



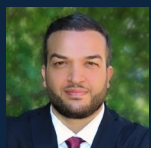
Trinity Health
Of New England



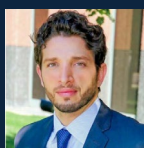
TRINITY HEALTH OF NEW ENGLAND

NEW 7-YEAR NNN LEASE W/ 2.5% ANNUAL ESCALATION | INVESTMENT GRADE TENANT – AA (FITCH) | ZONING FLEXIBILITY

1795 BROAD STREET | HARTFORD, CT



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INVESTMENT SUMMARY



ASKING PRICE
\$790,000



CAP RANGE
7.33%



LEASE TYPE
NNN



NOI (AFTER 2/1/25)
\$57,902



YEAR BUILT
1986



BUILDING SIZE
5,148 +/- SF



LOT SIZE
0.23 ACRES



PROPERTY TYPE
NET-LEASED
INDUSTRIAL/MEDICAL

PROPERTY HIGHLIGHTS

Investment: New 7-year NNN Lease through 2031. 100% Occupied. 2.25% Annual Rent Bumps.

Stable Tenant: Investment Grade Tenant - Rated AA- (Fitch) with corporate guarantee

Prime Location: Situated in the Barry Square neighborhood, it is minutes away from major highways and **steps from Trinity College**, ensuring high visibility and accessibility.

Spacious Layout: 5,148 sq. ft. of space in a two-story brick building, offering ample room for various commercial uses.

Value-Add Potential: Located in a growing area with increasing property values, this property offers significant appreciation potential.

Demographics: 257k PPL and \$106k+ HHI (5 Mile)

BUILDING PROPERTIES

4 LIFTS

20+ SURFACE PARKING SPOTS

17 FT. HIGH CEILINGS

MS-3 ZONING

2 BAY DOORS



INVESTMENT SALES FINANCIAL

THE INVESTMENT

PROPERTY	TRINITY HEALTH OF NEW ENGLAND
PROPERTY ADDRESS	1795 BROAD ST. HARTFORD, CT
PRICE	\$790,000
CAP RATE	7.33%
NET OPERATING INCOME	\$57,902
TYPE OF OWNERSHIP	Fee Simple



