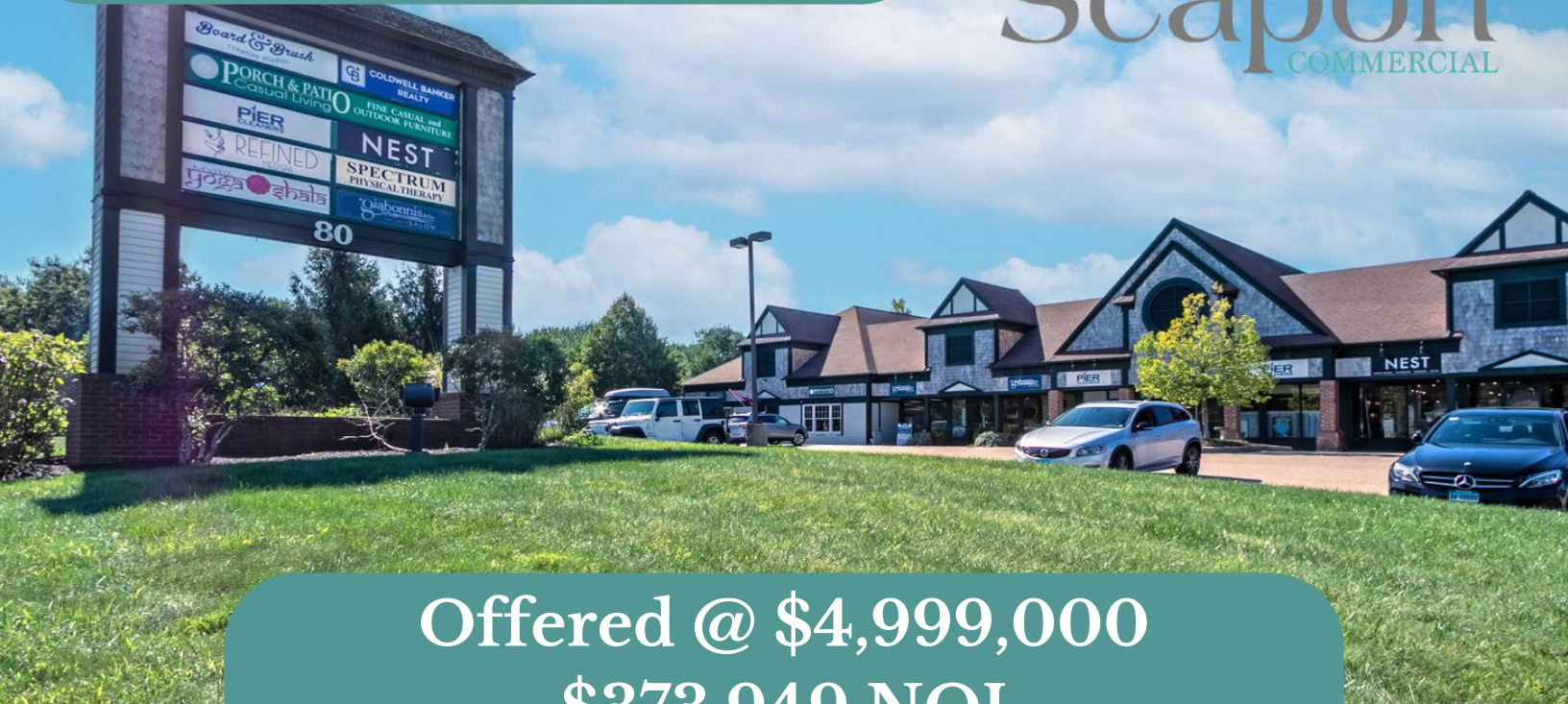


80 Stonington Road Mystic Plaza Offering Memorandum



Offered @ \$4,999,000
\$373,949 NOI
7.48% CAP Rate



Dylan LaGrandeur
401-692-0773
Dylan@seaportre.com



Seaport
COMMERCIAL

Kyle Schrader
860-333-3242
Kyle@seaportre.com



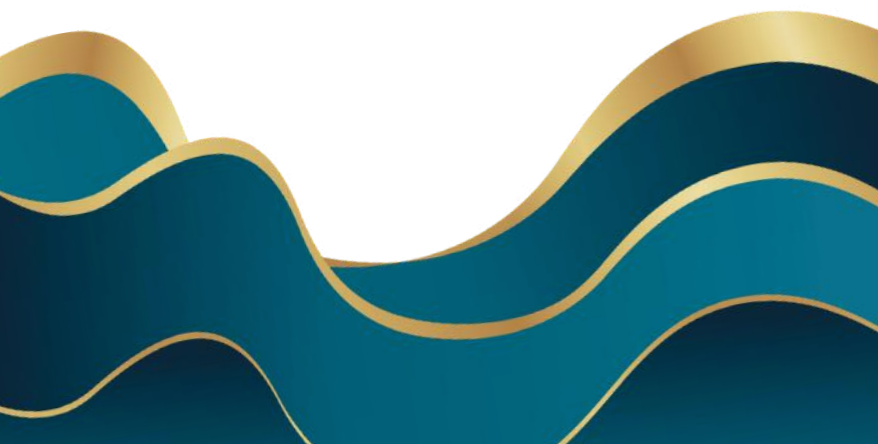


Confidentiality Agreement

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material. All images, verbiage, layout and marketing materials herein are protected by copyright law. ©



Introduction

Mystic Plaza



We are excited to present a prime commercial real estate investment opportunity at 80 Stonington Rd, Mystic, CT 06355. This property is a well-maintained commercial complex housing ten robust tenants, each secured with strong, long-term triple net leases.

Property Highlights

- **\$373,949 NOI**
- **All Expenses Paid Through NNN**
- Location: 80 Stonington Rd, Mystic, CT 06355
- Tenants: 10 established commercial tenants
- Lease Structure: All tenants have triple net (NNN) leases
- Income Stability: Consistent rental income with tenants covering property taxes, insurance, and maintenance costs
- Investment Security: Strong leases with reliable tenants ensure stable cash flow
- **Proven Development Potential**

This investment opportunity combines the security of strong, long-term triple net leases with the dynamic growth of a burgeoning tourist destination. With Mystic's reputation as an international hotspot on the rise, now is the ideal time to invest in this exceptional commercial property.

For more information and to schedule a viewing, please contact us today. Don't miss out on securing a stake in Mystic's prosperous future.



Mystic Plaza

Mystic, CT: A Growing International Destination

Mystic, Connecticut, is rapidly gaining recognition as a premier international vacation and tourist destination. Known for its picturesque coastal scenery, rich maritime history, and vibrant cultural scene, Mystic is attracting visitors from around the world.

Key Attractions:

- Mystic Seaport Museum: The nation's leading maritime museum, offering interactive exhibits and historic ships.
- Mystic Aquarium: A renowned facility featuring marine life exhibitions and research programs.
- Olde Mistick Village: A charming shopping and dining area with over 60 unique shops and restaurants.
- Mystic Drawbridge: A scenic and iconic drawbridge over the Mystic River, enhancing the town's quaint charm.

Economic and Tourism Growth:

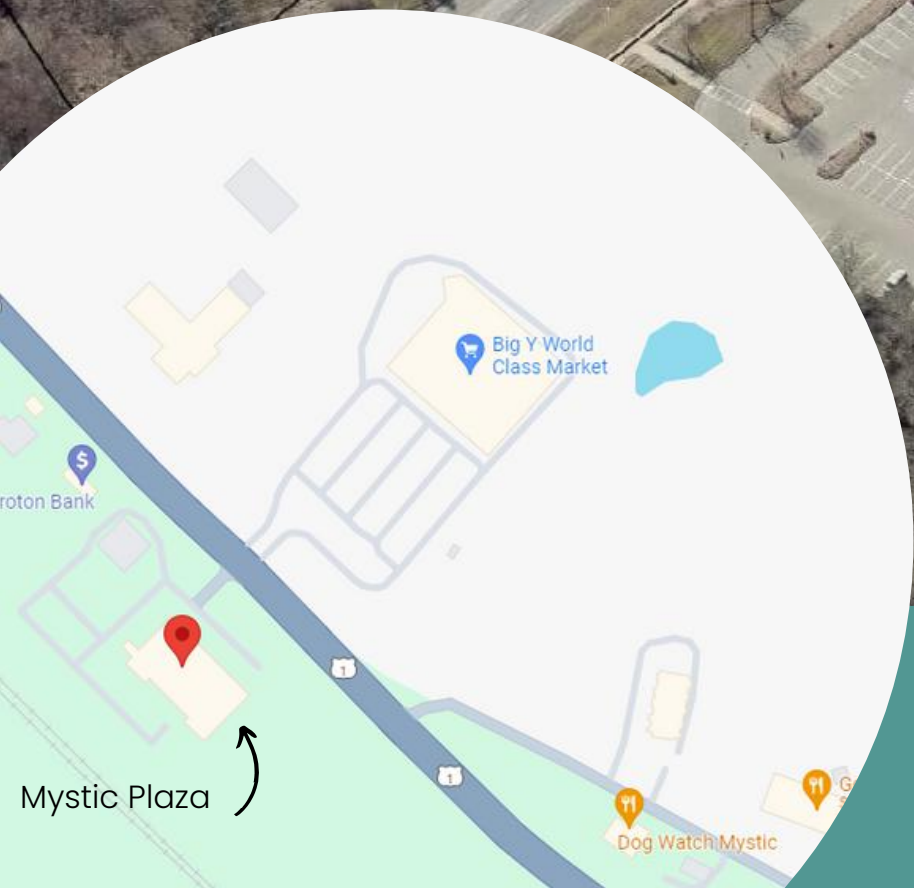
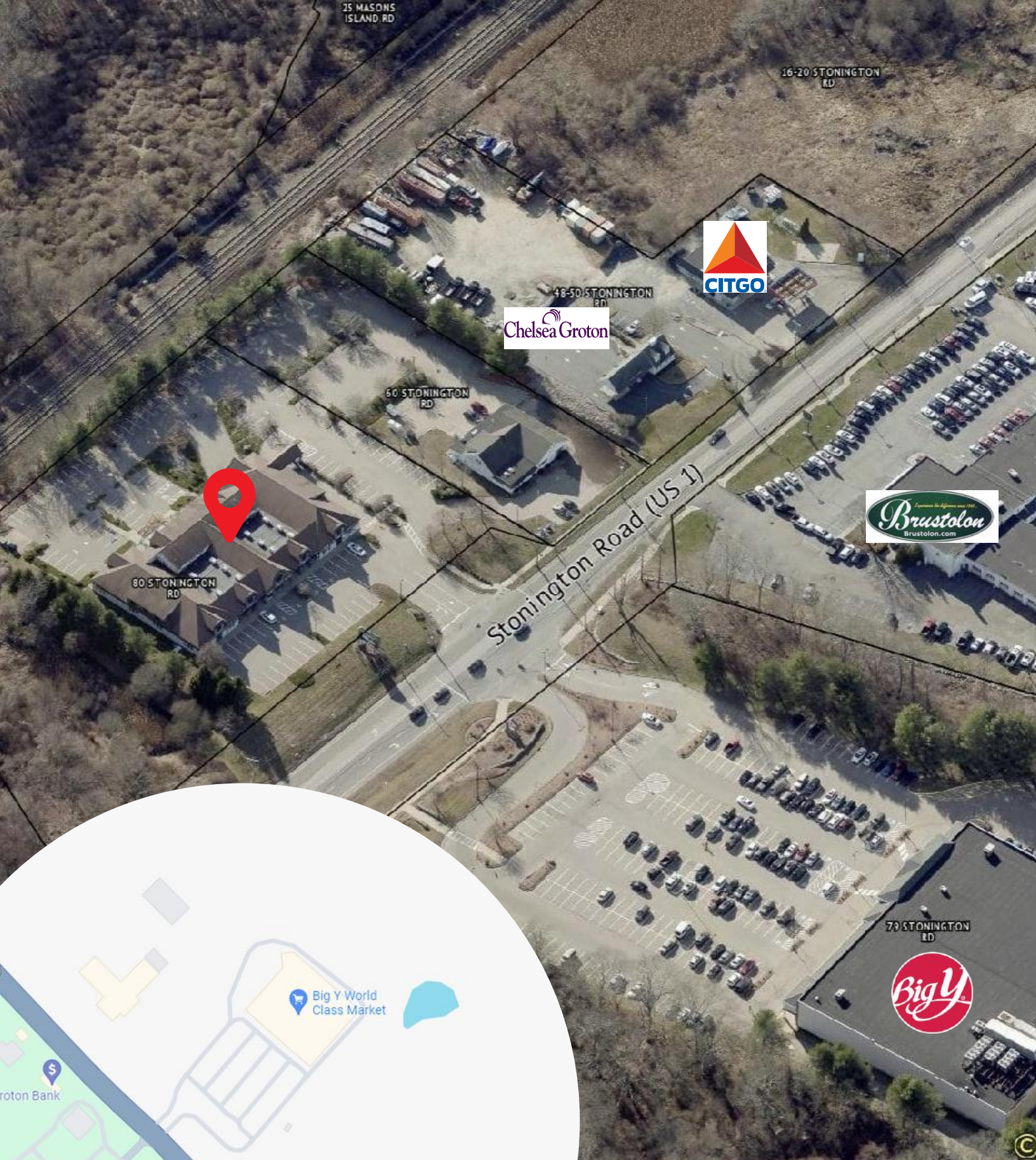
- Tourist Influx: Mystic's tourism industry is flourishing, with increasing numbers of international and domestic visitors each year.
- Economic Development: The town is experiencing robust economic growth, driven by tourism, retail, and hospitality sectors.
- Strategic Location: Proximity to major cities like New York and Boston makes Mystic an accessible and attractive destination for weekend getaways and extended vacations.

Investment Benefits

Investing in 80 Stonington Rd offers numerous advantages:

- Strong Market: Mystic's growing popularity ensures a steady stream of visitors, bolstering local businesses and enhancing tenant stability.
- Triple Net Leases: Reduced landlord responsibilities as tenants cover most operational expenses.
- Diverse Tenant Mix: A variety of businesses minimizes risk and ensures consistent occupancy.
- Appreciation Potential: Mystic's increasing prominence and economic growth contribute to property value appreciation.





