

# FRANKLIN SHOPPING CENTER

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

For Sale. 11-unit community shopping center. 43,200 square feet on 5.20 acres. 220 parking spaces. NOI of \$234,300. Cap Rate of 8.68%. Cash on Cash return of 15.33% year 1. Excellent mix of National, Regional, Local retailers and services, most long term. Entire roof replaced in 2009 and most roof top HVAC units have been replaced within last 9 years. Located at a lighted intersection on Route 3 in Franklin, NH (Exit 20 off Route 93) anchored by Auto Zone, Rent-A-Center, Aubuchon Hardware, Snap Fitness, NH State Liquor Store plus laundromat, restaurant, nail salon and medical clinic.. Approximately 435' frontage on Route 3 with large Pylon Sign. Approximately 20,000 VPD traffic count. CVS is located directly across the street with nearby retailers including McDonalds, Citizens Bank, Dunkin Donuts, Family Dollar, Hannafords Supermarket with Franklin Regional Hospital nearby. Steady, stable cash flow. Zoning is B1. Future pad site potential.

### PROPERTY HIGHLIGHTS

- 15.33% Cash on Cash Return Year 1
- Excellent (internet resistant) tenant base
- \$234,300 NOI (stable income)

### A. NICHOLAS COPPOLA, CCIM

781.449.2727

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## OFFERING SUMMARY

Sale Price:	\$2,700,000
Number of Units:	11
Lot Size:	5.2 Acres
Building Size:	43,200 SF
NOI:	\$234,300
Cap Rate:	8.68%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,176	15,203	41,437
Total Population	16,926	40,762	104,830
Average HH Income	\$57,871	\$63,305	\$66,269

