 - 1/31/2027	\$510,692	\$42,558	-
2/1/2027 - 1/31/2027	\$510,692	\$42,558	-
2/1/2028 - 1/31/2029	\$510,692	\$42,558	-
2/1/2029 - 1/31/2030	\$561,761	\$46,813	10.00%
2/1/2030 - 1/31/2031	\$561,761	\$46,813	-
2/1/2031 - 1/31/2032	\$561,761	\$46,813	-
2/1/2031 - 1/31/2033	\$561,761	\$46,813	-
2/1/2031 - 1/31/2034	\$561,761	\$46,813	-
First Renewal Period	\$617,937	\$51,495	10.00%
Second Renewal Period	\$679,664	\$56,639	10.00%

DXL RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation
5/1/2023 - 4/30/2024	\$145,572	\$12,131	-
5/1/2024 - 4/30/2025	\$145,572	\$12,131	-
5/1/2025 - 4/30/2026	\$154,410	\$12,868	6.07%
5/1/2026 - 4/30/2027	\$154,410	\$12,868	-
5/1/2027 - 4/30/2028	\$154,410	\$12,868	-
5/1/2028 - 4/30/2029	\$154,410	\$12,868	-
5/1/2029 - 4/30/2030	\$154,410	\$12,868	-
1 st Remaining Option	\$191,063	\$15,922	23.74%
2 nd Remaining Option	FMV	FMV	FMV



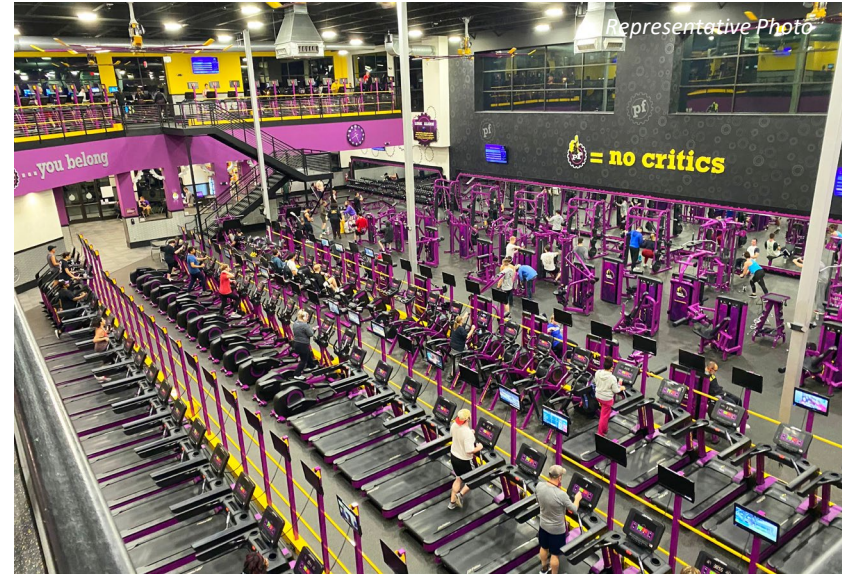
Concept Overview



About Planet Fitness

Planet Fitness, Inc. is an American franchisor and operator of fitness centers based in Hampton, New Hampshire. The company reports that it has around 2,500+ clubs, making it one of the largest fitness club franchises by number of members and locations. The franchise has locations in the United States, Canada, Dominican Republic, Panama, Mexico, and Australia. It markets itself as a "Judgement Free Zone" that caters to novice and casual gym users, and has faced both praise[citation needed] and criticism for its atmosphere.

"Our mission is to enhance people's lives by providing a high-quality fitness experience in a welcoming, non-intimidating environment, which we call the Judgement Free Zone. Our bright, clean stores are typically 20,000 square feet, with a large selection of high-quality, purple and yellow Planet Fitness-branded cardio, circuit- and weight-training equipment and friendly staff trainers who offer unlimited free fitness instruction to all our members in small groups through our PE@PF program."