80 Stonington Road Mystic Plaza

Tenant Breakdown

TENANT	SQUARE FEET	% OF BUILDING	LEASE END
Hello Nails Spa	1886 Sqft	9%	6/1/2029
Board and Brush	1550 Sqft	7.39%	07/31/2029
MedSpa	1020 Sqft	5%	6/1/2026
Nest	2000 Sqft	10%	08/31/2025
Pier Cleaners	2000 Sqft	10%	05/31/2029
Giabonni's	1500 Sqft	7%	10/1/2029
Bank Square Books	6033 Sqft	29%	05/01/2031
Spectrum	1980 Sqft	9%	07/31/2025
Yoga Shala	2000 Sqft	10%	3/31/2026
Music Studio LLC	1000 Sqft	5%	05/31/2027

For detailed financials, please sign and return NDA on last page to kyle@seaportre.com or dylan@seaportre.com



INPUT CELLS

PROPERTY ADDRESS **80 Stonington Road (All Expenses Paid by Tenants)**

INCOME

POTENTIAL RENTAL INCOME	
OTHER INCOME	
TOTAL RENTS	
LESS VACANCY	0.00%
ADJUSTED RENTAL INCOME	

Monthly	Annual
\$29,079	\$348,949
	25000
\$31,162	\$373,949
\$0	\$0
\$31,162	\$373,949
Monthly	Annual
\$0	\$0
\$0	\$0
\$0	\$0
\$31,162	\$373,949

EXPENSES

OPERATING EXPENSES	
MANAGEMENT	0%
TOTAL EXPENSES	

NET OPERATING INCOME

Purchase Price	\$4,999,000.00
Down payment	30% \$1,499,700.00
Loan Size	\$3,499,300.00

Value Based on Cap Rate

6.00%	\$6,232,479.00
6.50%	\$5,753,057.54
7.00%	\$5,342,124.86
7.50%	\$4,985,983.20
8.00%	\$4,674,359.25

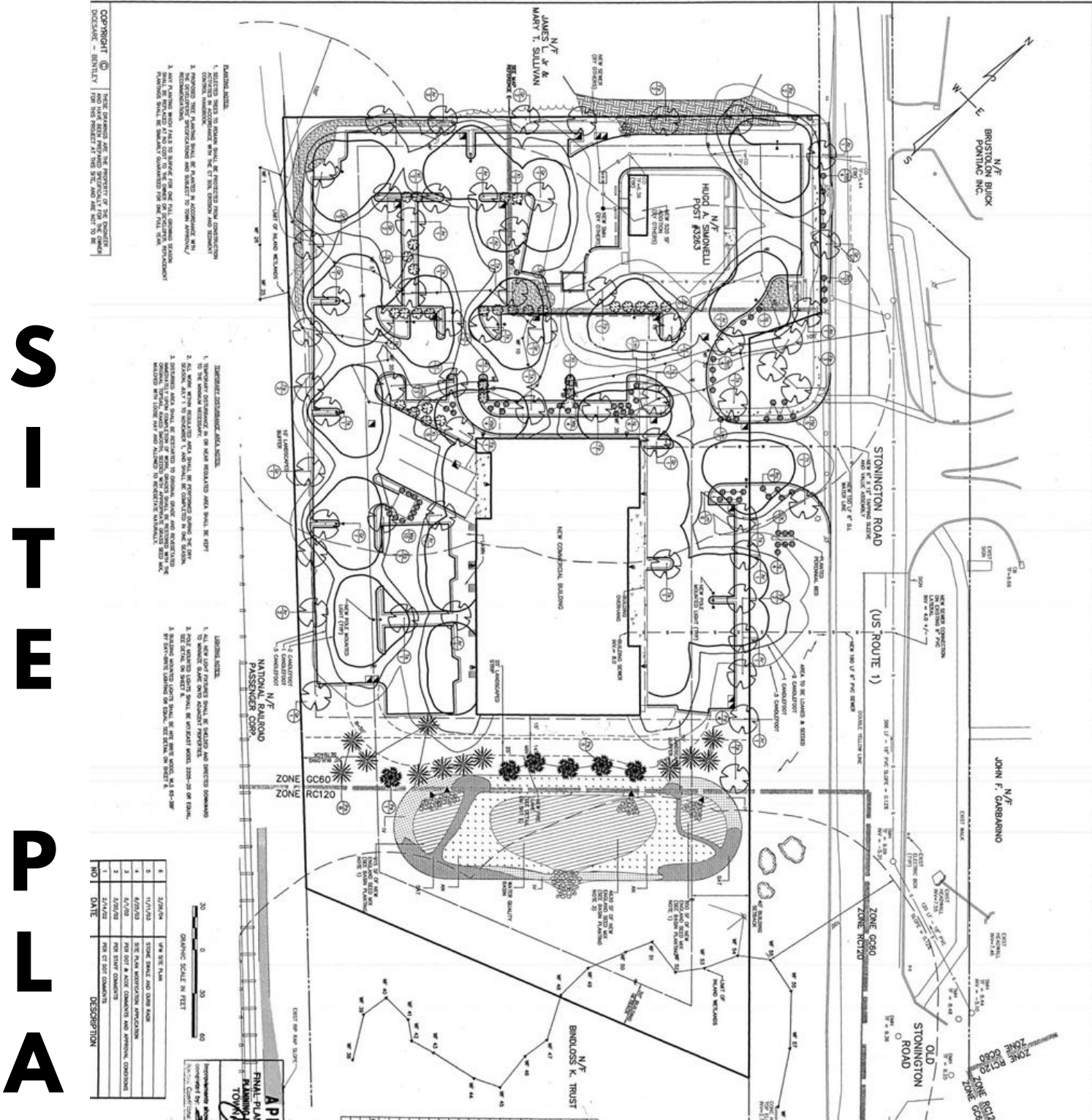
Number of Units	10
Square Footage (GROSS)	24,778.00
Cost per Sq Ft	\$201.75
Annual Rent per Sq Ft	\$14.08
Monthly Rent per Sq Ft	\$1.17
Cost per Unit	\$499,900.00

Loan Details

Loan Amount	\$3,499,300.00
Loan to Value	70%
Interest Rate	6.50%
Term	30
Number of Payments	360
Monthly Payment	\$22,117.96
Total Debt Service (Annual)	\$265,415.48
Debt Service Cash Ratio (DSCR)	1.41
Net Effective Income (NEI)	\$108,533.26

Cap Rate at Above Price	7.48%
Cash-on-Cash Return	7.24%

SITE PLAN



- EXISTING NOTES:**
1. EXISTING BUILDINGS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE CITY ZONING AND ORDINANCES.
 2. EXISTING LANDSCAPE SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 3. EXISTING UTILITIES SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 4. EXISTING DRIVEWAYS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 5. EXISTING SIDEWALKS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 6. EXISTING STAIRS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 7. EXISTING ELEVATORS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
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 11. EXISTING FIRE ALARMS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 12. EXISTING SECURITY SYSTEMS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
 13. EXISTING ACCESSIBILITY SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
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 45. EXISTING FOUNTAINS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

- IMPROVEMENTS AND ADDITIONAL NOTES:**
1. TEMPORARY OBSTRUCTION IS TO BE MAINTAINED AS LONG AS POSSIBLE.
 2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 3. EXISTING SIDEWALKS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.
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- LANDSCAPE NOTES:**
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NO.	DATE	DESCRIPTION
1	12/15/24	PRELIMINARY PLAN
2	1/15/25	FINAL PLAN
3	2/15/25	FOR CITY REVIEW
4	3/15/25	FOR CITY APPROVAL
5	4/15/25	FOR CITY APPROVAL
6	5/15/25	FOR CITY APPROVAL
7	6/15/25	FOR CITY APPROVAL
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9	8/15/25	FOR CITY APPROVAL
10	9/15/25	FOR CITY APPROVAL
11	10/15/25	FOR CITY APPROVAL
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50	1/15/29	FOR CITY APPROVAL

APPROVED
DATE: 12/15/24
BY: [Signature]

SMALL-PLAN PLANNING ZONING COMMISSION
TOWNSHIP OF STONINGTON
CONNECTICUT

Prepared by: **DP**
DATE: 12/15/24

DICICARE-BENTLEY ENGINEERS, INC.
100 POST HILL ROAD
GROTON, CONNECTICUT

DATE: JANUARY 3, 2025

UTILITY & LANDSCAPING PLAN TO ACCOMPANY SITE PLAN MODIFICATION APPLICATION
OWNER/APPLICANT: LATITZORI DEVELOPMENT LLC
STONINGTON ROAD (US ROUTE 1)
STONINGTON, CONNECTICUT

NO.	QUANTITY	SCHEME NAME	COMMON NAME	SIZE	COMMENTS
1	1	ASPERULUS	RED TWIG DOGWOOD	6" HT x 2" DIA. SM. 8.8.8	
2	1	ASPERULUS	RED TWIG DOGWOOD	6" HT x 2" DIA. SM. 8.8.8	
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LANDSCAPE SCHEDULE

1. ALL PLANTS SHALL BE INSTALLED AS SHOWN.

2. ALL PLANTS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

3. EXISTING TREES SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

4. EXISTING WALKWAYS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

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10. EXISTING HISTORIC DISTRICTS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

11. EXISTING LANDMARKS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

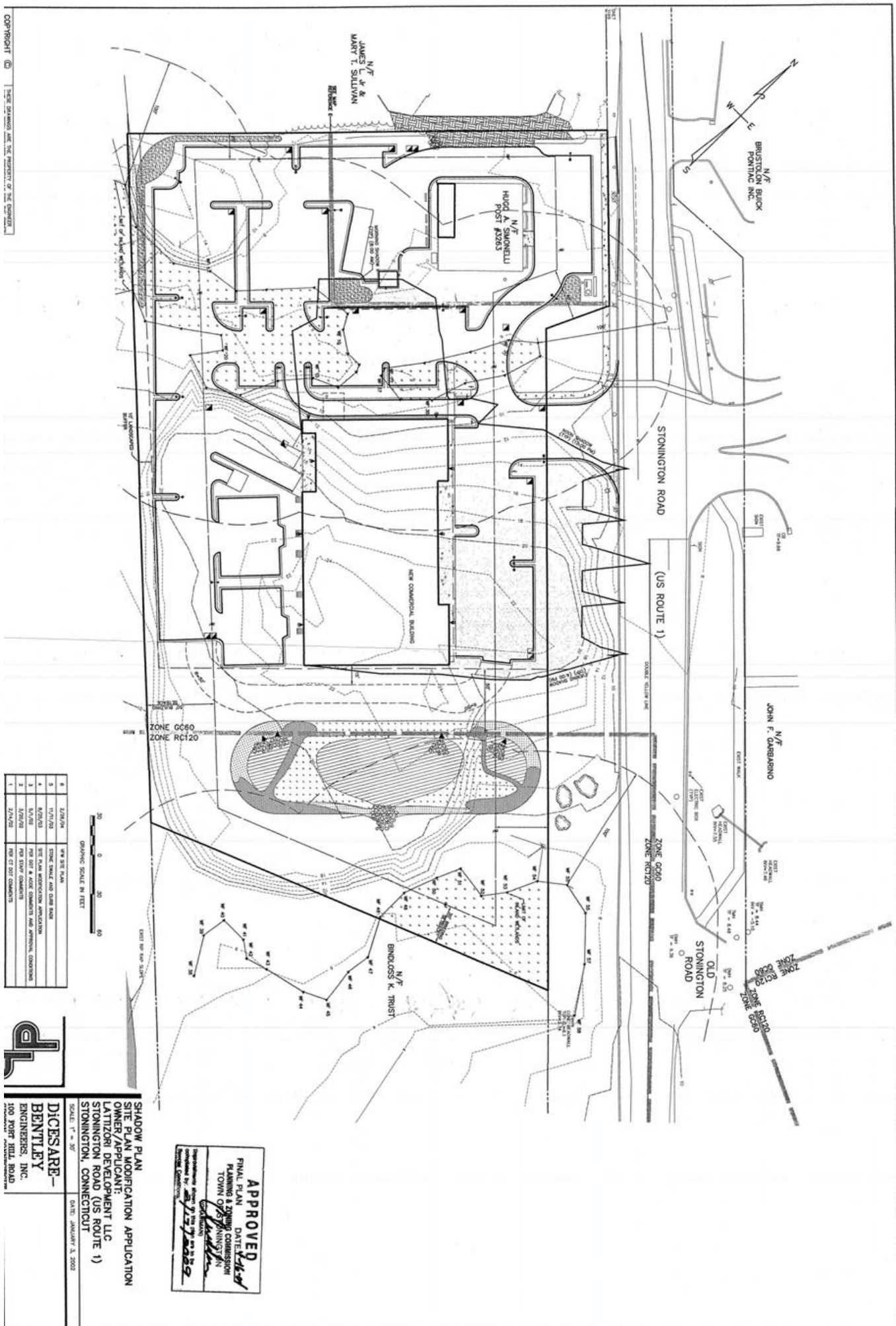
12. EXISTING MONUMENTS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

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15. EXISTING FOUNTAINS SHALL BE MAINTAINED AND ENHANCED WHERE APPROPRIATE.

SITE PLAN



NO.	DATE	DESCRIPTION
1	2/1/02	PRELIMINARY SITE PLAN
2	3/15/02	REVISED TO SHOW CONSTRUCTION AND UTILITIES
3	4/15/02	REVISED TO SHOW CONSTRUCTION AND UTILITIES
4	5/15/02	REVISED TO SHOW CONSTRUCTION AND UTILITIES
5	6/15/02	REVISED TO SHOW CONSTRUCTION AND UTILITIES
6	7/15/02	REVISED TO SHOW CONSTRUCTION AND UTILITIES



SHADOW PLAN
SITE PLAN MODIFICATION APPLICATION
 OWNER/APPLICANT:
 LATIZORI DEVELOPMENT LLC
 STONINGTON ROAD (US ROUTE 1)
 STONINGTON, CONNECTICUT

SCALE: 1" = 30'
 DATE: JANUARY 3, 2002

DICESARE-BENTLEY ENGINEERS, INC.
 100 ROSE HILL ROAD
 STONINGTON, CONNECTICUT 06424

APPROVED
 FINAL PLAN
 PLANNING & ZONING COMMISSION
 TOWN OF STONINGTON
 DATE: JANUARY 3, 2002
 BY: [Signature]

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Development Potential

Mark A. Comeau, Architect

ARCHITECTURE

PLANNING

LOGISTICS

Attn:

Dylan LaGrandeur dylan@seaportre.com

Haresh Rangwani hrang2006@yahoo.com

Transmitted Electronically

Re: Site Analysis Brief | 80 Stonington Road

October 28, 2022

Preliminary: Zone GC-60, Lot 153-3-1, 3.26 AC (142,006 SF), Min Lot 60,000 SF, Min. Frontage 200' (518' exist.)