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## ADDITIONAL PHOTOS

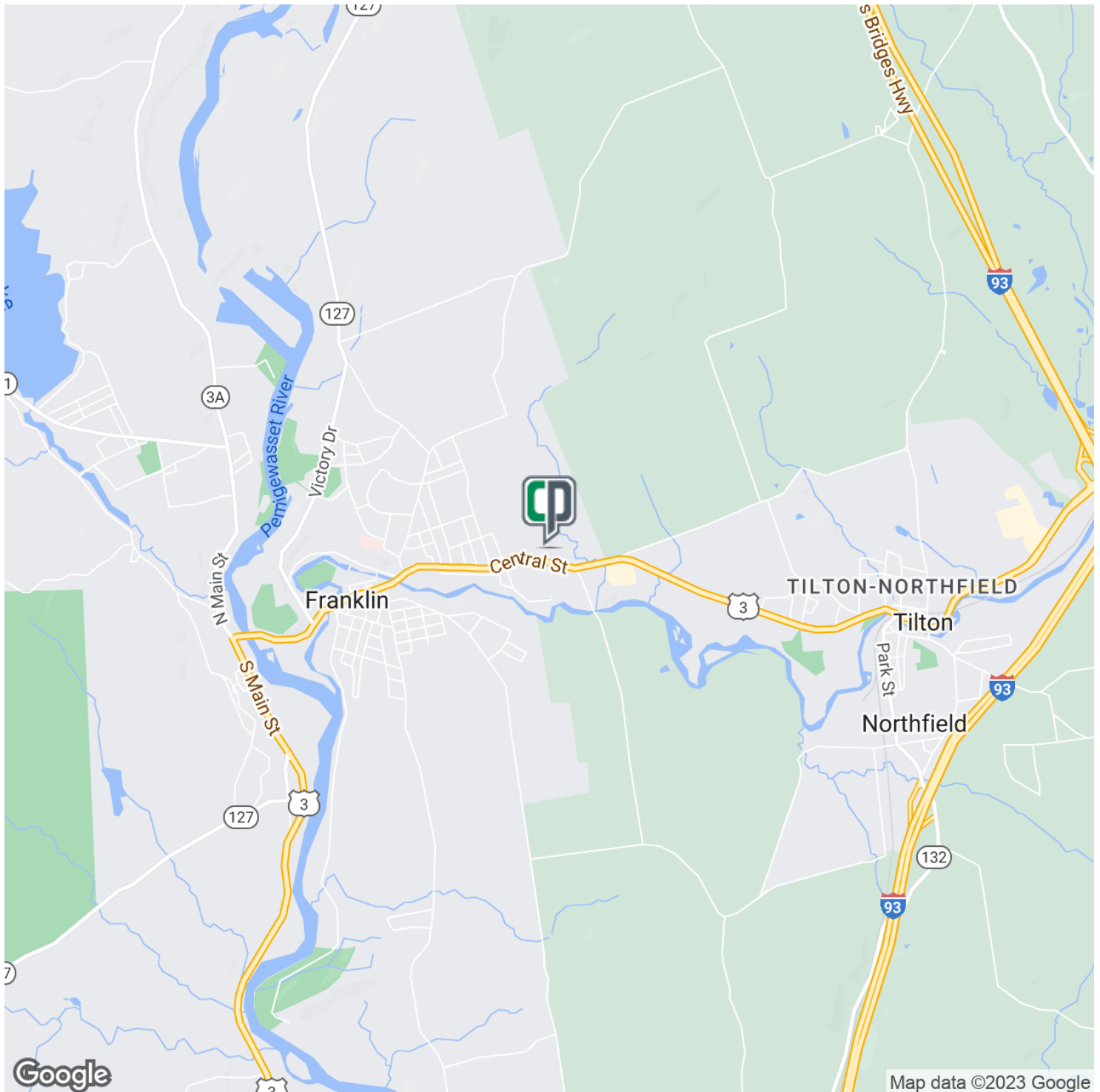


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## LOCATION MAPS



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## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	PRICE PER SF/YR
1	0	12/31/20	\$0	\$5.00
2	0	9/30/29	\$0	\$6.75
3	0	11/01/24	\$0	\$9.33
4	0	9/30/20	\$0	\$7.81
5	0	TAW	\$0	\$8.00
6	0	8/31/21	\$0	\$6.66
7	0	10/31/23	\$0	\$8.40
8	0	9/30/20	\$0	\$6.74
9	0	10/31/22	\$0	\$8.00
10	0	TAW	\$0	\$3.98
11	3,600	Vacant	\$25,200	\$7.00
12	150	Parking Lot Shed	\$3,000	\$20.00
	39,600		\$266,710	\$6.74
<b>Totals/Averages</b>	<b>43,350</b>		<b>\$294,909</b>	<b>\$6.80</b>

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## FINANCIAL SUMMARY

### INVESTMENT OVERVIEW

Price	\$2,700,000
Price per SF	\$62.50
CAP Rate	8.68%
Cash-on-Cash Return (yr 1)	15.33 %
Total Return (yr 1)	\$127,311
Debt Coverage Ratio	1.55

### OPERATING DATA

Gross Scheduled Income	\$294,910
Other Income	\$73,505
Total Scheduled Income	\$368,415
Vacancy Cost	\$25,200
Gross Income	\$343,215
Operating Expenses	\$108,915
Net Operating Income	\$234,300
Pre-Tax Cash Flow	\$82,774

### FINANCING DATA

Down Payment	\$540,000
Loan Amount	\$2,160,000
Debt Service	\$151,526
Debt Service Monthly	\$12,627
Principal Reduction (yr 1)	\$44,537

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## INCOME & EXPENSES

### INCOME SUMMARY

CAM Charges Reimbursement from Tenants	\$73,505
Total Gross Potential Income	\$294,910
<b>Gross Income</b>	<b>\$368,415</b>

### EXPENSE SUMMARY

Common Electricity	\$4,333
Insurance	\$11,572
Real Estate Taxes	\$45,765
Parking Lot and Grounds Maintenance	\$4,500
Common Repairs and Maintenance	\$5,850
Snow Plowing	\$14,275
Professional Fees	\$645
Management Fee	\$13,335
Reserves based on 20 cents psf	\$8,640
<b>Gross Expenses</b>	<b>\$108,915</b>

