



Applebee's - Absolute Net Lease - 13+ Year Lease
Single Tenant NNN Investment
40 Key Road, Keene, New Hampshire 03431



REPRESENTATIVE PHOTO



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

EXCLUSIVE MARKETING PROPOSAL PRESENTED BY:

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DISCLOSURE :

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.



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INVESTMENT SUMMARY

List Price	\$3,109,000
Year Built:	1994
Current NOI	\$194,318
Initial Cap Rate	6.25%
Building Size:	5,515 SF
Lot Size	0.82 Acres
Google Maps:	Click HERE For Image
Google Street View	Click HERE For Image

LEASE SUMMARY

Lease Type	Absolute NNN
Taxes/CAM/Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility
Parking Lot Replacement	Tenant Responsibility
Original Lease Term	20 Years
Opening Date	6/13/2008
Current Term Expiration	6/12/2028
Rent Increases	10% Increase Years 11 and 16
Renewal Options	Four (4), Five (5) Year Options
Lease Guarantor	Apple American Group - 479 Units
Tenant Information	Click HERE For More Information

INVESTMENT HIGHLIGHTS

- 20 Year NNN Lease | Zero Landlord Responsibilities.
- 10% Rent Increases on Years 11 and 16.
- Strong Lease Guarantor from Largest Applebee's Franchisee in Nation.
- Four (4), Five (5) Year Option Periods .
- Hard Corner Location on a Round - A - Bout Across From Wal-Mart .
- Average House Hold Income Exceeds \$63,000 in the 5-Mile Radius .

LOCATION HIGHLIGHTS

- Located in The Main Shopping Destination For the Keene Area.
- Located Across From Riverside Plaza Which Tenants Include Wal-Mart, Rite Aid, Jersey Mike's, Verizon Wireless, Supercuts Amongst others.
- Enjoys Excellent Visibility Located at The Junction Of Highway 10 & 12.
- Located Next to a Shopping Center Which Tenants Include Staples, Keene Cinemas, TJ Maxx, Dollar Tree, Petco, Advance Auto Parts, Taco Bell, Sherwin Williams, Amongst others.
- Keene State College is 1/2 Mile From The Subject Property.
- 1/2 Mile From 200,000 Square Foot Power Center Anchored By Home Depot, Target, Dick's Sporting Goods, Bed Bath & Beyond and Price Chopper.
- Additional Neighboring Tenants Include McDonald's, Pizza Hut, Wendy's, Auto-Zone, Holiday Inn Express, Rent A Center, Amongst Others.



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LOCATION OVERVIEW

Keene, New Hampshire

Keene is a city in Cheshire County, New Hampshire. The population was 23,409 at the 2010 census. It is the county seat of Cheshire County. Keene is home to Keene State College and Antioch University New England, and hosts the annual Pumpkin Fest.

Keene is an old community that is rich with history, as many New England towns and cities are. There are several centers of local history in Keene, the most prominent of which is the Historical Society of Cheshire County, right across Main Street from Keene State. There are a vast number of employment opportunities in Keene. The official Keene labor-market area, covering southwestern New Hampshire, has a civilian labor force of about 44,000. At the start of the century, Keene produced automobiles. Its factories have also made chairs, hats, shoes, woolen blankets and countless other products. Today, there's no single dominant employer. The area hosts a wide variety of high-tech manufacturing in the medical field, ball bearings, machine tools and printing technology, among other industries.

The National Trust for Historic Preservation named Keene to its list of "America's Dozen Distinctive Destinations" due to the city's well-managed growth, commitment to historic preservation, attractive architecture, cultural diversity, activities for families with children, economic base of locally-owned small businesses, and walkability for residents and visitors.