Findings: FAR 0.25 (35,502 total SF Building), Exist. Bldg. 1st FL 20,116 SF; 2nd FL 1,998 SF.

Flood: AE EI 11, Map/Panel 09011C0527-J, NAVD 1988

Front=40', Sides=20'/50', Rear=50', Height 30' max.

Residential-Mixed Use permitted under Special Use Permit.



Summary Narrative:

- You can building a new structure with **13,388 total square feet** (all floors & porches).
- The structure(s) would have to be built to FEMA AE Zone standards (not a big deal really).
- Conceptually, you could built approx. 11 +/- 1,200 SF Units.
- A new building would require 30' of separation from the existing building.
- Approx costs: 12,500 SF @ \$200/SF = \$2,500,000 (cost per SF est. @ \$200)

Bottom Line: Residential is doable, next steps would be engaging civil engineering.

Hope this helps – let me know if there's anything else I can do!

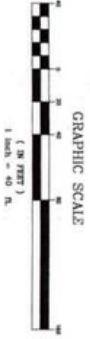
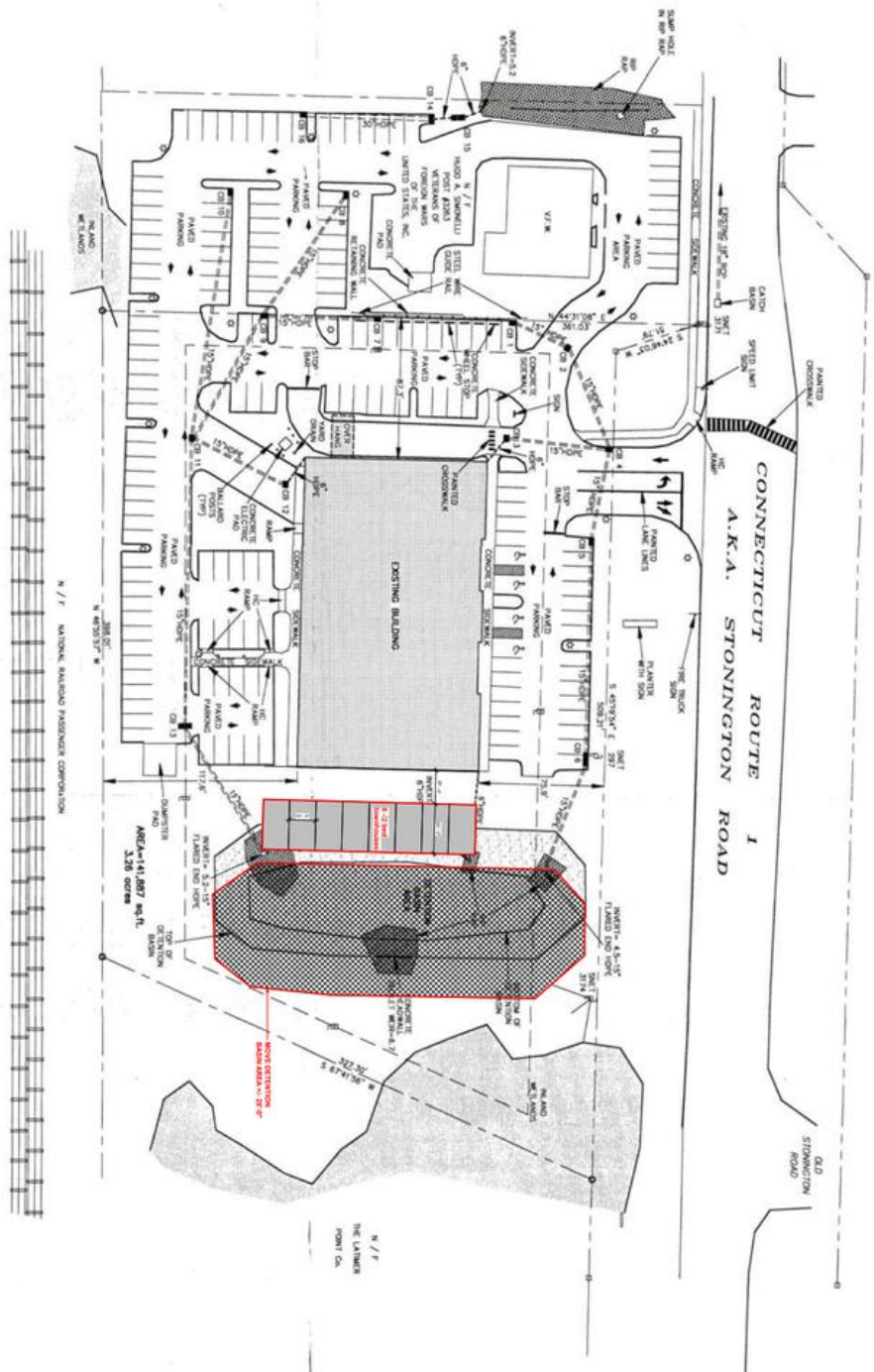
Mark A. Comeau, AIA



Development Potential



- LEGEND**
- PROPERTY LINE
 - STREET PROPERTY LINE
 - EDGE OF WILLOWS
 - UTILITY POLE
 - RAILROAD TRACKS



AS
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LATTIZORI
CONNECTI
STO

B. CONNECTICUT DEPARTMENT OF REVENUE
STATE OF CONNECTICUT
137-08 SHEET No. 1A DATE 11-11-11
C. TOWN OF STONINGTON, CONNECTICUT
D. PLAN PREPARED TO ACCOMPANY
E. PLAN SHOWING PROPERTY OF
F. LAND STATE, INC. CONNECTICUT
1- AND NOVEMBER 1998 REVISION



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Retail KPI's- 5 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 5 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Summary Demographics	Census 2010	2024	2029			
Population	3,468	3,335	3,275			
Households	1,709	1,668	1,676			
Families	991	859	854			
Average Household Size	1.97	1.93	1.88			
Owner Occupied Housing Units	1,207	1,223	1,274			
Renter Occupied Housing Units	502	445	403			
Median Age	51.3	58.1	59.3			
Trends: 2024 - 2029 Annual Rate	Area	State	National			
Population	-0.36%		0.77%			
Households	0.10%		0.75%			
Families	-0.12%		0.68%			
Owner HHs	0.82%		0.92%			
Median Household Income	2.77%		2.70%			
Population Summary						
2000 Total Population		3,487	3,487			
2010 Total Population		3,468	3,468			
2024 Total Population		3,335	3,335			
2024 Group Quarters		120	120			
2029 Total Population		3,275	3,275			
2018-2023 Annual Rate		-0.36%	-0.36%			
2024 Total Daytime Population		4,595	4,595			
Workers		3,017	3,017			
Residents		1,578	1,578			
Housing Units by Occupancy Status and Tenure	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,093	100.0%	2,012	100.0%	2,023	100.0%
Occupied	1,709	81.7%	1,668	82.9%	1,677	82.9%
Owner	1,207	57.7%	1,223	60.8%	1,274	63.0%
Renter	502	24.0%	445	22.1%	403	19.9%
Vacant	384	18.3%	344	17.1%	347	17.2%
Owner Occupied Housing Units by Value	2024		2029			
	Number	Percent	Number	Percent		
Total	1,222	100.0%	1,274	100.0%		
<\$50,000	0	0.0%	0	0.0%		
\$50,000-\$99,999	2	0.2%	1	0.1%		
\$100,000-\$149,999	0	0.0%	0	0.0%		
\$150,000-\$199,999	2	0.2%	0	0.0%		
\$200,000-\$249,999	12	1.0%	6	0.5%		
\$250,000-\$299,999	15	1.2%	9	0.7%		
\$300,000-\$399,999	163	13.3%	139	10.9%		
\$400,000-\$499,999	222	18.2%	224	17.6%		
\$500,000-\$749,999	485	39.7%	558	43.8%		
\$750,000-\$999,999	187	15.3%	201	15.8%		
\$1,000,000-\$1,499,999	74	6.1%	74	5.8%		
\$1,500,000-\$1,999,999	28	2.3%	30	2.4%		
\$2,000,000+	32	2.6%	32	2.5%		
Median Value			\$600,515		\$615,591	

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 5 Minute Drive Time



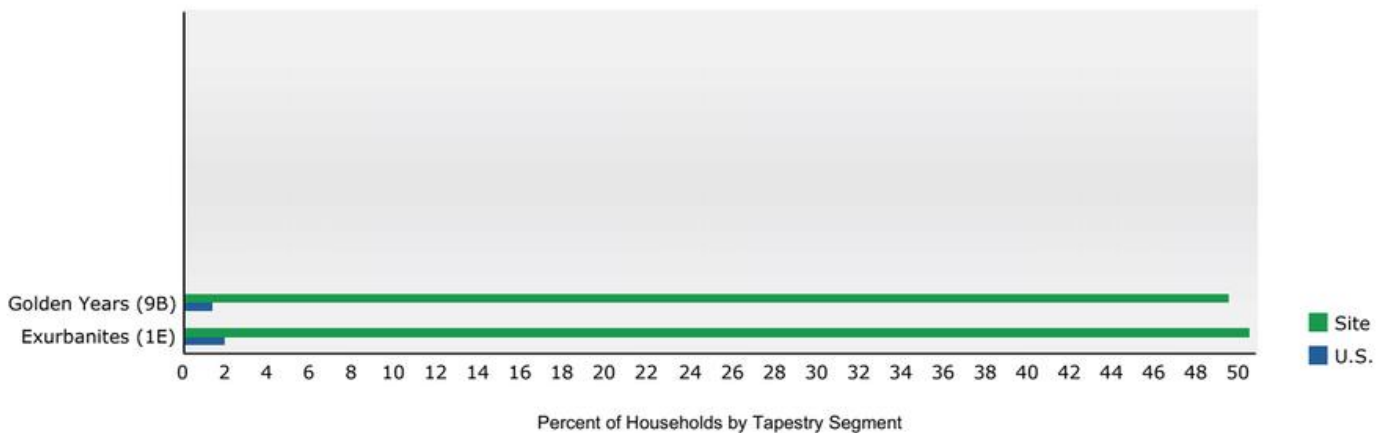
Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
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Prepared by Site To Do Business
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Rank	Tapestry Segment	2024 Households		2024 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Exurbanites (1E)	50.5%	50.5%	1.9%	1.9%	2625
2	Golden Years (9B)	49.5%	100.0%	1.3%	3.2%	3,749
Subtotal		100.0%		3.2%		
Total		100.0%		3.2%		3083

Top Ten Tapestry Segments Site vs. U.S.



Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 5 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 5 minute radius

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Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	1,896	64.2%	102
Bought any women's clothing in last 12 months	1,532	51.9%	99
Bought clothing for child <13 years in last 6 months			
Bought any shoes in last 12 months	2,215	75.0%	100
Bought costume jewelry in last 12 months			
Bought any fine jewelry in last 12 months	581	19.7%	90
Bought a watch in last 12 months	380	12.9%	97
Automobiles (Households)			
HH owns/leases any vehicle	1,595	95.6%	105
HH bought/leased new vehicle last 12 mo	201	12.1%	130
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	2,769	93.7%	104
Bought/changed motor oil in last 12 months	1,540	52.1%	97
Had tune-up in last 12 months	763	25.8%	108
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months			
Drank regular cola in last 6 months	798	27.0%	72
Drank beer/ale in last 6 months	1,234	41.8%	109
Cameras (Adults)			
Own digital point & shoot camera/camcorder	396	13.4%	137
Own digital SLR camera/camcorder	415	14.0%	135
Printed digital photos in last 12 months	848	28.7%	110
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	965	32.7%	90
Have a smartphone	2,810	95.1%	101
Have a smartphone: Android phone (any brand)	953	32.3%	84
Have a smartphone: Apple iPhone	1,864	63.1%	110
Number of cell phones in household: 1	495	29.7%	99
Number of cell phones in household: 2	795	47.7%	121
Number of cell phones in household: 3+	358	21.5%	75
HH has cell phone only (no landline telephone)	1,095	65.6%	91
Computers (Households)			
HH owns a computer	1,509	90.5%	108
HH owns desktop computer	747	44.8%	115
HH owns laptop/notebook	1,235	74.0%	107
HH owns any Apple/Mac brand computer	487	29.2%	118
HH owns any PC/non-Apple brand computer	1,219	73.1%	104
HH purchased most recent computer in a store	729	43.7%	117
HH purchased most recent computer online	465	27.9%	102
Spent <\$500 on most recent home computer	219	13.1%	95
Spent \$500-\$999 on most recent home computer"	353	21.2%	112
Spent \$1,000-\$1,499 on most recent home computer	224	13.4%	118
Spent \$1,500-\$1,999 on most recent home computer	82	4.9%	121
Spent \$2,000+ on most recent home computer	128	7.7%	126

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 5 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 5 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	1,746	59.1%	91
Bought brewed coffee at convenience store in last 30 days	331	11.2%	90
Bought cigarettes at convenience store in last 30 days	96	3.2%	54
Bought gas at convenience store in last 30 days	1,106	37.4%	93
Spent at convenience store in last 30 days: <\$20	225	7.6%	112
Spent at convenience store in last 30 days: \$20-\$39	203	6.9%	82
Spent at convenience store in last 30 days: \$40-\$50	182	6.2%	93
Spent at convenience store in last 30 days: \$51-\$99	177	6.0%	106
Spent at convenience store in last 30 days: \$100+	600	20.3%	86
Entertainment (Adults)			
Attended a movie in last 6 months	1,260	42.7%	97
Went to live theater in last 12 months	349	11.8%	135
Went to a bar/night club in last 12 months	554	18.8%	106
Dined out in last 12 months	1,893	64.1%	115
Gambled at a casino in last 12 months	356	12.1%	101
Visited a theme park in last 12 months	349	11.8%	75
Viewed movie (video-on-demand) in last 30 days	409	13.8%	147
Viewed TV show (video-on-demand) in last 30 days	277	9.4%	142
Watched any pay-per-view TV in last 12 months			
Downloaded a movie over the Internet in last 30 days	188	6.4%	102
Downloaded any individual song in last 6 months	550	18.6%	96
Watched a movie online in the last 30 days	851	28.8%	84
Watched a TV program online in last 30 days	620	21.0%	94
Played a video/electronic game (console) in last 12 months	224	7.6%	60
Played a video/electronic game (portable) in last 12 months	144	4.9%	71
Financial (Adults)			
Have home mortgage (1st)	1,190	40.3%	110
Used ATM/cash machine in last 12 months	1,858	62.9%	102
Own any stock	675	22.9%	153
Own U.S. savings bond	307	10.4%	141
Own shares in mutual fund (stock)	639	21.6%	162
Own shares in mutual fund (bonds)	423	14.3%	172
Have interest checking account	1,501	50.8%	131
Have non-interest checking account	1,116	37.8%	102
Have savings account	2,355	79.7%	110
Have 401K retirement savings plan	727	24.6%	101
Own/used any credit/debit card in last 12 months	2,816	95.3%	103
Avg monthly credit card expenditures: <\$111	199	6.7%	66
Avg monthly credit card expenditures: \$111-\$225	153	5.2%	75
Avg monthly credit card expenditures: \$226-\$450	226	7.7%	87
Avg monthly credit card expenditures: \$451-\$700	297	10.1%	108
Avg monthly credit card expenditures: \$701-\$1,000	283	9.6%	123
Avg monthly credit card expenditures: \$1,001+			
Did banking online in last 12 months	1,839	62.3%	109
Did banking on mobile device in last 12 months	1,371	46.4%	97
Paid bills online in last 12 months			