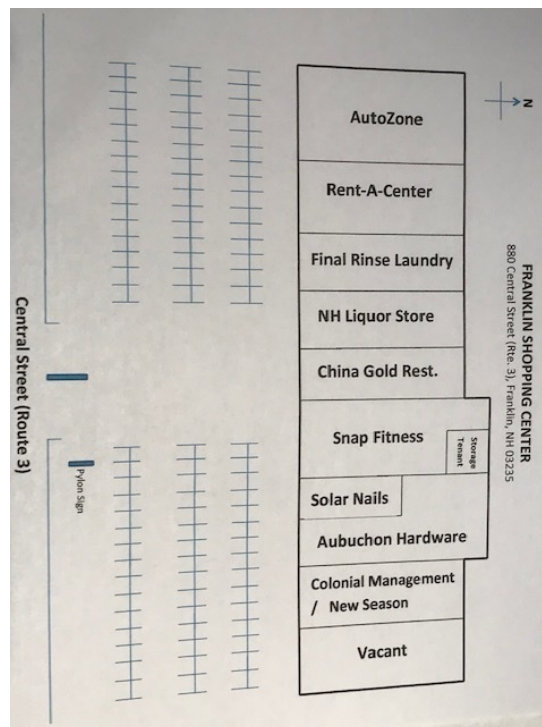
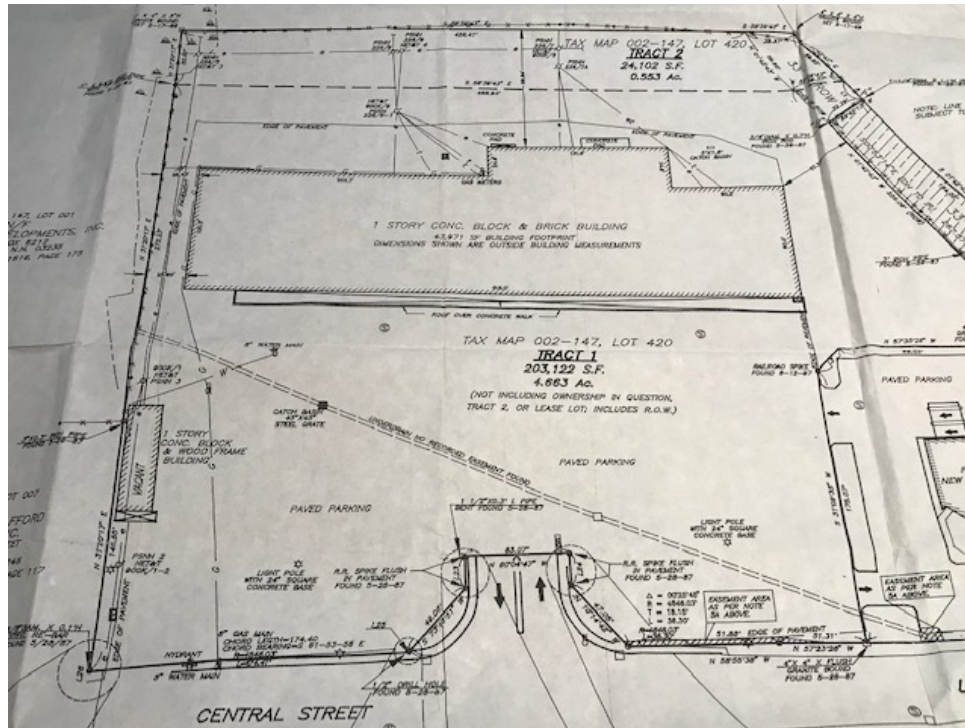
<b>Net Operating Income</b>	<b>\$234,300</b>
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## SITE PLAN