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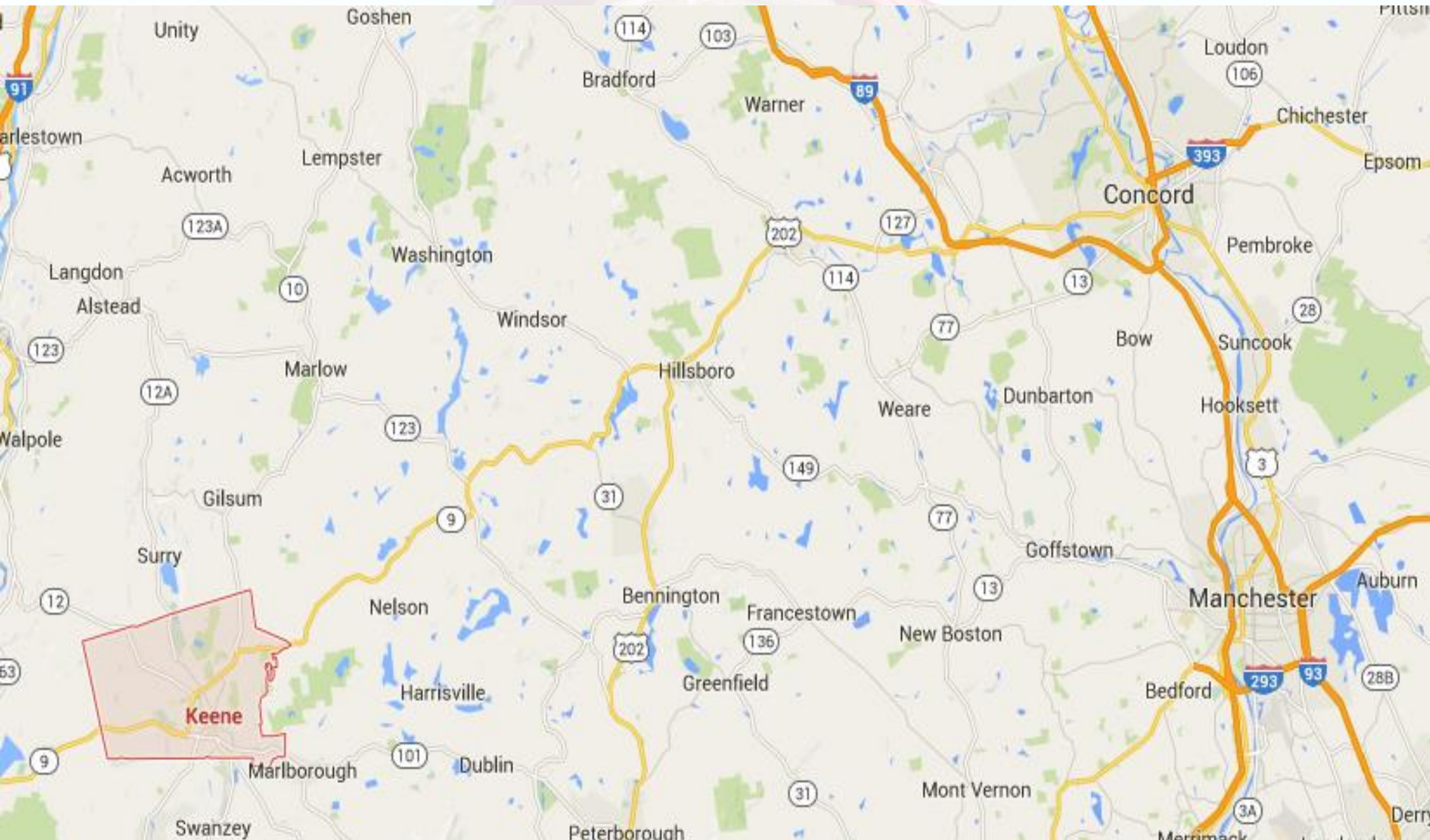
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<u>Radius</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:			
2020 Projection	6,279	23,897	30,244
2015 Estimate	6,287	23,891	30,217
2010 Census	6,260	23,661	29,852
Growth 2015-2020	(0.13%)	0.03%	0.09%
Growth 2010-2015	0.43%	0.97%	1.22%
2015 Population Hispanic Origin	119	458	557
2015 Population by Race:			
White	6,013	22,799	28,874
Black	45	182	221
Am. Indian & Alaskan	11	57	68
Asian	120	517	638
Hawaiian & Pacific Island	1	4	4
Other	97	331	412
Households:			
2020 Projection	2,033	9,322	11,960
2015 Estimate	2,031	9,313	11,941
2010 Census	2,006	9,185	11,748
Growth 2015 - 2020	0.10%	0.10%	0.16%
Growth 2010 - 2015	1.25%	1.39%	1.64%
Owner Occupied	749	5,068	6,996
Renter Occupied	1,282	4,245	4,945
2015 Avg Household Income	\$48,329	\$62,268	\$63,539



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FORTIS NET LEASE

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MORE THAN \$3.4 BILLION IN SALES

Fortis Net Lease is a national investment real estate brokerage firm specializing in the acquisition and disposition of investment real estate. We help developers, franchisees, private investors and institutional funds accomplish their short and long term investment goals. The principals of Fortis Net Lease have successfully sold hundreds of properties in over three dozen states with a total transaction volume topping \$2.5 billion.

Fortis Net Lease specializes in the acquisition and disposition of the following:

- Net leased single tenant properties (Pharmacies, Auto Parts, Dollar Stores, Banks, QSR, Office/Industrial, Medical, Junior/Big Box, etc.)
- Portfolios & Corporate Sale-Leaseback Transactions (Burger King, Arby's, Tutor Time, Taco Bell, Wendy's, etc.)
- Multi-Tenant Retail Centers & Medical Office (Anchored or Unanchored - 5,000 - 1,000,000 SF)

The advisors at Fortis Net Lease create long term relationships with our investors by delivering superior services and unparalleled results. When you hire Fortis Net Lease as your exclusive representative you will experience the individual attention and professionalism that you will not receive at other large brokerage firms.

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