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 5 Minute Drive Time



Retail Specialty Report

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Drive time: 5 minute radius

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months			
Used bread in last 6 months	1,565	93.8%	99
Used chicken (fresh or frozen) in last 6 months	1,293	77.5%	101
Used turkey (fresh or frozen) in last 6 months	379	22.7%	110
Used fish/seafood (fresh or frozen) in last 6 months	1,026	61.5%	105
Used fresh fruit/vegetables in last 6 months	1,523	91.3%	103
Used fresh milk in last 6 months	1,358	81.4%	99
Used organic food in last 6 months	466	27.9%	110
Health (Adults)			
Exercise at home 2+ times per week	1,654	56.0%	115
Exercise at club 2+ times per week	400	13.5%	116
Visited a doctor in last 12 months	2,563	86.8%	109
Used vitamin/dietary supplement in last 6 months	2,166	73.3%	111
Home (Households)			
Any home improvement in last 12 months	712	42.7%	118
Used housekeeper/maid/professional HH cleaning service in last 12	803	48.1%	138
Purchased low ticket HH furnishings in last 12 months	397	23.8%	106
Purchased big ticket HH furnishings in last 12 months	409	24.5%	95
Bought any small kitchen appliance in last 12 months	399	23.9%	96
Bought any large kitchen appliance in last 12 months	292	17.5%	109
Insurance (Adults/Households)			
Currently carry life insurance	1,599	54.1%	106
Carry medical/hospital/accident insurance	2,723	92.2%	108
Carry homeowner insurance	2,187	74.0%	122
Carry renter's insurance	308	10.4%	81
Have auto insurance: 1 vehicle in household covered	499	29.9%	93
Have auto insurance: 2 vehicles in household covered	607	36.4%	115
Have auto insurance: 3+ vehicles in household covered	466	27.9%	108
Pets (Households)			
Household owns any pet			
Household owns any cat	358	21.5%	91
Household owns any dog	602	36.1%	94
Psychographics (Adults)			
Buying American is important to me	932	31.6%	108
Usually buy items on credit rather than wait	374	12.7%	102
Usually buy based on quality - not price	458	15.5%	107
Price is usually more important than brand name	717	24.3%	91
Usually use coupons for brands I buy often	333	11.3%	111
Am interested in how to help the environment	507	17.2%	101
Usually pay more for environ safe product	360	12.2%	108
Usually value green products over convenience			
Likely to buy a brand that supports a charity			
Reading (Adults)			
Bought digital book in last 12 months	642	21.7%	119
Bought hardcover book in last 12 months	874	29.6%	110
Bought paperback book in last 12 month	1,088	36.8%	107
Read any daily newspaper (paper version)	498	16.9%	156
Read any digital newspaper in last 30 days	1,808	61.2%	104
Read any magazine (paper/electronic version) in last 6 months	2,661	90.1%	103

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 5 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 5 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	2,120	71.8%	101
Went to family restaurant/steak house: 4+ times a month	668	22.6%	97
Went to fast food/drive-in restaurant in last 6 months	2,648	89.6%	98
Went to fast food/drive-in restaurant 9+ times/mo	909	30.8%	78
Fast food/drive-in last 6 months: eat in	860	29.1%	101
Fast food/drive-in last 6 months: home delivery	233	7.9%	61
Fast food/drive-in last 6 months: take-out/drive-thru	1,440	48.7%	92
Fast food/drive-in last 6 months: take-out/walk-in	620	21.0%	92
Television & Electronics (Adults/Households)			
Own any tablet	1,879	63.6%	111
Own any e-reader	657	22.2%	141
Own e-reader/tablet: iPad	1,334	45.2%	123
HH has Internet connectable TV	717	43.0%	105
Own any portable MP3 player	291	9.9%	110
HH owns 1 TV	291	17.4%	94
HH owns 2 TVs	468	28.1%	101
HH owns 3 TVs	377	22.6%	101
HH owns 4+ TVs	418	25.1%	113
HH subscribes to cable TV	731	43.8%	142
HH subscribes to fiber optic	107	6.4%	126
HH owns portable GPS navigation device	381	22.8%	123
HH purchased video game system in last 12 mos	70	4.2%	54
HH owns any Internet video device for TV	876	52.5%	99
Travel (Adults)			
Domestic travel in last 12 months	1,951	66.0%	113
Took 3+ domestic non-business trips in last 12 months	589	19.9%	122
Spent on domestic vacations in last 12 months: <\$1,000	335	11.3%	93
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	205	6.9%	101
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	158	5.3%	120
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	162	5.5%	105
Spent on domestic vacations in last 12 months: \$3,000+	429	14.5%	150
Domestic travel in the 12 months: used general travel website	229	7.8%	124
Foreign travel in last 3 years	1,063	36.0%	119
Took 3+ foreign trips by plane in last 3 years	183	6.2%	114
Spent on foreign vacations in last 12 months: <\$1,000	212	7.2%	129
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	86	2.9%	87
Spent on foreign vacations in last 12 months: \$3,000+	224	7.6%	127
Foreign travel in last 3 years: used general travel website	232	7.9%	140
Nights spent in hotel/motel in last 12 months: any	1,630	55.2%	109
Took cruise of more than one day in last 3 years	357	12.1%	142
Member of any frequent flyer program	1,215	41.1%	148
Member of any hotel rewards program	1,146	38.8%	133

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 10 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Summary Demographics	Census 2010	2024	2029			
Population	14,037	14,050	14,001			
Households	6,209	6,359	6,482			
Families	3,785	3,593	3,630			
Average Household Size	2.21	2.12	2.07			
Owner Occupied Housing Units	4,569	4,754	5,010			
Renter Occupied Housing Units	1,641	1,605	1,472			
Median Age	49.9	55.9	56.6			
Trends: 2024 - 2029 Annual Rate	Area	State	National			
Population	-0.07%		0.77%			
Households	0.38%		0.75%			
Families	0.21%		0.68%			
Owner HHs	1.05%		0.92%			
Median Household Income	2.48%		2.70%			
Population Summary						
2000 Total Population		13,684	13,684			
2010 Total Population		14,037	14,037			
2024 Total Population		14,050	14,050			
2024 Group Quarters		558	558			
2029 Total Population		14,001	14,001			
2018-2023 Annual Rate		-0.07%	-0.07%			
2024 Total Daytime Population		16,884	16,884			
Workers		10,023	10,023			
Residents		6,861	6,861			
Housing Units by Occupancy Status and Tenure	Census 2010	2024	2029			
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,401	100.0%	7,527	100.0%	7,651	100.0%
Occupied	6,210	83.9%	6,359	84.5%	6,482	84.7%
Owner	4,569	61.7%	4,754	63.2%	5,010	65.5%
Renter	1,641	22.2%	1,605	21.3%	1,472	19.2%
Vacant	1,192	16.1%	1,168	15.5%	1,169	15.3%
Owner Occupied Housing Units by Value	2024		2029			
	Number	Percent	Number	Percent		
Total	4,754	100.0%	5,009	100.0%		
<\$50,000	33	0.7%	26	0.5%		
\$50,000-\$99,999	12	0.3%	4	0.1%		
\$100,000-\$149,999	7	0.1%	2	0.0%		
\$150,000-\$199,999	33	0.7%	11	0.2%		
\$200,000-\$249,999	153	3.2%	88	1.8%		
\$250,000-\$299,999	222	4.7%	171	3.4%		
\$300,000-\$399,999	863	18.2%	804	16.1%		
\$400,000-\$499,999	993	20.9%	1,098	21.9%		
\$500,000-\$749,999	1,340	28.2%	1,617	32.3%		
\$750,000-\$999,999	657	13.8%	726	14.5%		
\$1,000,000-\$1,499,999	188	4.0%	188	3.8%		
\$1,500,000-\$1,999,999	109	2.3%	118	2.4%		
\$2,000,000+	144	3.0%	156	3.1%		
Median Value		\$511,381		\$546,459		

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



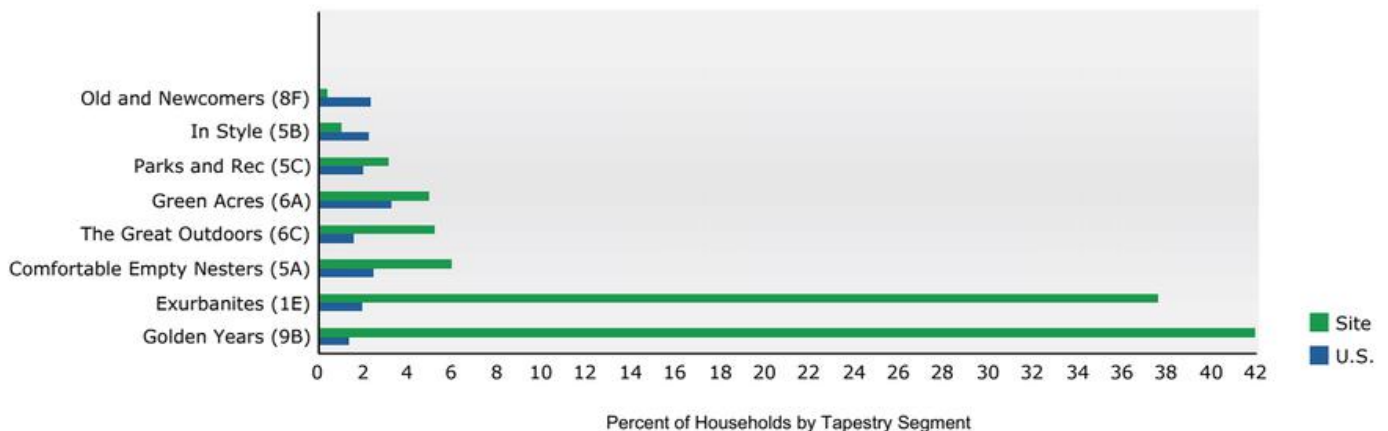
Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
 Drive time: 10 minute radius

Prepared by Site To Do Business
 Latitude: 41.34409
 Longitude: -71.95169

Rank	Tapestry Segment	2024 Households		2024 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Golden Years (9B)	41.9%	41.9%	1.3%	1.3%	3173
2	Exurbanites (1E)	37.6%	79.5%	1.9%	3.2%	1,953
3	Comfortable Empty Nesters (5A)	5.9%	85.4%	2.4%	5.7%	245
4	The Great Outdoors (6C)	5.2%	90.6%	1.5%	7.2%	337
5	Green Acres (6A)	4.9%	95.5%	3.3%	10.5%	151
Subtotal		95.5%		10.4%		
6	Parks and Rec (5C)	3.1%	98.6%	2.0%	12.4%	159
7	In Style (5B)	1.0%	99.6%	2.2%	14.7%	45
8	Old and Newcomers (8F)	0.4%	100.0%	2.3%	16.9%	17
Subtotal		4.5%		6.5%		
Total		100.0%		16.9%		590

Top Ten Tapestry Segments Site vs. U.S.



Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 10 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	7,815	64.1%	102
Bought any women's clothing in last 12 months	6,398	52.5%	101
Bought clothing for child <13 years in last 6 months			
Bought any shoes in last 12 months	9,083	74.5%	99
Bought costume jewelry in last 12 months			
Bought any fine jewelry in last 12 months	2,371	19.5%	89
Bought a watch in last 12 months	1,554	12.8%	96
Automobiles (Households)			
HH owns/leases any vehicle	6,063	95.3%	105
HH bought/leased new vehicle last 12 mo	725	11.4%	123
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	11,379	93.4%	104
Bought/changed motor oil in last 12 months	6,369	52.3%	98
Had tune-up in last 12 months	3,087	25.3%	106
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months			
Drank regular cola in last 6 months	3,464	28.4%	76
Drank beer/ale in last 6 months	4,992	41.0%	107
Cameras (Adults)			
Own digital point & shoot camera/camcorder	1,626	13.3%	136
Own digital SLR camera/camcorder	1,661	13.6%	131
Printed digital photos in last 12 months	3,525	28.9%	111
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	4,015	32.9%	91
Have a smartphone	11,561	94.9%	101
Have a smartphone: Android phone (any brand)	4,065	33.4%	87
Have a smartphone: Apple iPhone	7,576	62.2%	108
Number of cell phones in household: 1	1,935	30.4%	101
Number of cell phones in household: 2	2,889	45.4%	115
Number of cell phones in household: 3+	1,451	22.8%	80
HH has cell phone only (no landline telephone)	4,232	66.6%	92
Computers (Households)			
HH owns a computer	5,728	90.1%	107
HH owns desktop computer	2,778	43.7%	112
HH owns laptop/notebook	4,699	73.9%	107
HH owns any Apple/Mac brand computer	1,811	28.5%	115
HH owns any PC/non-Apple brand computer	4,687	73.7%	105
HH purchased most recent computer in a store	2,716	42.7%	115
HH purchased most recent computer online	1,767	27.8%	102
Spent <\$500 on most recent home computer	840	13.2%	96
Spent \$500-\$999 on most recent home computer"	1,356	21.3%	112
Spent \$1,000-\$1,499 on most recent home computer	860	13.5%	119
Spent \$1,500-\$1,999 on most recent home computer	304	4.8%	118
Spent \$2,000+ on most recent home computer	463	7.3%	120