Trinity Health
Of New England

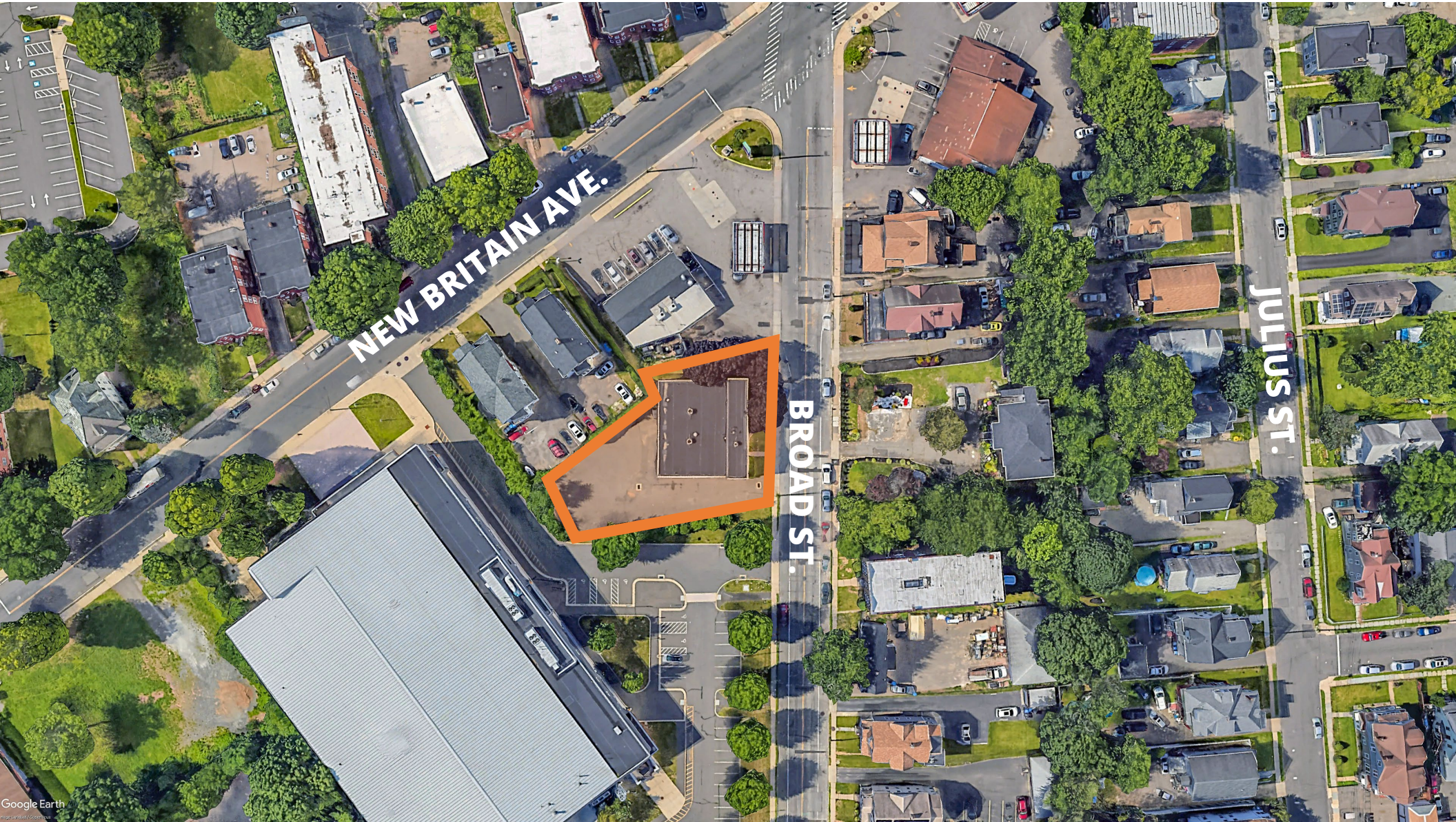
PROPERTY INFO

PROPERTY CATEGORY	NET LEASED INDUSTRIAL/MEDICAL
TENANT	TRINITY HEALTH OF NEW ENGLAND
RENT INCREASES	YES 2.25% ANNUAL
GUARANTOR	N/A
LEASE TYPE	NNN
RENT COMMENCEMENT	FEBRUARY 1 ST 2024
RENT EXPIRATION	JANUARY 31 ST 2031
ORIGINAL LEASE TERM	7 Years
TERM REMAINING	6.2 Years
RENEWAL OPTIONS	(2) 5-Year Options
LANDLORD RESPONSIBILITY	Structure & Roof
TENANT RESPONSIBILITY	NNN

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Current	\$57,902	\$4,825	\$11.25	7.50%
2/1/26 - 1/31/27	\$59,205	\$4,934	\$11.50	7.67%
2/1/27 - 1/31/28	\$60,537	\$5,045	\$11.76	7.84%
2/1/28 - 1/31/29	\$61,899	\$5,158	\$12.02	8.02%
2/1/29 - 1/31/30	\$63,292	\$5,274	\$12.29	8.20%
2/1/30 - 1/31/31	\$64,716	\$5,393	\$12.57	8.38%

PROPERTY OUTLINE



Google Earth

OFFERING MEMORANDUM
1795 BROAD STREET | HARTFORD, CT



PROPERTY AERIAL VIEW



OFFERING MEMORANDUM
1795 BROAD STREET | HARTFORD, CT



LOCATION OVERVIEW



Notable corporations headquartered in Hartford, CT, and its surrounding areas



Health
Insurance Provider



Insurance
Provider



Investment Management
For Insurance Companies



Utility Company



Insurance & Investment Services



Financial
Services



Global Health
Services



Telecommunication



Professional
Wrestling Entertainment

Hartford, Connecticut, offers a compelling opportunity for real estate investors, thanks to its strategic location, diverse economy, and vibrant community. **As the state capital, Hartford is a hub of political and economic activity.** The city boasts a rich demographic mix, contributing to a dynamic cultural scene and a robust workforce.