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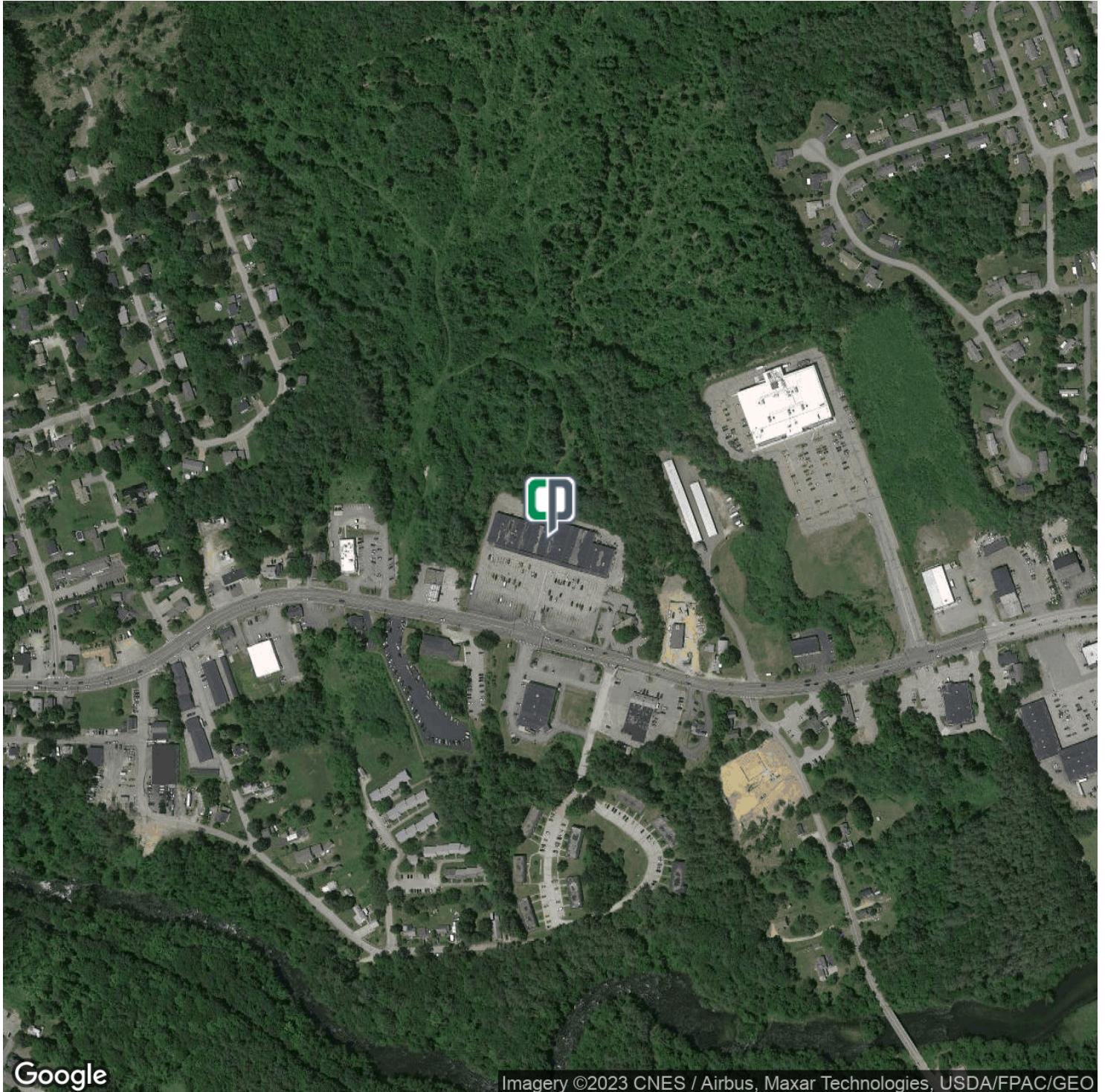




FOR SALE | \$2,700,000  
880 CENTRAL ST FRANKLIN NH

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## AERIAL MAPS



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# FRANKLIN SHOPPING CENTER

## RETAILER MAP



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# FRANKLIN SHOPPING CENTER

## ADVISOR BIO

### A. NICHOLAS COPPOLA, CCIM

President

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**Direct:** 781.449.2727 | **Cell:** 617.592.7633

## PROFESSIONAL BACKGROUND

A. Nicholas Coppola is a Boston area native with more than 23 years of experience in the field of Commercial Real Estate. His solid track record and his ability to read the Real Estate market have earned him respect as one of Massachusetts' leading commercial real estate investment advisors.

A results-driven professional, Mr. Coppola has in the past three years alone sold and leased over \$82,000,000 of commercial investment property. Nick's success is a net result of his dedication to providing his clients with high quality service with a commitment to obtaining the best results from each and every deal. Those who choose to have Mr. Coppola represent them include investors, landlords, and banks, and his focus on creating long-term relationships fosters a confidence that makes many of his clients repeat customers. Coppola also advises dozens of the most active local and regional real estate investors and developers who rely upon him to identify and analyze opportunities and to help them maximize the value of their properties.

As a CCIM designee and a member of several New England real estate organizations, Mr. Coppola has the expert knowledge to continue as a top producer.

Nick has traveled throughout the country and is an avid Boston professional sports fan, chess player, and family man. He holds a bachelors degree in Marketing and Public Relations from Emerson College. His Professional Affiliations include CCIM Institute and National Association of Realtors (NAR). He is a Licensed Broker in MA, NH and ME as well as a Corporator for Middlesex Savings Bank. He has been active in fundraising and advocating for individuals with developmental disabilities and serves as a mentor for junior brokers and investors.

## EDUCATION

Emerson College  
Boston University School of Real Estate Studies  
CCIM Certified Commercial Investment Member

## MEMBERSHIPS

CCIM Institute  
Commercial Real Estate Alliance of Massachusetts  
National Association of Realtors  
Massachusetts Association of Realtors

COPPOLA PROPERTIES

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