KEY BENEFITS



OPEN 24 HOURS

Many of our clubs are open 24 hours a day. We work to fit your schedule, not the other way around.



CLEAN, SPACIOUS FACILITIES

From front lobby and fitness machines to locker rooms and showers, a clean club is one of our top priorities.



*FREE FITNESS TRAINING

Whether you're looking for a customized exercise plan or need help using the equipment, our certified trainers are ready to help you.



JUDGEMENT FREE ZONE®

We seek to provide a comfortable, safe and energetic environment where everyone feels accepted and respected.



TONS OF EQUIPMENT

A variety of high-quality, brand-name cardio and strength equipment is available at all of our PF locations.



FRIENDLY STAFF

They're ready to give you a warm welcome and eager to help you however they can. Any time you need assistance or have a question, our club staff is at your service!

General Information

Headquarters	Hampton, NH
Website	https://www.planetfitness.com
Founded	1992
# of Locations	2,400+
Credit Rating	BBB Investment Grade
Stock Symbol	PLNT
2023 Revenue	\$1.07 Billion



Concept Overview

About DXL

Destination XL Group, Inc. (DXLG) is a leading retailer of Men's Big and Tall apparel with 290 retail and outlet store locations throughout the United States operated under the business subsidiaries DXL and Casual Male XL. The company also operates an e-commerce website (dxl.com) and an Android and iOS mobile app serving customers in the United States, Canada, The United Kingdom, Greater China and other global markets. The company is headquartered in Canton, Massachusetts, and is listed on the NASDAQ Global Market under the symbol "DXLG".

DXL allows Big + Tall guys the freedom to choose their own style. It's everything they've been searching for, and at DXL, they will find top designer brands in the sizes and fits they need, as well as stylish choices they won't find anywhere else. The Wear What You WantSM brand positioning encompasses DXL's commitment to its guests by highlighting unparalleled fit expertise, the broadest assortment of brands and style options, the highest standards of quality, and an experience like no other.



Representative Photo

General Information

Headquarters	Canton, MA
Website	https://www.dxl.com
Founded	1976
# of Locations	290
Store Sales/Digital Sales	69% / 31%
Stock Symbol	DXLG
2022 Revenue	\$505 Million

WE DON'T JUST SIZE UP. WE SIZE RIGHT.

It's not about pumping air into a size Large...it's crafting each and every element to ensure your perfect fit.