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 10 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	7,335	60.2%	92
Bought brewed coffee at convenience store in last 30 days	1,442	11.8%	95
Bought cigarettes at convenience store in last 30 days	484	4.0%	65
Bought gas at convenience store in last 30 days	4,495	36.9%	92
Spent at convenience store in last 30 days: <\$20	901	7.4%	109
Spent at convenience store in last 30 days: \$20-\$39	896	7.4%	88
Spent at convenience store in last 30 days: \$40-\$50	764	6.3%	94
Spent at convenience store in last 30 days: \$51-\$99	656	5.4%	95
Spent at convenience store in last 30 days: \$100+	2,527	20.7%	88
Entertainment (Adults)			
Attended a movie in last 6 months	5,232	42.9%	97
Went to live theater in last 12 months	1,400	11.5%	132
Went to a bar/night club in last 12 months	2,257	18.5%	104
Dined out in last 12 months	7,719	63.3%	113
Gambled at a casino in last 12 months	1,532	12.6%	106
Visited a theme park in last 12 months	1,583	13.0%	83
Viewed movie (video-on-demand) in last 30 days	1,623	13.3%	142
Viewed TV show (video-on-demand) in last 30 days	1,060	8.7%	132
Watched any pay-per-view TV in last 12 months			
Downloaded a movie over the Internet in last 30 days	787	6.5%	103
Downloaded any individual song in last 6 months	2,228	18.3%	94
Watched a movie online in the last 30 days	3,722	30.5%	89
Watched a TV program online in last 30 days	2,656	21.8%	97
Played a video/electronic game (console) in last 12 months	1,084	8.9%	70
Played a video/electronic game (portable) in last 12 months	639	5.2%	76
Financial (Adults)			
Have home mortgage (1st)	4,834	39.7%	109
Used ATM/cash machine in last 12 months	7,635	62.6%	102
Own any stock	2,600	21.3%	143
Own U.S. savings bond	1,178	9.7%	131
Own shares in mutual fund (stock)	2,386	19.6%	146
Own shares in mutual fund (bonds)	1,551	12.7%	153
Have interest checking account	5,940	48.7%	125
Have non-interest checking account	4,692	38.5%	104
Have savings account	9,678	79.4%	109
Have 401K retirement savings plan	3,129	25.7%	105
Own/used any credit/debit card in last 12 months	11,615	95.3%	103
Avg monthly credit card expenditures: <\$111	913	7.5%	73
Avg monthly credit card expenditures: \$111-\$225	663	5.4%	79
Avg monthly credit card expenditures: \$226-\$450	1,000	8.2%	93
Avg monthly credit card expenditures: \$451-\$700	1,201	9.9%	106
Avg monthly credit card expenditures: \$701-\$1,000	1,162	9.5%	122
Avg monthly credit card expenditures: \$1,001+			
Did banking online in last 12 months	7,598	62.3%	109
Did banking on mobile device in last 12 months	5,680	46.6%	97
Paid bills online in last 12 months			

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



Retail Specialty Report

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Drive time: 10 minute radius

Prepared by Site To Do Business

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months			
Used bread in last 6 months	5,966	93.8%	99
Used chicken (fresh or frozen) in last 6 months	4,910	77.2%	100
Used turkey (fresh or frozen) in last 6 months	1,444	22.7%	110
Used fish/seafood (fresh or frozen) in last 6 months	3,859	60.7%	103
Used fresh fruit/vegetables in last 6 months	5,802	91.2%	103
Used fresh milk in last 6 months	5,200	81.8%	100
Used organic food in last 6 months	1,751	27.5%	108
Health (Adults)			
Exercise at home 2+ times per week	6,649	54.6%	113
Exercise at club 2+ times per week	1,605	13.2%	113
Visited a doctor in last 12 months	10,508	86.2%	108
Used vitamin/dietary supplement in last 6 months	8,797	72.2%	109
Home (Households)			
Any home improvement in last 12 months	2,603	40.9%	113
Used housekeeper/maid/professional HH cleaning service in last 12	2,900	45.6%	130
Purchased low ticket HH furnishings in last 12 months	1,503	23.6%	105
Purchased big ticket HH furnishings in last 12 months	1,566	24.6%	95
Bought any small kitchen appliance in last 12 months	1,520	23.9%	96
Bought any large kitchen appliance in last 12 months	1,086	17.1%	106
Insurance (Adults/Households)			
Currently carry life insurance	6,618	54.3%	106
Carry medical/hospital/accident insurance	11,174	91.7%	108
Carry homeowner insurance	8,710	71.5%	118
Carry renter's insurance	1,390	11.4%	89
Have auto insurance: 1 vehicle in household covered	1,972	31.0%	97
Have auto insurance: 2 vehicles in household covered	2,255	35.5%	112
Have auto insurance: 3+ vehicles in household covered	1,739	27.3%	105
Pets (Households)			
Household owns any pet			
Household owns any cat	1,423	22.4%	95
Household owns any dog	2,266	35.6%	92
Psychographics (Adults)			
Buying American is important to me	3,740	30.7%	106
Usually buy items on credit rather than wait	1,619	13.3%	107
Usually buy based on quality - not price	1,837	15.1%	104
Price is usually more important than brand name	3,057	25.1%	94
Usually use coupons for brands I buy often	1,392	11.4%	112
Am interested in how to help the environment	2,111	17.3%	101
Usually pay more for environ safe product	1,429	11.7%	104
Usually value green products over convenience			
Likely to buy a brand that supports a charity			
Reading (Adults)			
Bought digital book in last 12 months	2,551	20.9%	114
Bought hardcover book in last 12 months	3,636	29.8%	111
Bought paperback book in last 12 month	4,478	36.7%	107
Read any daily newspaper (paper version)	1,919	15.7%	146
Read any digital newspaper in last 30 days	7,375	60.5%	103
Read any magazine (paper/electronic version) in last 6 months	10,992	90.2%	104

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 10 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 10 minute radius

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Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	8,800	72.2%	101
Went to family restaurant/steak house: 4+ times a month	2,787	22.9%	98
Went to fast food/drive-in restaurant in last 6 months	10,967	90.0%	99
Went to fast food/drive-in restaurant 9+ times/mo	3,926	32.2%	81
Fast food/drive-in last 6 months: eat in	3,466	28.4%	99
Fast food/drive-in last 6 months: home delivery	1,098	9.0%	70
Fast food/drive-in last 6 months: take-out/drive-thru	6,072	49.8%	94
Fast food/drive-in last 6 months: take-out/walk-in	2,693	22.1%	97
Television & Electronics (Adults/Households)			
Own any tablet	7,716	63.3%	110
Own any e-reader	2,563	21.0%	133
Own e-reader/tablet: iPad	5,446	44.7%	122
HH has Internet connectable TV	2,739	43.1%	105
Own any portable MP3 player	1,249	10.2%	114
HH owns 1 TV	1,079	17.0%	92
HH owns 2 TVs	1,807	28.4%	102
HH owns 3 TVs	1,475	23.2%	104
HH owns 4+ TVs	1,533	24.1%	109
HH subscribes to cable TV	2,753	43.3%	140
HH subscribes to fiber optic	406	6.4%	125
HH owns portable GPS navigation device	1,407	22.1%	119
HH purchased video game system in last 12 mos	315	5.0%	64
HH owns any Internet video device for TV	3,414	53.7%	102
Travel (Adults)			
Domestic travel in last 12 months	7,969	65.4%	112
Took 3+ domestic non-business trips in last 12 months	2,340	19.2%	118
Spent on domestic vacations in last 12 months: <\$1,000	1,499	12.3%	101
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	888	7.3%	107
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	637	5.2%	118
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	679	5.6%	107
Spent on domestic vacations in last 12 months: \$3,000+	1,601	13.1%	136
Domestic travel in the 12 months: used general travel website	915	7.5%	120
Foreign travel in last 3 years	4,246	34.8%	115
Took 3+ foreign trips by plane in last 3 years	688	5.6%	104
Spent on foreign vacations in last 12 months: <\$1,000	847	6.9%	125
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	371	3.0%	91
Spent on foreign vacations in last 12 months: \$3,000+	837	6.9%	115
Foreign travel in last 3 years: used general travel website	895	7.3%	131
Nights spent in hotel/motel in last 12 months: any	6,692	54.9%	108
Took cruise of more than one day in last 3 years	1,366	11.2%	132
Member of any frequent flyer program	4,688	38.5%	138
Member of any hotel rewards program	4,496	36.9%	127

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Retail KPI's- 15 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 15 minute radius

Prepared by Site To Do Business

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Summary Demographics	Census 2010	2024	2029			
Population	44,964	43,852	43,629			
Households	20,015	20,248	20,570			
Families	11,686	10,864	10,932			
Average Household Size	2.22	2.12	2.07			
Owner Occupied Housing Units	12,540	13,054	13,656			
Renter Occupied Housing Units	7,475	7,194	6,914			
Median Age	44.3	48.0	48.4			
Trends: 2024 - 2029 Annual Rate	Area	State	National			
Population	-0.10%		0.77%			
Households	0.32%		0.75%			
Families	0.12%		0.68%			
Owner HHs	0.91%		0.92%			
Median Household Income	2.55%		2.70%			
Population Summary						
2000 Total Population		43,092	43,092			
2010 Total Population		44,964	44,964			
2024 Total Population		43,852	43,852			
2024 Group Quarters		972	972			
2029 Total Population		43,629	43,629			
2018-2023 Annual Rate		-0.10%	-0.10%			
2024 Total Daytime Population		44,028	44,028			
Workers		24,329	24,329			
Residents		19,699	19,699			
Housing Units by Occupancy Status and Tenure	Census 2010	2024	2029			
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	22,792	100.0%	22,927	100.0%	23,245	100.0%
Occupied	20,015	87.8%	20,248	88.3%	20,570	88.5%
Owner	12,540	55.0%	13,054	56.9%	13,656	58.7%
Renter	7,475	32.8%	7,194	31.4%	6,914	29.7%
Vacant	2,777	12.2%	2,679	11.7%	2,675	11.5%
Owner Occupied Housing Units by Value	2024	2029				
	Number	Percent	Number	Percent		
Total	13,047	100.0%	13,650	100.0%		
<\$50,000	296	2.3%	278	2.0%		
\$50,000-\$99,999	102	0.8%	59	0.4%		
\$100,000-\$149,999	242	1.9%	108	0.8%		
\$150,000-\$199,999	430	3.3%	228	1.7%		
\$200,000-\$249,999	972	7.4%	704	5.2%		
\$250,000-\$299,999	1,028	7.9%	946	6.9%		
\$300,000-\$399,999	2,989	22.9%	3,031	22.2%		
\$400,000-\$499,999	2,343	18.0%	2,739	20.1%		
\$500,000-\$749,999	2,855	21.9%	3,597	26.4%		
\$750,000-\$999,999	1,156	8.9%	1,307	9.6%		
\$1,000,000-\$1,499,999	277	2.1%	247	1.8%		
\$1,500,000-\$1,999,999	162	1.2%	183	1.3%		
\$2,000,000+	195	1.5%	223	1.6%		
Median Value		\$419,825		\$453,706		

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 15 Minute Drive Time



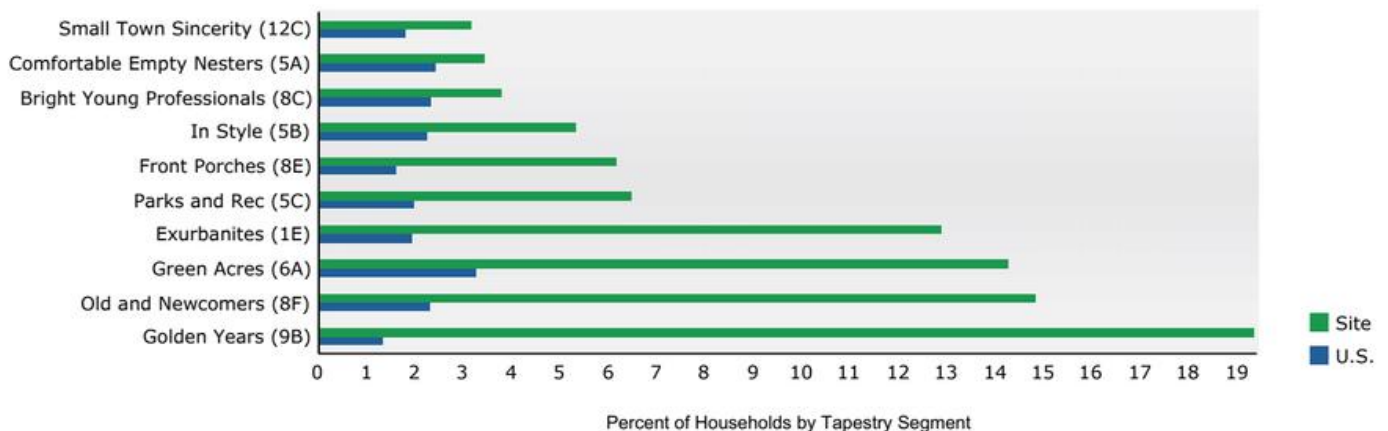
Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
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Rank	Tapestry Segment	2024 Households		2024 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Golden Years (9B)	19.3%	19.3%	1.3%	1.3%	1464
2	Old and Newcomers (8F)	14.8%	34.2%	2.3%	3.6%	648
3	Green Acres (6A)	14.2%	48.4%	3.3%	6.9%	438
4	Exurbanites (1E)	12.9%	61.3%	1.9%	8.8%	669
5	Parks and Rec (5C)	6.5%	67.7%	2.0%	10.7%	329
	Subtotal	67.7%		10.8%		
6	Front Porches (8E)	6.2%	73.9%	1.6%	12.3%	388
7	In Style (5B)	5.3%	79.2%	2.2%	14.6%	237
8	Bright Young Professionals (8C)	3.8%	83.0%	2.3%	16.9%	163
9	Comfortable Empty Nesters (5A)	3.4%	86.4%	2.4%	19.3%	142
10	Small Town Sincerity (12C)	3.2%	89.6%	1.8%	21.1%	177
	Subtotal	21.9%		10.3%		
11	Retirement Communities (9E)	3.1%	92.7%	1.2%	22.3%	264
12	Set to Impress (11D)	2.6%	95.3%	1.4%	23.7%	185
13	The Great Outdoors (6C)	2.4%	97.7%	1.5%	25.2%	156
14	Metro Fusion (11C)	0.8%	98.5%	1.5%	26.7%	54
15	Silver & Gold (9A)	0.8%	99.2%	0.8%	27.5%	96
	Subtotal	9.7%		6.4%		
16	Middleburg (4C)	0.5%	99.7%	3.1%	30.5%	16
17	Home Improvement (4B)	0.3%	100.0%	1.7%	32.2%	15
18	Military Proximity (14A)	0.0%	100.0%	0.1%	32.3%	20
	Subtotal	0.8%		4.9%		
	Total	100.0%		32.3%		309

Top Ten Tapestry Segments Site vs. U.S.



Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 15 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 15 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	23,715	63.9%	101
Bought any women's clothing in last 12 months	19,236	51.8%	99
Bought clothing for child <13 years in last 6 months			
Bought any shoes in last 12 months	27,651	74.5%	99
Bought costume jewelry in last 12 months			
Bought any fine jewelry in last 12 months	7,502	20.2%	93
Bought a watch in last 12 months	4,774	12.9%	97
Automobiles (Households)			
HH owns/leases any vehicle	18,873	93.2%	103
HH bought/leased new vehicle last 12 mo	2,008	9.9%	107
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	34,173	92.0%	102
Bought/changed motor oil in last 12 months	19,575	52.7%	99
Had tune-up in last 12 months	9,236	24.9%	104
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months			
Drank regular cola in last 6 months	12,032	32.4%	87
Drank beer/ale in last 6 months	14,963	40.3%	105
Cameras (Adults)			
Own digital point & shoot camera/camcorder	4,397	11.8%	121
Own digital SLR camera/camcorder	4,514	12.2%	117
Printed digital photos in last 12 months	10,377	27.9%	107
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	12,819	34.5%	96
Have a smartphone	35,113	94.5%	101
Have a smartphone: Android phone (any brand)	13,616	36.7%	95
Have a smartphone: Apple iPhone	21,949	59.1%	103
Number of cell phones in household: 1	6,833	33.7%	112
Number of cell phones in household: 2	8,517	42.1%	107
Number of cell phones in household: 3+	4,595	22.7%	79
HH has cell phone only (no landline telephone)	14,391	71.1%	99
Computers (Households)			
HH owns a computer	17,696	87.4%	104
HH owns desktop computer	8,259	40.8%	105
HH owns laptop/notebook	14,589	72.1%	104
HH owns any Apple/Mac brand computer	5,274	26.0%	105
HH owns any PC/non-Apple brand computer	14,653	72.4%	103
HH purchased most recent computer in a store	8,200	40.5%	109
HH purchased most recent computer online	5,651	27.9%	102
Spent <\$500 on most recent home computer	2,913	14.4%	104
Spent \$500-\$999 on most recent home computer"	4,133	20.4%	108
Spent \$1,000-\$1,499 on most recent home computer	2,548	12.6%	111
Spent \$1,500-\$1,999 on most recent home computer	900	4.4%	110
Spent \$2,000+ on most recent home computer	1,376	6.8%	112

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Retail KPI's- 15 Minute Drive Time



Retail Specialty Report

80 Stonington Rd, Mystic, Connecticut, 06355
Drive time: 15 minute radius

Prepared by Site To Do Business

Latitude: 41.34409

Longitude: -71.95169

Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	23,594	63.5%	98
Bought brewed coffee at convenience store in last 30 days	4,594	12.4%	99
Bought cigarettes at convenience store in last 30 days	1,864	5.0%	83
Bought gas at convenience store in last 30 days	14,679	39.5%	99
Spent at convenience store in last 30 days: <\$20	2,576	6.9%	102
Spent at convenience store in last 30 days: \$20-\$39	2,889	7.8%	93
Spent at convenience store in last 30 days: \$40-\$50	2,448	6.6%	99
Spent at convenience store in last 30 days: \$51-\$99	2,193	5.9%	105
Spent at convenience store in last 30 days: \$100+	8,242	22.2%	94
Entertainment (Adults)			
Attended a movie in last 6 months	16,122	43.4%	99
Went to live theater in last 12 months	3,841	10.3%	119
Went to a bar/night club in last 12 months	6,914	18.6%	105
Dined out in last 12 months	22,057	59.4%	106
Gambled at a casino in last 12 months	4,502	12.1%	102
Visited a theme park in last 12 months	5,043	13.6%	86
Viewed movie (video-on-demand) in last 30 days	4,053	10.9%	116
Viewed TV show (video-on-demand) in last 30 days	2,813	7.6%	115
Watched any pay-per-view TV in last 12 months			
Downloaded a movie over the Internet in last 30 days	2,304	6.2%	99
Downloaded any individual song in last 6 months	6,798	18.3%	94
Watched a movie online in the last 30 days	12,157	32.7%	96
Watched a TV program online in last 30 days	8,566	23.1%	103
Played a video/electronic game (console) in last 12 months	4,238	11.4%	90
Played a video/electronic game (portable) in last 12 months	2,340	6.3%	91
Financial (Adults)			
Have home mortgage (1st)	14,148	38.1%	104
Used ATM/cash machine in last 12 months	22,928	61.7%	100
Own any stock	6,764	18.2%	122
Own U.S. savings bond	3,295	8.9%	120
Own shares in mutual fund (stock)	6,115	16.5%	123
Own shares in mutual fund (bonds)	3,936	10.6%	128
Have interest checking account	16,424	44.2%	114
Have non-interest checking account	14,137	38.1%	103
Have savings account	28,208	76.0%	105
Have 401K retirement savings plan	9,395	25.3%	104
Own/used any credit/debit card in last 12 months	34,952	94.1%	102
Avg monthly credit card expenditures: <\$111	3,289	8.9%	87
Avg monthly credit card expenditures: \$111-\$225	2,347	6.3%	92
Avg monthly credit card expenditures: \$226-\$450	3,115	8.4%	95
Avg monthly credit card expenditures: \$451-\$700	3,625	9.8%	105
Avg monthly credit card expenditures: \$701-\$1,000	3,214	8.7%	111
Avg monthly credit card expenditures: \$1,001+			
Did banking online in last 12 months	22,446	60.4%	106
Did banking on mobile device in last 12 months	17,711	47.7%	99
Paid bills online in last 12 months			

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months			
Used bread in last 6 months	18,944	93.6%	99
Used chicken (fresh or frozen) in last 6 months	15,481	76.5%	99
Used turkey (fresh or frozen) in last 6 months	4,303	21.3%	103
Used fish/seafood (fresh or frozen) in last 6 months	12,027	59.4%	101
Used fresh fruit/vegetables in last 6 months	18,217	90.0%	101
Used fresh milk in last 6 months	16,521	81.6%	99
Used organic food in last 6 months	5,336	26.4%	103
Health (Adults)			
Exercise at home 2+ times per week	19,252	51.8%	107
Exercise at club 2+ times per week	4,769	12.8%	110
Visited a doctor in last 12 months	31,034	83.6%	105
Used vitamin/dietary supplement in last 6 months	25,697	69.2%	105
Home (Households)			
Any home improvement in last 12 months	7,621	37.6%	104
Used housekeeper/maid/professional HH cleaning service in last 12	8,103	40.0%	114
Purchased low ticket HH furnishings in last 12 months	4,784	23.6%	105
Purchased big ticket HH furnishings in last 12 months	5,231	25.8%	100
Bought any small kitchen appliance in last 12 months	4,926	24.3%	97
Bought any large kitchen appliance in last 12 months	3,328	16.4%	102
Insurance (Adults/Households)			
Currently carry life insurance	19,667	53.0%	103
Carry medical/hospital/accident insurance	32,964	88.8%	104
Carry homeowner insurance	24,414	65.7%	109
Carry renter's insurance	4,920	13.2%	103
Have auto insurance: 1 vehicle in household covered	6,643	32.8%	102
Have auto insurance: 2 vehicles in household covered	6,770	33.4%	106
Have auto insurance: 3+ vehicles in household covered	5,199	25.7%	99
Pets (Households)			
Household owns any pet			
Household owns any cat	4,758	23.5%	100
Household owns any dog	7,245	35.8%	93
Psychographics (Adults)			
Buying American is important to me	11,055	29.8%	102
Usually buy items on credit rather than wait	4,576	12.3%	99
Usually buy based on quality - not price	5,270	14.2%	98
Price is usually more important than brand name	9,835	26.5%	99
Usually use coupons for brands I buy often	3,916	10.5%	103
Am interested in how to help the environment	6,325	17.0%	100
Usually pay more for environ safe product	4,297	11.6%	103
Usually value green products over convenience			
Likely to buy a brand that supports a charity			
Reading (Adults)			
Bought digital book in last 12 months	7,399	19.9%	109
Bought hardcover book in last 12 months	10,752	29.0%	108
Bought paperback book in last 12 month	13,469	36.3%	105
Read any daily newspaper (paper version)	4,974	13.4%	124
Read any digital newspaper in last 30 days	22,131	59.6%	102
Read any magazine (paper/electronic version) in last 6 months	32,925	88.7%	102

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Product/Consumer Spending and Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	26,601	71.6%	100
Went to family restaurant/steak house: 4+ times a month	8,470	22.8%	98
Went to fast food/drive-in restaurant in last 6 months	33,612	90.5%	99
Went to fast food/drive-in restaurant 9+ times/mo	13,119	35.3%	89
Fast food/drive-in last 6 months: eat in	10,499	28.3%	98
Fast food/drive-in last 6 months: home delivery	3,984	10.7%	83
Fast food/drive-in last 6 months: take-out/drive-thru	19,281	51.9%	98
Fast food/drive-in last 6 months: take-out/walk-in	8,181	22.0%	97
Television & Electronics (Adults/Households)			
Own any tablet	21,901	59.0%	103
Own any e-reader	6,960	18.7%	119
Own e-reader/tablet: iPad	14,573	39.2%	107
HH has Internet connectable TV	8,488	41.9%	102
Own any portable MP3 player	3,674	9.9%	110
HH owns 1 TV	3,845	19.0%	103
HH owns 2 TVs	5,803	28.7%	103
HH owns 3 TVs	4,519	22.3%	100
HH owns 4+ TVs	4,447	22.0%	99
HH subscribes to cable TV	7,507	37.1%	120
HH subscribes to fiber optic	1,087	5.4%	105
HH owns portable GPS navigation device	4,108	20.3%	110
HH purchased video game system in last 12 mos	1,181	5.8%	75
HH owns any Internet video device for TV	10,702	52.9%	100
Travel (Adults)			
Domestic travel in last 12 months	23,125	62.3%	106
Took 3+ domestic non-business trips in last 12 months	6,622	17.8%	109
Spent on domestic vacations in last 12 months: <\$1,000	4,650	12.5%	102
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	2,712	7.3%	107
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	1,809	4.9%	110
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	2,010	5.4%	104
Spent on domestic vacations in last 12 months: \$3,000+	4,200	11.3%	117
Domestic travel in the 12 months: used general travel website	2,457	6.6%	106
Foreign travel in last 3 years	11,708	31.5%	104
Took 3+ foreign trips by plane in last 3 years	1,919	5.2%	95
Spent on foreign vacations in last 12 months: <\$1,000	2,244	6.0%	108
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	1,175	3.2%	95
Spent on foreign vacations in last 12 months: \$3,000+	2,314	6.2%	105
Foreign travel in last 3 years: used general travel website	2,310	6.2%	111
Nights spent in hotel/motel in last 12 months: any	19,729	53.1%	105
Took cruise of more than one day in last 3 years	3,575	9.6%	113
Member of any frequent flyer program	12,161	32.7%	118
Member of any hotel rewards program	12,301	33.1%	114

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

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Primary Demographics



LifeMode Group: Senior Styles Golden Years

9B

Households: 1,657,400
Average Household Size: 2.06
Median Age: 52.3
Median Household Income: \$71,700

WHO ARE WE?

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

OUR NEIGHBORHOOD

- This older market has a median age of 52 years and a disproportionate share (nearly 32%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.06 (Index 80).
- Most of the housing was built after 1970; approximately 43% of householders live in single-family homes and 43% in multiunit dwellings.
- These neighborhoods are found in large metropolitan areas, outside central cities, scattered across the US.

SOCIOECONOMIC TRAITS

- Golden Years residents—22% have graduate or professional degrees, 28% have bachelor's degrees, and 25% have some college credits.
- Labor force participation is somewhat low at 56% (Index 89), due to residents reaching retirement.
- Median household income is higher in this market, more than \$71,000. Although wages still provide income to nearly two out of three households, earned income is available from investments (Index 171), Social Security benefits (Index 146), and retirement income (Index 144).
- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Affluent Estates Exurbanites

1E

Households: 2,398,200
Average Household Size: 2.50
Median Age: 51.0
Median Household Income: \$103,400

WHO ARE WE?

Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.50.
- Primarily single-family homes with a high median value of \$423,400 (Index 204), most still carrying mortgages.
- Higher vacancy rate at 9%.