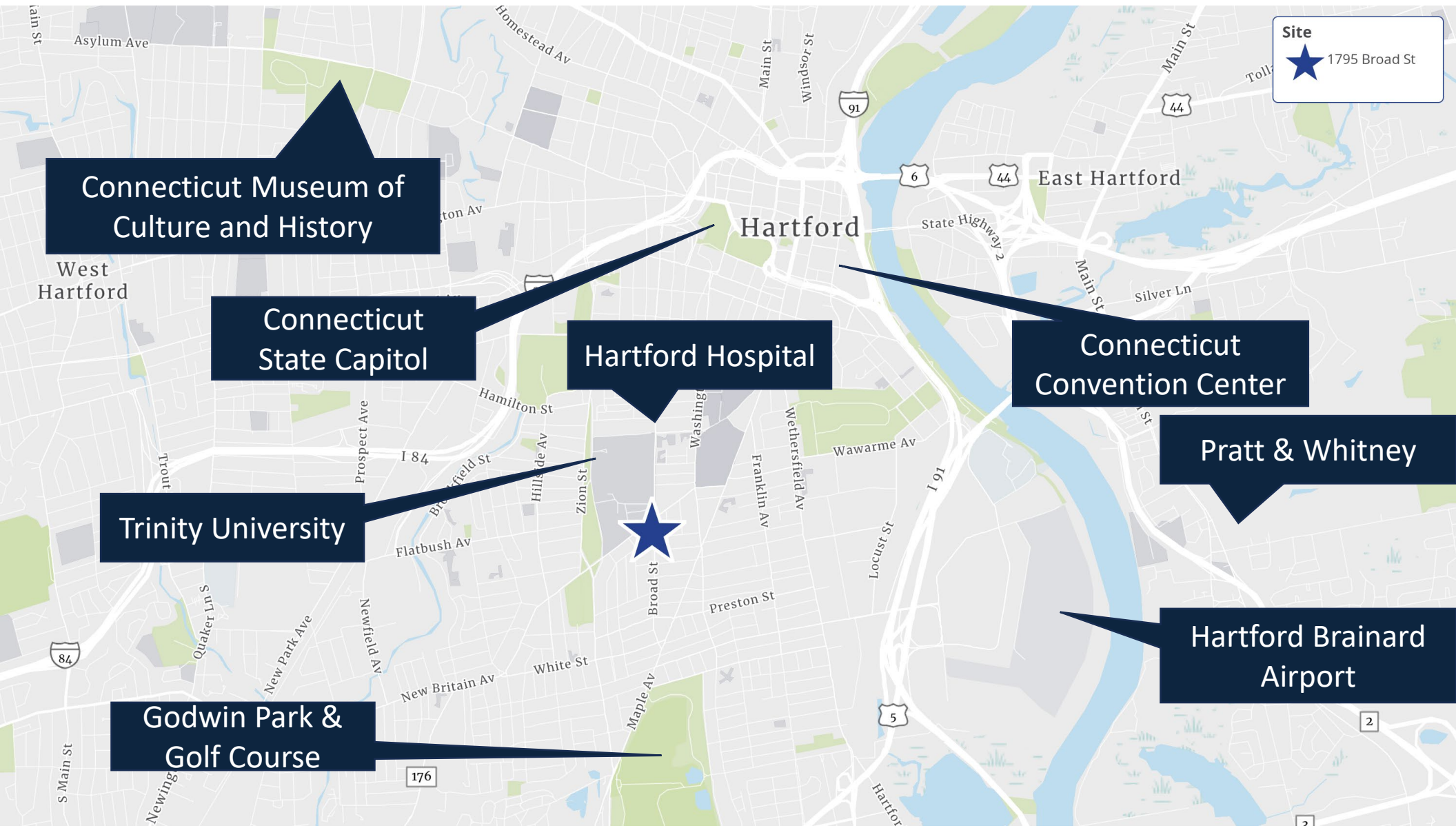
Hartford's economy is anchored by several major industries, making it a resilient and attractive market for investment. **Known as the "Insurance Capital of the World."** Additionally, **the healthcare sector is a major contributor, with institutions like Hartford Hospital and Connecticut Children's Medical Center providing top-tier medical services and employment opportunities.**

Hartford's real estate market benefits from various incentive programs aimed at fostering business growth and development. **These include tax abatements, grants, and low-cost loans available through state and local government initiatives.** The city's commitment to economic development is evident in its support for small and mid-sized businesses, which form the backbone of the local economy.

LOCAL OVERVIEW



AREA OVERVIEW



LOCATION DEMOGRAPHICS



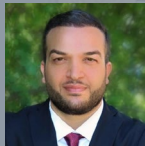
	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	39,760	150,872	275,351
Total Households	14,155	63,364	111,570
Total Family Households	8,720	33,361	63,598
Average Household Size	2.64	2.30	2.36
Median Age	33.2	36.1	38.1
Population Age 25+	24,525	103,214	189,825
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.64%	-0.17%	-0.10%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.02%	0.21%	0.14%
Current Year Population by Sex			
Male Population	19,233	73,199	133,368
% Male	48.4%	48.5%	48.4%
Female Population	20,527	77,673	141,983
% Female	51.6%	51.5%	51.6%
Current Year Income and Households Summary			
Median Household Income	\$43,390	\$55,993	\$70,695
Average Household Income	\$61,696	\$84,373	\$106,768
Per Capita Income	\$22,173	\$35,397	\$43,384
Current Year Summary Business Data			
Total Businesses	1,205	8,698	14,697
Total Daytime Population	42,499	211,744	346,416
Daytime Population: Workers	19,038	130,903	203,377
Daytime Population: Residents	23,461	80,841	143,039

IN 5-MILE RADIUS

POPULATION
275,351

HOUSEHOLD
111,570

AVERAGE INCOME
\$106,768



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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