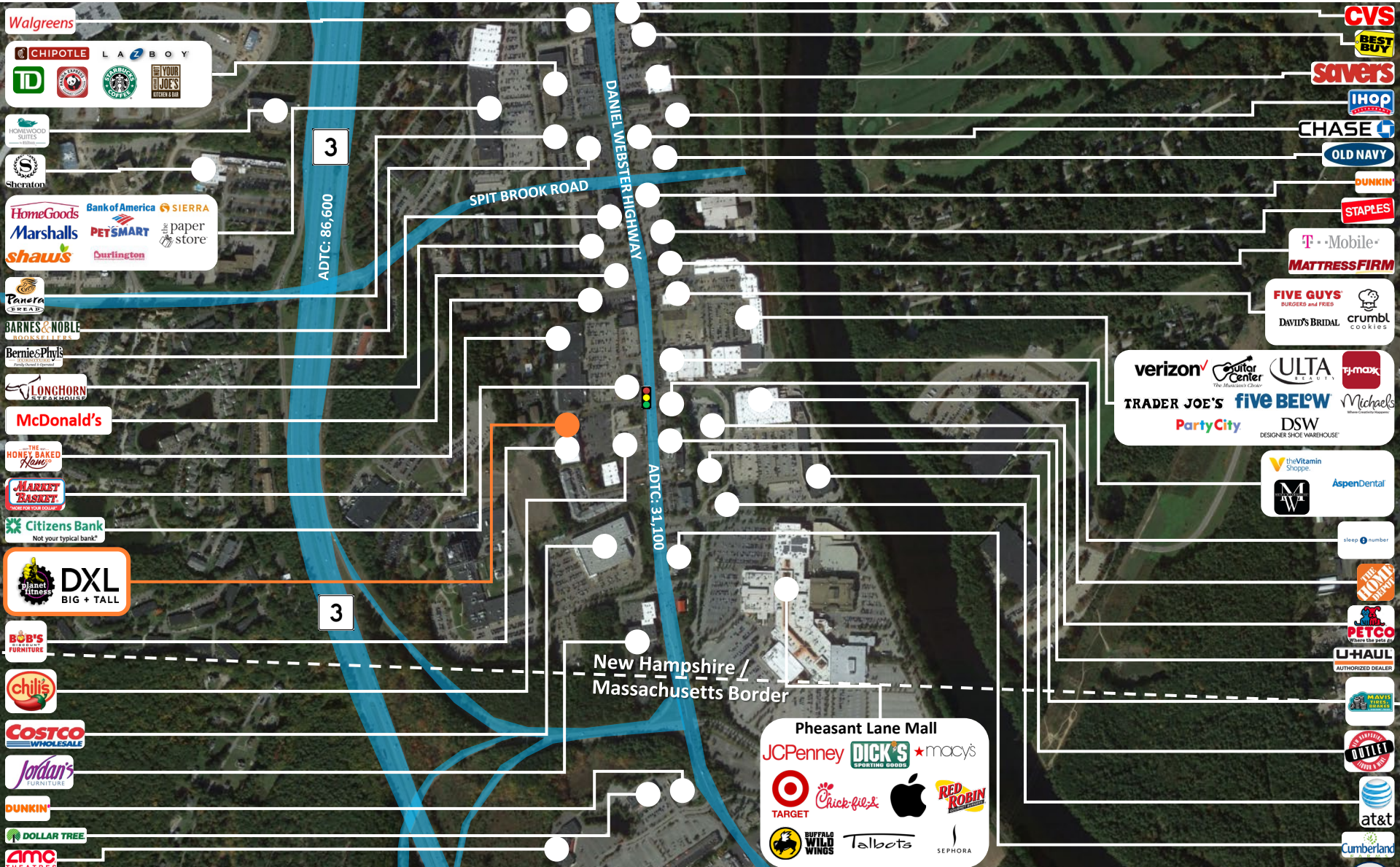
MICHAEL 4XL - 5' 8" LEE 2XL - 5' 10" MARIO 4XL - 5' 11" ABE 6XL - 5' 11" JOSH 1XL - 6' NATE 3XL - 6' 3" NICK 3XL - 6' 4" TAYLOR 3XL - 6' 4" ERIC 1XL - 6' 7"