SOCIOECONOMIC TRAITS

- Residents are college educated; more than half have a bachelor's degree or higher; nearly 81% have some college education.
- This labor force is beginning to retire. One in three households currently receive Social Security or retirement income. Labor force participation has declined to less than 60% (Index 95).
- More of the residents prefer self-employment (Index 178) or working from home (Index 177).
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

Primary Demographics

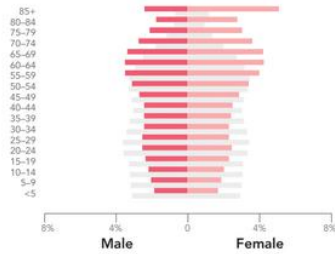
9B LifeMode Group: Senior Styles Golden Years



AGE BY SEX (Esri data)

Median Age: **52.3** US: 38.2

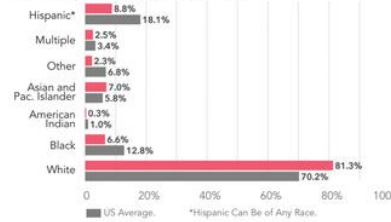
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **43.8** US: 64.0



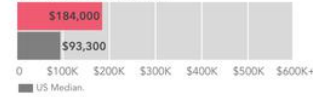
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

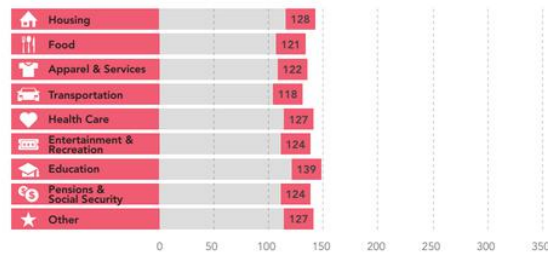


Median Net Worth



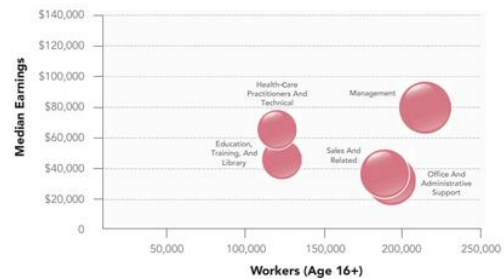
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



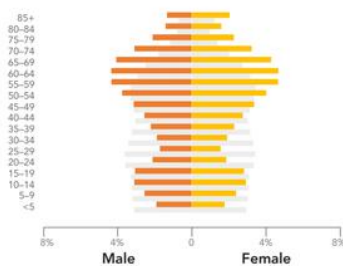
1E LifeMode Group: Affluent Estates Exurbanites



AGE BY SEX (Esri data)

Median Age: **51.0** US: 38.2

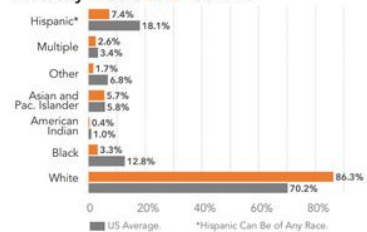
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **35.2** US: 64.0



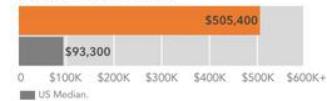
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Median Household Income

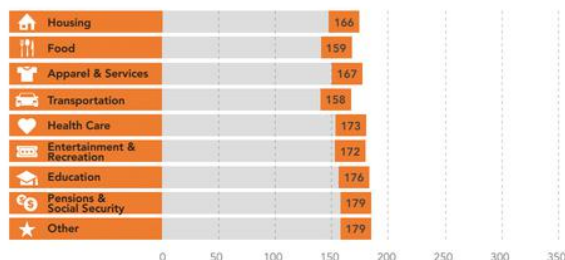


Median Net Worth



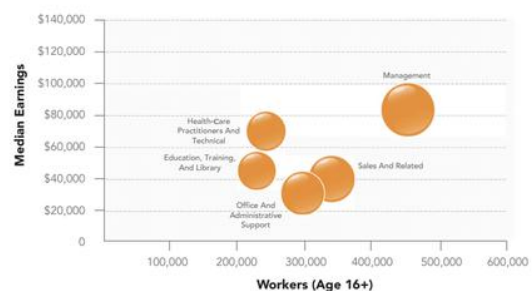
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Primary Demographics

9B

LifeMode Group: Senior Styles
Golden Years



TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Avid readers, they regularly read daily newspapers, particularly the Sunday edition.
- They subscribe to cable TV; news and sports programs are popular as well as on-demand movies.
- They use professional services to maintain their homes inside and out and minimize their chores.
- Leisure time is spent on sports (tennis, golf, boating, and fishing) or simple exercise like walking.
- Good health is a priority; they believe in healthy eating, coupled with vitamins and dietary supplements.
- Active social lives include travel, especially abroad, plus going to concerts and museums.
- Residents maintain actively managed financial portfolios that include a range of instruments such as IRAs, common stocks, and certificates of deposit (more than six months).

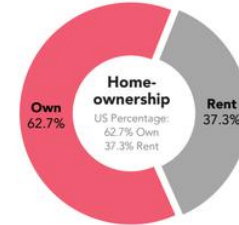
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multiunits

Median Value:
\$332,100
US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



1E

LifeMode Group: Affluent Estates
Exurbanites



TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Exurbanites residents' preferred vehicles are late model luxury cars or SUVs.
- Active supporters of the arts and public television/radio.
- Attentive to ingredients, they prefer natural or organic products.
- Gardening and home improvement are priorities, but they also use a number of services, from home care and maintenance to personal care.
- Financially active with wide-ranging investments, these investors rely on financial planners, extensive reading, and the internet to handle their money.

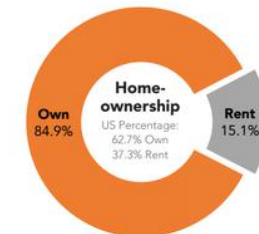
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



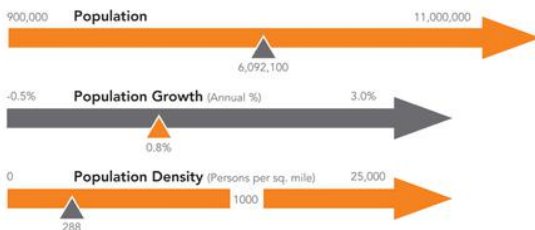
Typical Housing:
Single Family

Median Value:
\$423,400
US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



Primary Demographics

9B

LifeMode Group: Senior Styles

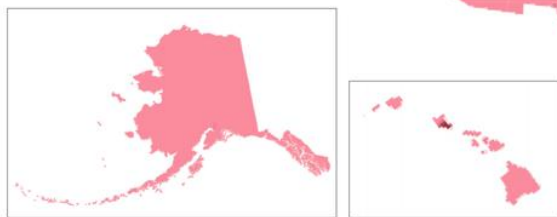
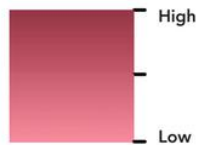
Golden Years



TAPESTRY
SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the Golden Years Tapestry Segment by households.



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G2831429

For more information
1-800-447-9778
info@esri.com
esri.com



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1E

LifeMode Group: Affluent Estates

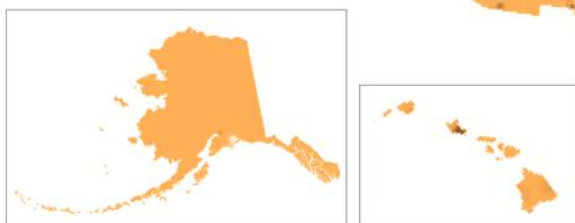
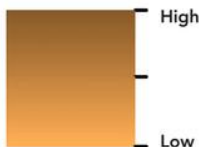
Exurbanites



TAPESTRY
SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the Exurbanites Tapestry Segment by households.



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1-800-447-9778
info@esri.com
esri.com



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WHERE®

Town Card



Town of Stonington, CT

Property Listing Report

Map Block Lot

153-3-1

Building # 1

PID

7296

Account

00853400

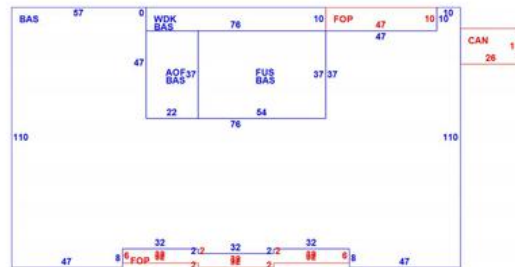
Property Information

Property Location	80 STONINGTON RD
Owner	RAM KRISNA PR LLC
Co-Owner	
Mailing Address	15 ELMBROOK RD BEDFORD MA 01730-1810
Land Use	3222 COMM BLDG M-94
Land Class	C
Zoning Code	GC-60
Census Tract	7053

Neighborhood	6500
Acreage	3.26
Utilities	Public Water,Public Sewer
Lot Setting/Desc	Suburban Rolling
Book / Page	827/69
Additional Info	



Sketch



Primary Construction Details

Year Built	2003
Building Desc.	COMM BLDG M-94
Building Style	Office /Ret
Building Grade	Ave/Good
Stories	1.25
Occupancy	8
Exterior Walls	Clapboard
Exterior Walls 2	NA
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Carpet
Interior Floors 2	Vinyl/Asphalt

Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	
Fireplaces	

(*Industrial / Commercial Details)

Building Use	Commercial
Building Condition	G
Sprinkler %	
Heat / AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths / Plumbing	ABOVE AVERAGE
Ceiling / Wall	SUS-CEIL & WL
Rooms / Prtns	ABOVE AVERAGE
Wall Height	12
First Floor Use	3222
Foundation	

Report Created On 8/7/2024

Town Card



Town of Stonington, CT

Property Listing Report

Map Block Lot **153-3-1**

Building # **1**

PID **7296**

Account **00853400**

Valuation Summary <small>(Assessed value = 70% of Appraised Value)</small>			Sub Areas		
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	2141100	1498800	Office, (Average)	814	814
Extras	61700	43100	First Floor	19726	19726
Improvements			Canopy	390	0
Outbuildings	143400	100500	Porch, Open	1046	0
Land	1209600	846800	Upper Story, Finished	1998	1998
Total	3555800	2489200	Deck, Wood	804	0

Outbuilding and Extra Features

Type	Description
PAVING-ASPHALT	43000.00 S.F.
WET/CONCEALED	22538.00 S.F.
TANK-UNDERGRND	1000.00 GALS
TANK-UNDERGRND	1000.00 GALS
W/DOUBLE LIGHT	2.00 UNITS
DOUBLE SIDED	200.00 S.F.&HGT
LIGHTS-IN W/PL	10.00 UNITS
NITE DEPOSIT	1.00 UNITS
VAULT-GOOD	200.00 S.F.

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Office, (Average)	814	814
First Floor	19726	19726
Canopy	390	0
Porch, Open	1046	0
Upper Story, Finished	1998	1998
Deck, Wood	804	0
Total Area	24778	22538

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
RAM KRISNA PR LLC	827/69	10/27/2021	3700000
LATTIZORI DEVELOPMENT LLC	0478/0099	12/12/2001	0
LATTIZORI DEVELOPMENT LLC	0453/0854	8/29/2000	310000
VFW SIMONELLI POST 3263 HUGO A	0196/0035	7/5/1973	0

Report Created On **8/7/2024**

Title Deed

BEDFORD, MA 01730

LIMITED WARRANTY DEED

This LIMITED WARRANTY DEED, made as of October 19, 2021 by **LATTIZORI DEVELOPMENT, LLC**, a Connecticut limited liability company, having an address at 342 West Shore Avenue, Groton, CT 06340 ("**Grantor**"), to and in favor of **RAM KRISNA PR, LLC**, a Connecticut limited liability company, having an address at 15 Elmbrook Road, Bedford, Massachusetts 01730, ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Three Million Seven Hundred Thousand and No/100 Dollars (\$3,700,000.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, AND CONVEY unto Grantee, and to its successors and assigns, all interest in and to the real estate situated in the Village of Mystic, Town of Stonington, County of New London and State of Connecticut known as 80 Stonington Road, Mystic (Stonington), CT and described on Exhibit A attached hereto and made a part hereof, including all improvements located thereon (collectively, the "**Property**"), subject to all (i) those matters set forth on Exhibit B attached hereto and made a part hereof, (ii) local, state and federal laws, ordinances and regulations affecting the Property and (iii) liens for all real estate taxes and assessments not yet due and payable as of the date hereof, which Grantee assumes and agrees to pay (collectively, the "**Permitted Exceptions**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

CONVEYANCE TAX RECEIVED
TOWN: \$9,250.00 STATE: \$46,250.00


STONINGTON, CT TOWN CLERK

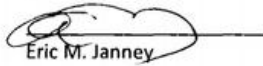
Title Deed

IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR

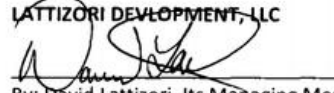


Kathleen F. Waldie



Eric M. Janney

LATTIZORI DEVELOPMENT, LLC



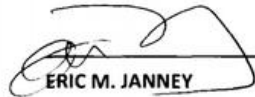
By: David Lattizori, Its Managing Member

STATE OF CONNECTICUT }

 } SS. Mystic (Stonington) October 19, 2021

COUNTY OF NEW LONDON }

Personally appeared, **David Lattizori, Managing Member of LATTIZORI DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be of his free act and deed and the free act and deed of said Limited Liability Company, before me,



ERIC M. JANNEY
Commissioner of the Superior Court

Title Deed

EXHIBIT A
Legal Description

A certain piece or parcel of land situated in the Town of Stonington, County of New London and State of Connecticut on the southwesterly side of Connecticut Route 1, also known as Stonington Road, and being more particularly bounded and\ described as follows to wit:

Beginning at a point in the southwesterly line of Connecticut Route 1, also known as Stonington Road, at the northerly corner of land now or formerly of The Latimer Point Co.;

thence running S 67° 41' 56" W along land now or formerly of The Latimer Point Co. a distance of 327.3 feet to a point;

thence running N 46° 55' 57" W along land now or formerly of National Railroad Passenger Corporation a distance of 398.01 feet to a point;

thence running N 44° 31' 08" E along other land of Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. a distance of 361.03 feet to a point;

thence running S 24° 46' 03" W along Connecticut Route 1 also known as Stonington Road a distance of 51.79 feet to a point;

thence running S 45° 19' 54" E along Connecticut Route 1 also known as Stonington Road a distance of 509.21 feet to the point or place of beginning.

TOGETHER WITH a permanent and perpetual easement over, under and upon a certain tract or parcel of land situated southerly from the southwesterly side of Connecticut State Route 1, also known as Stonington Road in the Town of Stonington, County of New London and State of Connecticut, said parcel bounded and described as follows:

Beginning at a point in the northeasterly line of land now or formerly of National Railroad Passenger Corporation marking the southeasterly corner of the herein described parcel and the southwesterly corner of the above described premises; and

Thence running N 46° 55' 57" W, 135.04 feet abutting land of said National Railroad Passenger Corporation to a point in said line marking the southeasterly corner of land now or formerly of James L. Sullivan, Jr. and Mary T. Sullivan;

Thence running N 44° 31' 08" E, 220.00 feet abutting said land of Sullivan to a point in said line marking the southwesterly corner of the remaining land of the Grantor;

Thence running S 46° 55' 57" E, 135.04 feet abutting said remaining land of the Grantor to a point in the existing southwesterly line of said land of the above described premises;

Thence running S 44° 31' 08" W, 220.00 feet abutting the above described premises to the point of beginning.

Said parcel contains 29,700 square feet.

TOGETHER WITH an Agreement regarding Easements and Access by and between Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. and Lattizori Development, LLC dated May 21, 2004 and recorded September 20, 2004 in Volume 562, Page 999 of the Stonington Land Records.

TOGETHER WITH Rights of Access as set forth in the Deed from The State of Connecticut, Department of Transportation to Lattizori Development, LLC dated October 10, 2001 and recorded December 12, 2001 in Volume 478, Page 99 of the Stonington Land Records.