Surrounding Area



DXL BIG + TALL





Surrounding Area



DXL
BIG + TALL



COSTCO
WHOLESALE

Jordan's
LUMBERLAND

DICK'S
SPORTING GOODS

THE HOME DEPOT

TARGET

macy's

Chick-fil-z



JCPenney

PHEASANT LANE MALL
A SIMON MALL

ECL Entertainment
Casino Approved
for Development



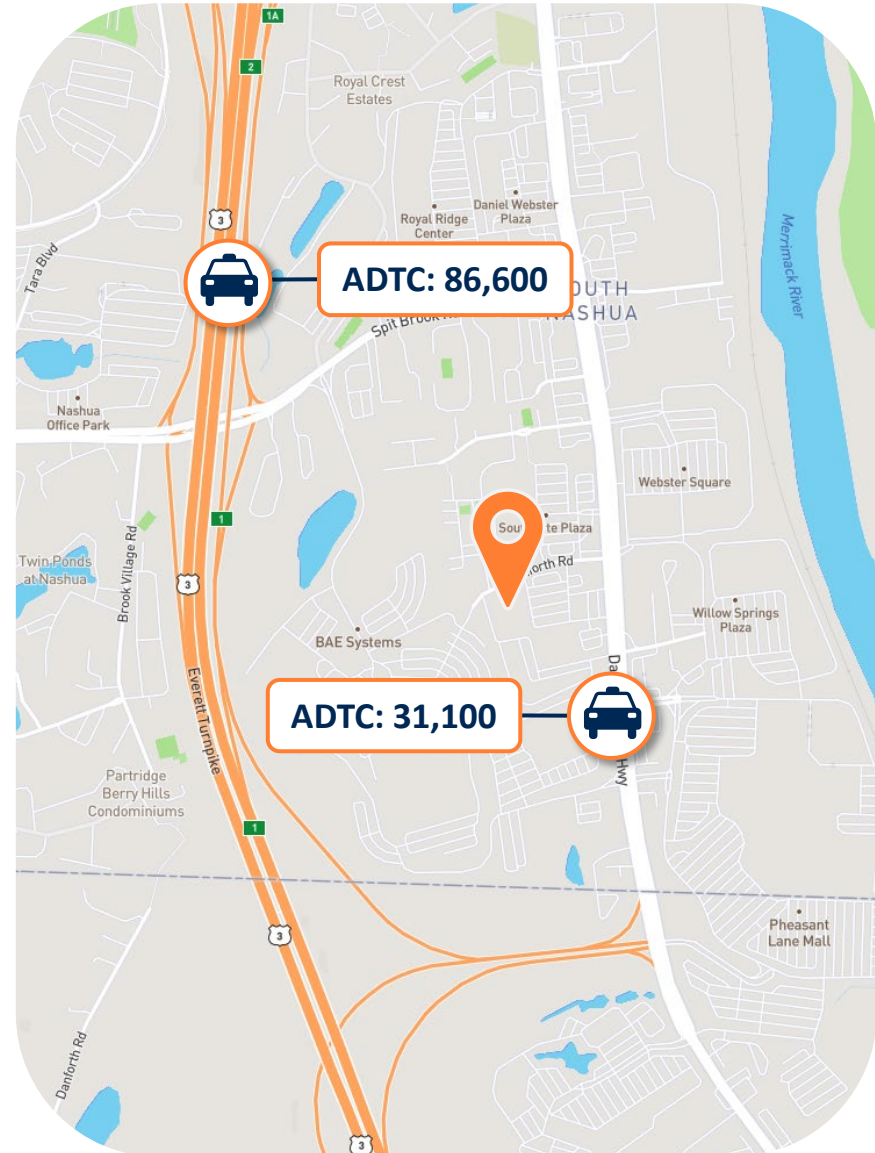
Location Overview



The subject investment property is a Planet Fitness & DXL situated on Daniel Webster Highway, which experiences an average daily traffic count of approximately 31,100 vehicles. Daniel Webster Highway serves as an access route to US Route 3, which brings an additional 86,600 vehicles into the immediate area. There are more than 34,700 individuals residing within a three-mile radius of the property and more than 113,500 individuals within a five-mile radius.

This Planet Fitness & DXL property benefits from being well-positioned in an extremely dense retail corridor consisting of national and local tenants, academic institutions and shopping centers. Major national tenants in the area include: Target, Home Depot, Costco, McDonald's, JCPenney, Walgreens, CVS, Marshalls, TJ Maxx, Trader Joe's and many more. In addition, this property greatly benefits from its convenient location just across the Massachusetts Border where many people come from to benefit from New Hampshire's 0% Sales Tax. This Planet Fitness & DXL also benefits from its close proximity to Pheasant Lane Mall, which is the most visited super-regional mall in New Hampshire according to Placer.ai*.