Title Deed

Book: 827 Page: 69 Page: 4 of 4

EXHIBIT B Permitted Exceptions

1. Easement in favor of the Southern New England Telephone Company dated February 17, 1960 and recorded May 31, 1960 in Volume 125, Page 156 of the Stonington Land Records.
2. Non-Access Rights as set forth in the Quit Claim Deed from W. Lance Cottrell to the State of Connecticut dated May 12, 1960 and recorded June 9, 1960 in Volume 126, Page 122 of the Stonington Land Records.
3. Non-Access Rights and Drainage Rights as set forth in the Quit Claim Deed from the State of Connecticut to Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. dated June 4, 1973 and recorded July 5, 1973 in Volume 196, Page 35 of the Stonington Land Records.
4. Rights and Maintenance Agreement as set forth in the Warranty Deed from the Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. to Lattizori Development, LLC dated August 29, 2000 and recorded August 29, 2000 in Volume 453, Page 854 of the Stonington Land Records.
5. Special Use Permit dated September 13, 2002 and recorded October 10, 2002 in Volume 499, Page 445 of the Stonington Land Records.
6. Special Use Permit dated February 27, 2004 and recorded May 4, 2012 in Volume 553, Page 160 of the Stonington Land Records.
7. Agreement regarding Easements and Access by and between Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. and Lattizori Development, LLC dated May 21, 2004 and recorded September 20, 2004 in Volume 562, Page 999 of the Stonington Land Records.

Received for Record at Stonington, CT
On 10/27/2021 At 1:39:04 pm



Easement

VOL. 453 PAGE 854

WARRANTY DEED - STATUTORY FORM

HUGO A. SIMONELLI, POST NUMBER 3263, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a Connecticut corporation with a principal place of business at 60 Stonington Road, Mystic, Connecticut, acting herein by Philip R. Hodge, its Commander, duly authorized, hereinafter called the Grantor,

for consideration of THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) DOLLARS paid, grant to

LATTIZORI DEVELOPMENT, LLC, a Connecticut limited liability company, with an office and principal place of business at 31 Water Street, Mystic, Town of Groton, County of New London, and State of Connecticut, hereinafter called the Grantee,

with WARRANTY COVENANTS

a certain piece or parcel of land situated in the Town of Stonington, County of New London and State of Connecticut on the southwesterly side of Connecticut Route 1, also known as Stonington Road, and being more particularly bounded and described as follows to wit:

Beginning at a point in the southwesterly line of Connecticut Route 1, also known as Stonington Road, at the northerly corner of land now or formerly of The Latimer Point Co.; thence running S 67° 41' 56" W along land now or formerly of The Latimer Point Co. a distance of 327.3 feet to a point; thence running N 46° 55' 57" W along land now or formerly of National Railroad Passenger Corporation a distance of 398.01 feet to a point; thence running N 44° 31' 08" E along other land of Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc. a distance of 361.03 feet to a point; thence running S 24° 46' 03" W along Connecticut Route 1 also known as Stonington Road a distance of 51.79 feet to a point; thence running S 45° 19' 54" E along Connecticut Route 1 also known as Stonington Road a distance of 509.21 feet to the point or place of beginning.

Said premises are conveyed together with a permanent and perpetual easement over, under and upon a certain tract or parcel of land situated southerly from the southwesterly side of Connecticut State Route 1, also known as Stonington Road in the Tow of Stonington, County of New London and State of Connecticut, said parcel bounded and described as follows:

Beginning at a point in the northeasterly line of land now or formerly of National Railroad Passenger Corporation marking the southeasterly corner of the herein described parcel and the southwesterly corner of the above described premises; and

Thence running N 46° 55' 57" W, 135.04 feet abutting land of said National Railroad Passenger Corporation to a point in said line marking the southeasterly corner of land now or formerly of James L. Sullivan, Jr. and Mary T. Sullivan;

Thence running N 44° 31' 08" E, 220.00 feet abutting said land of Sullivan to a point in said line marking the southwesterly corner of the remaining land of the Grantor;

Thence running S 46° 55' 57" E, 135.04 feet abutting said remaining land of the Grantor to a point in the existing southwesterly line of said land of the above described premises;

Thence running S 44° 31' 08" W, 220.00 feet abutting the above described premises to the point of beginning.

CORWAY &
LONDREGAN, P.C.
ATTORNEYS AT LAW

38 HUNTINGTON ST.
P. O. BOX 1351
NEW LONDON, CT
06320-1351

11 MASONS ISLAND ROAD
P. O. BOX 396
MYSTIC, CT
06355-0396

TOWN \$ 341.00 STATE \$ 1550.00
CONVEYANCE TAX RECEIVED
CYNTHIA LADWIG, TOWN CLERK
STONINGTON, CT

Easement

VOL. 453 PAGE 855

Said parcel contains 29,700 square feet.

Within said easement area, the Grantee shall have the right, in common with the Grantor, to park motor vehicles in connection with the Grantee's development and improvement of the premises herein conveyed.

Grantee shall have the further right and obligation to go upon said easement area for the purpose of filling the area that is designated as inland/wetlands and thereafter to do such grading and filling as may be necessary to develop the easement area for the purpose of parking automobiles, including but not limited to, the installation of drainage, pavement, marking and planting islands and the landscaping of the same in order to be consistent with Grantee's development of the premises herein conveyed.

Grantee shall further be responsible for the ongoing maintenance, repair and replacement of the parking area to be located on said easement area together with normal maintenance such as sweeping, snow and ice removal and the like.

Said premises are conveyed subject to a right to drain and denial of ingress and egress to and from Route 1 as set forth in a certain deed recorded in Volume 196 at Page 35 of the Stonington Land Records and easements in favor of Southern New England Telephone Company as set forth in Volume 125 at Page 141 and Volume 125 at Page 156 of the Stonington Land Records.

Subject to the provisions of any municipal ordinance or regulations, public or private law, including the planning, zoning and inland wetland and water course regulation of the Town of Stonington.

Subject to property taxes to the Town of Stonington on the current list and any municipal assessments hereinafter coming due which shall be assumed by the Grantee.

Signed this 29th day of August, 2000.

RECEIVED FOR RECORDS
STONINGTON, CT

00 AUG 29 AM 9: 57

CYNTHIA LADWIG
TOWN CLERK

Raymond Simonelli
RAYMOND SIMONELLI
Kevin W Conway
KEVIN W CONWAY

HUGO A. SIMONELLI, POST
NUMBER 3263, VETERANS OF
THE FOREIGN WARS OF THE
UNITED STATES, INC.

By *Philip R. Hodge*
Philip R. Hodge
Its Commander
Duly Authorized

STATE OF CONNECTICUT :
: ss. New London August 29, 2000
COUNTY OF NEW LONDON :

Personally appeared Philip R. Hodge Commander of Hugo A. Simonelli, Post Number 3263, Veterans of Foreign Wars of the United States, Inc., Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed on behalf of the corporation, before me.

Kevin W Conway
Commissioner of the Superior Court
Notary Public
KEVIN W CONWAY

Latest mailing address of Grantee:
31 Water Street
Mystic, CT 06355

CONWAY &
LONDREGAN, P.C.
ATTORNEYS AT LAW
36 HUNTINGTON ST.
P. O. BOX 1351
NEW LONDON, CT
06320-1351
11 MASONS ISLAND ROAD
P. O. BOX 396
MYSTIC, CT
06355-0396

Easement

Book: 562 Page: 999 File Number: 200400000014 Page: 1 of 3

VOL 562 PAGE 0999

AGREEMENT REGARDING EASEMENTS AND ACCESS

THIS AGREEMENT ("Agreement") by and between HUGO A. SIMONELLI, POST NUMBER 3263, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a Connecticut corporation with an office at 60 Stonington Road, Mystic, Connecticut (hereinafter "VFW") and LATTIZORI DEVELOPMENT, LLC, a Connecticut limited liability company with an office and principal place of business at 31 Water Street, Mystic, Connecticut (hereinafter "Lattizori").

WITNESSETH:

WHEREAS, Lattizori is the owner of certain premises on the southwesterly side of Connecticut Route 1, also known as Stonington Road, in the Town of Stonington, County of New London and State of Connecticut, more particularly described in a certain Warranty Deed from VFW dated August 29, 2000, recorded in Stonington Land Records in Volume 453 at Page 854, a copy of which is attached hereto and made a part hereof ("Lattizori Premises"); and

WHEREAS, VFW owns a certain parcel of land situated on the southwesterly side of Connecticut Route 1, also known as Stonington Road in the Town of Stonington, County of New London and State of Connecticut, which premises are northwesterly of and immediately adjacent to the Lattizori Premises ("VFW Premises"); and

WHEREAS, Lattizori has a permanent and perpetual easement over a portion of the VFW Premises, which easement is more particularly described in the Warranty Deed from VFW to Lattizori dated August 29, 2000, above described ("Easement Premises"); and

WHEREAS, VFW and Lattizori entered into a certain Post-Closing Agreement dated August 29, 2000, a copy of which is attached hereto and made a part hereof ("Post-Closing Agreement"); and

WHEREAS, it is the desire of the parties hereto to confirm and set forth certain rights, duties, obligations and understandings with regard to the Lattizori Easement and the Post-Closing Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth in the grant of easement above referred to and in the Post-Closing Agreement and herein contained, it is understood and agreed to wit:

1. Each of the parties hereto have reviewed and agreed to a certain plan entitled "Site Plan to Accompany Site Plan Modification Application Owner/Applicant Lattizori Development, LLC Stonington Road (U.S. Route 1) Stonington Connecticut" which map is dated January 3, 2002 and has been revised through August 25, 2003, a copy of which map has been filed in the Office of the Town Clerk of the Town of Stonington, a copy of which is attached hereto as Exhibit ___ (the "Site Plan").

2. Each of the parties hereto grants to the other as an appurtenance to the property of the other party, a free, unobstructed, non-exclusive easement, right-of-way and privilege of pedestrian and vehicular access for passage, ingress and egress upon, across, through and over the other's property, including but not limited to all driveways, curb cuts, parking areas, entranceways, it being the intention of the parties hereto, that access to all portions of the premises shown on the Site Plan shall be in common with each other and for the benefit of the other party, its tenants, customers, invitees and licensees and that the sole access to and from the Lattizori Premises and VFW Premises shall be by way of the one entrance from Stonington Road at the traffic control device as shown on the Site Plan.

E:\Att\Clint\GIS\2004\08\04\Agree to Easement and Access.doc

Easement

VOL 562 PAGE 1000

3. In the exercise of the right-of-way and easements herein granted, each of the parties hereto agree to control its members, guests, invitees, customers, employees and licensees with regard to parking and access to the premises shown on the Site Plan all in accordance with rules and regulations to be adopted by the parties.

4. Lattizori hereby agrees and covenants to perform all work on the entire premises shown on the Site Plan in order that the premises may be developed in accordance with the Site Plan, excluding, however, any work or additions to the building located on the VFW premises.

5. VFW hereby relinquishes and releases any and all rights that it may have to access Stonington Road directly from its premises in consideration of the rights herein granted to cross the premises of Lattizori in order to access Stonington Road at the traffic light presently existing.

6. Lattizori hereby further confirms that it shall be responsible for the cost of maintenance of all portions of the combined premises, with the exception of the building occupied by VFW. This obligation is intended to include the repair or replacement of the parking area, together with normal maintenance, such as sweeping, snow and ice removal and the like.

7. Each of the parties hereto, for itself, its successors and assigns, agree to indemnify and hold harmless the other party from any and all claims, costs, liabilities or damages arising out of the exercise of the rights and obligations under the terms of this Agreement by such party.

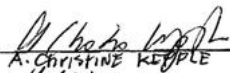
8. Each of the parties hereto for itself, its successors and assigns, confirms and ratifies all of the agreements, undertakings, obligations and requirements which are more particularly set forth in the Deed from VFW to Lattizori dated August 29, 2000, above described and also with regard to the Post-Closing Agreement of the same date.

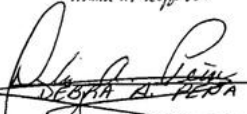
9. This Agreement shall be binding upon and inure to the benefit of the respective heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 21 day of

May, 2004.

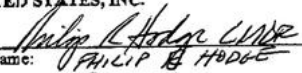
Witnessed by:


A. CHRISTINE KEPPLE
Mark n. Kepple

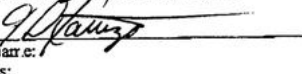

DEBRA A. PERNA
1000 T. Bloor

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HUGO A. SIMONELLI, POST NUMBER 3263,
VETERANS OF FOREIGN WARS OF THE
UNITED STATES, INC.

By 
Name: PHILIP R. HODGE
Its: 5-21-04

LATTIZORI DEVELOPMENT, LLC

By 
Name:
Its:

Easement

VOL 562 PAGE 1001

STATE OF CONNECTICUT :
: ss.
COUNTY OF :

May 21, 2004

On this the 21st day of May, 2004, before me, PHILIP R. HEDGA, the undersigned officer, personally appeared Philip R. Hedga, who acknowledged himself/herself to be the _____ of HUGO A. SIMONELLI, POST NUMBER 3263, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., Inc., a Connecticut corporation, and that he/she, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

In witness whereof, I hereunto set my hand.

Philip R. Hedga
Commissioner of the Superior Court
Notary Public
My Commission Expires:

STATE OF CONNECTICUT :
: ss.
COUNTY OF :

_____, 2004

On this the 21st day of May, 2004, before me, Marlene Post, the undersigned officer, personally appeared David Lattizori, who acknowledged himself/herself to be a Member of LATTIZORI DEVELOPMENT, LLC, a Connecticut limited liability company, and that he/she, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as a Member.

In witness whereof, I hereunto set my hand.

Marlene Post
Commissioner of the Superior Court
Notary Public
My Commission Expires: **MARLENE POST**
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2007

RECEIVED FOR RECORD
STONINGTON, CT.

04 SEP 20 PM 1:31

CYNTHIA LADWIG
TOWN CLERK

Confidentiality Agreement

Seller/Owner: RAM KRISNA PR LLC

Purchaser/Representative: _____

Subject Matter: Mystic Plaza 80 Stonington Rd Mystic CT 06355

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

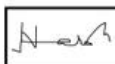
Purchaser/Representative

Seller/Owner

Print Name

Print Name

By: _____
Signature

By:  dotloop verified
08/05/24 2:03 PM EDT
LUSB-NCTK-NWV-VZDK
Signature

Purchaser/Representative

Seller/Owner

Print Name

Print Name

By: _____
Signature

By: _____
Signature