Nashua is a city located in southern New Hampshire. As of the 2020 census, it was the second-largest in northern New England after nearby Manchester. Along with Manchester, it is a seat of New Hampshire's most populous county, Hillsborough. Built around the now-departed textile industry, in recent decades Nashua's economy has shifted to the financial services, high tech, and defense industries as part of the economic recovery that started in the 1980s in the Greater Boston region. The city also hosts two major regional medical centers, Southern New Hampshire Medical Center and St. Joseph Hospital. The South Nashua commercial district is a major regional shopping destination, lying directly on the Massachusetts border and taking advantage of New Hampshire's lack of sales tax. It is anchored by the Pheasant Lane Mall and numerous smaller shopping centers. Nashua was three times named one of the "Best Places to Live in America" in annual surveys by Money magazine, most recently in 2022. It is one of many cities nicknamed "Gate City" because they are seen as the entry point, or gateway, to a region.



*Data provided by Placer Labs Inc. (www.placer.ai); Ranking based on estimated consumer foot traffic.



Property Photos



DXL
BIG + TALL

Subject Property





Property Photos



DXL
BIG + TALL



Click Here to Play

Aerial Video





Surrounding Area Photos



DXL
BIG + TALL

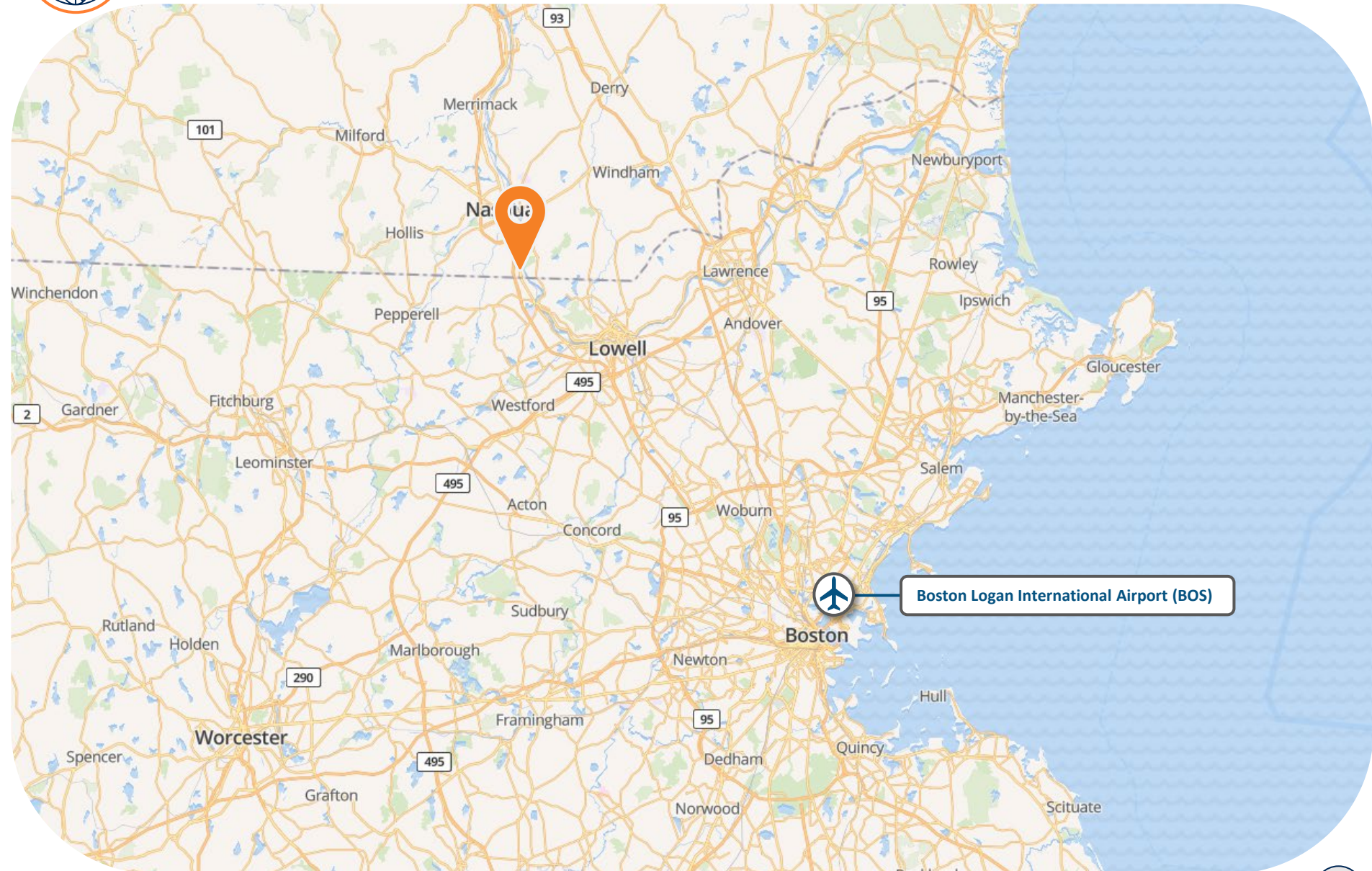




Local Map



DXL
BIG + TALL

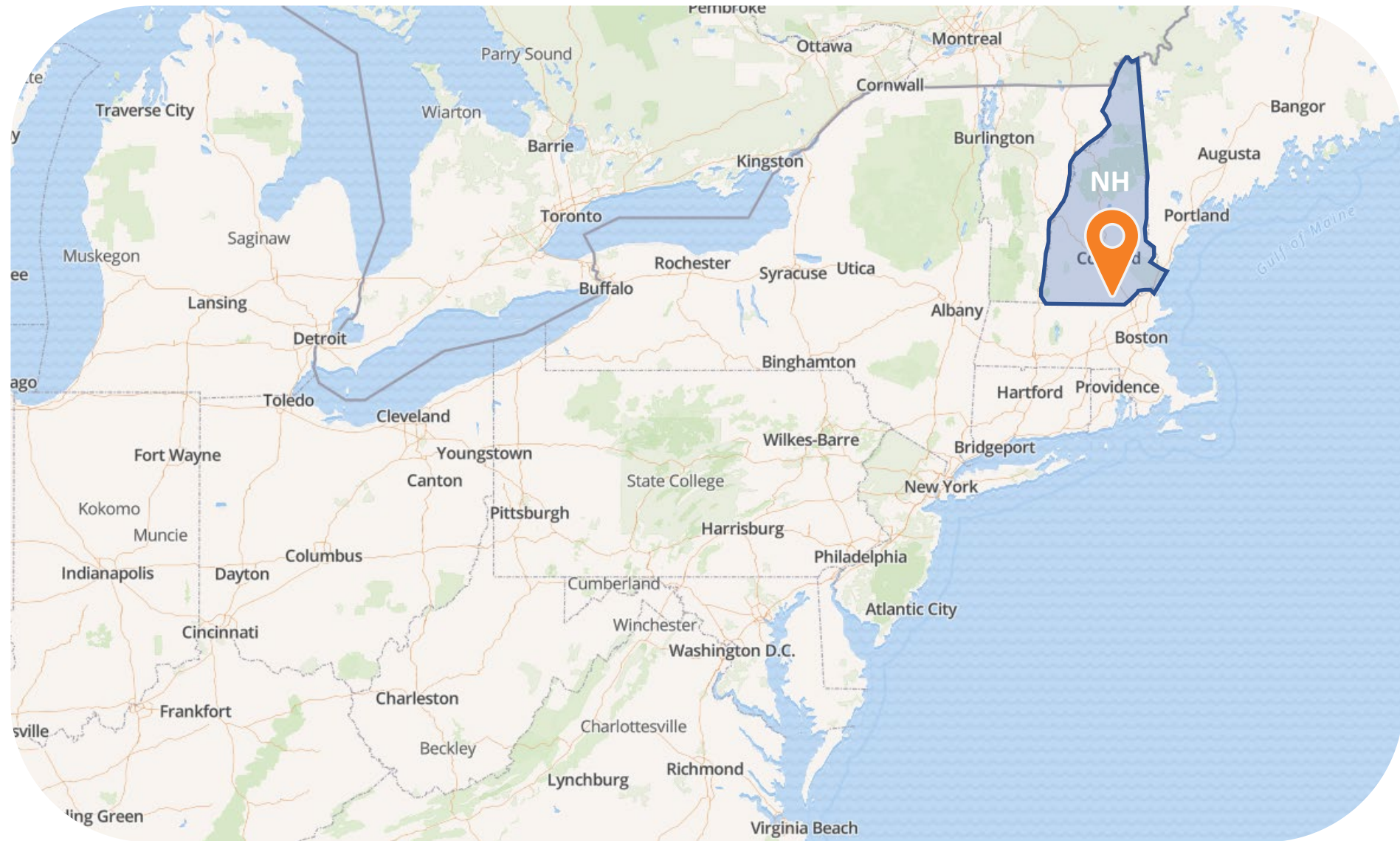




Regional Map



DXL
BIG + TALL

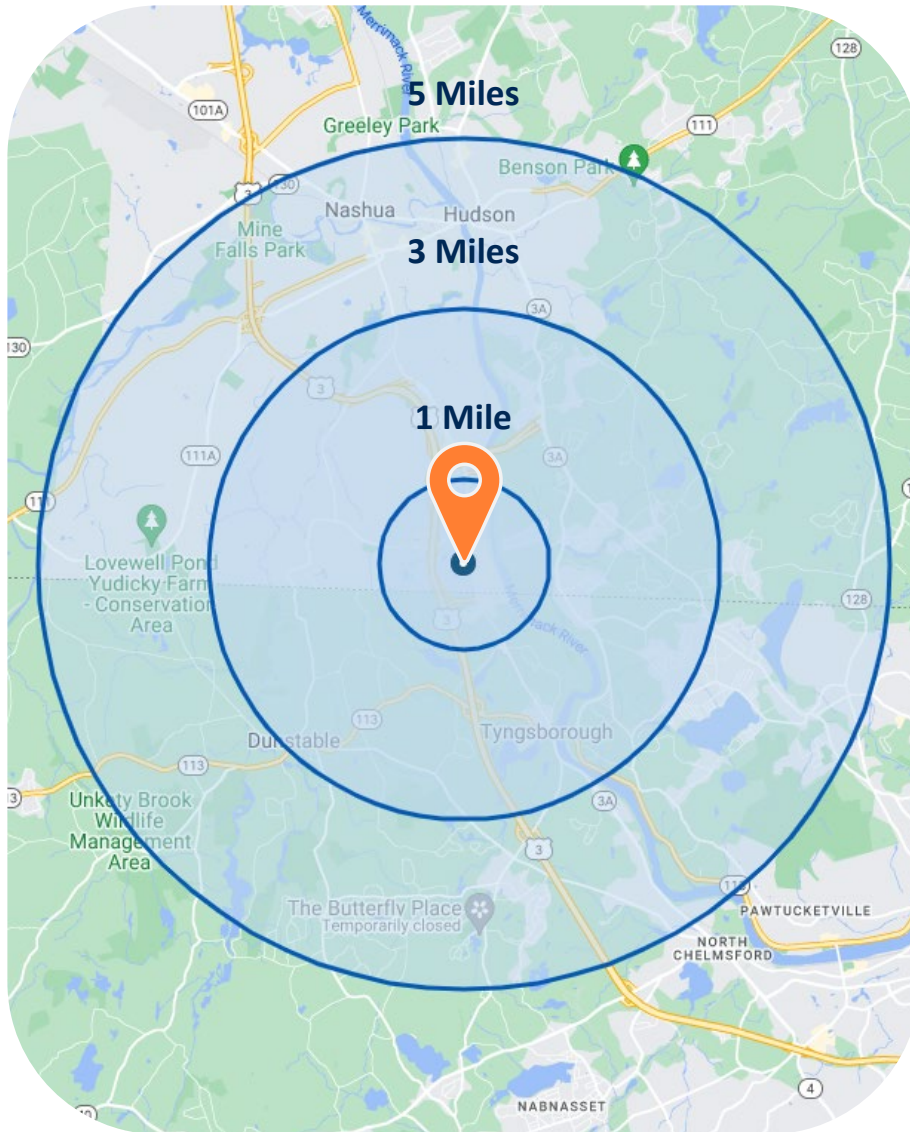




Demographics



DXL
BIG + TALL



	1 Mile	3 Miles	5 Miles
POPULATION TRENDS			
2010 Population	6,016	32,439	105,387
2022 Population	6,650	34,760	113,579
2027 Population Projection	6,824	35,416	115,652
Annual Growth 2010-2022	0.8%	0.6%	0.6%
Annual Growth 2022-2027	0.5%	0.4%	0.4%
HOUSEHOLD TRENDS			
2010 Households	3,132	12,615	41,111
2022 Households	3,410	13,511	44,334
2026 Household Projection	3,493	13,766	45,159
Growth 2010 - 2022	1.1%	0.8%	0.6%
Growth 2022 - 2027	0.5%	0.4%	0.4%
AVERAGE HOUSEHOLD INCOME (2022)	\$78,404	\$122,403	\$109,264
MEDIAN HOUSEHOLD INCOME (2022)	\$66,073	\$100,582	\$88,284
HOUSEHOLDS BY HOUSEHOLD INCOME (2022)			
<\$25,000	282	983	5,162
\$25,000 - \$50,000	854	1,931	7,712
\$50,000 - \$75,000	886	2,051	6,312
\$75,000 - \$100,000	497	1,742	5,610
\$100,000 - \$125,000	411	2,062	5,865
\$125,000 - \$150,000	194	1,031	3,458
\$150,000 - \$200,000	229	1,770	5,149
\$200,000+	59	1,940	5,066



Market Overview



DXL
BIG + TALL

Nashua, New Hampshire



Nashua Whether you're seeking fine dining, eclectic shopping, a vibrant arts scene, historic architecture, fun-filled events or just a place to relax and watch the world go by, make your destination Downtown Nashua. You'll find dozens of fine restaurants featuring something for everyone – from award-winning favorites to accessibly priced family eateries; many specialty stores, galleries and boutiques; a historic Main Street with small parks and majestic buildings. Nashua has developed into a thriving bedroom community for the state capital of Massachusetts. Nashua is the only city in America to be named twice by Money Magazine as the No. 1 ranked "Best Place to Live in America." In addition to not having any state income tax, New Hampshire does not have sales tax, which brings shoppers across the border from northern Massachusetts. This has led to an extremely dense retail infrastructure and flourishing economy. Boston, located just 45-minutes south, is the capital and most populous city of the Commonwealth of Massachusetts. The city is the economic and cultural anchor of a substantially larger metropolitan area known as Greater Boston, a metropolitan statistical area home to a census-estimated 4.8 million people in 2016 and ranking as the tenth-largest such area in the country. Its rich history attracts many tourists, with Faneuil Hall alone drawing more than 20 million visitors per year.

Glen Kunofsky
gkunofsky@nnnpro.com
NY: 49KU1129178

Josh Kanter
jkanter@nnnpro.com
(617) 470-8690
NY: 10401294056

Anthony D'Ambrosia
adamrosia@nnnpro.com
(203) 887-8797
NY: 10401294012

Kevin Burke
kburke@nnnpro.com
(617) 865-1146
NY: 10401370868

NNN

PRO GROUP

EXCLUSIVE NET-LEASE OFFERING



DXL

BIG + TALL