



FILE PHOTO

EXCLUSIVE OFFERING | \$1,582,000 — 6% CAP
DUNKIN DONUTS — ABSOLUTE NNN LEASE



1110 NASHVILLE HWY, COLUMBIA, TN (NASHVILLE METRO)

214.915.8890

RUSSELL SMITH
rsmith@trivanta.com

JOE CAPUTO
joe@trivanta.com

ALEX TOWER
atower@trivanta.com

Property. 2016 Construction. 2,340± SF building on 0.86± acre site.

Tenant. Dunkin Donuts Franchisee: Route 65, LLC, operates 30+ restaurants with 25+ years of restaurant and real estate experience. Lease includes strong personal guarantee.

Lease structure. 10-year, absolute NNN lease with 10% rent increases every 5-years in primary term and options.

Location. Dunkin Donuts is situated along Tennessee Hwy 30 (34,000 VPD), which is the primary north-south thoroughfare in northern Columbia. The subject property is 0.2 miles north of the Nashville Hwy and Bear Creek Pike intersection, the most heavily travelled intersection in North Columbia. Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands. The subject property is surrounded by notable national credit tenants such as Kroger, CVS, Walgreen's, O'Reilly, Family Dollar, Dollar General, Firestone, Advance Auto, Sonic, Piggly Wiggly, Hardee's, McDonald's, Subway, and many more. Columbia, TN is located approximately 50-miles south from Nashville, TN.

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TENNESSEE BROKER OF RECORD:
JEFF BROWNING | LICENSE #00271829

1110 NASHVILLE HWY, COLUMBIA, TN (NASHVILLE METRO)

PRICE CAP RATE	\$1,582,000 6%
NET OPERATING INCOME:	\$94,900
BUILDING AREA:	2,340± Square Feet
LAND AREA:	0.86± Acres
YEAR BUILT:	2016
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	10 Years with (4), 5-year options to extend		
Projected Rent Commencement:	February 2017		
Projected Lease Expiration:	February 2027		
Lease Type:	Absolute NNN Lease		
Rent Increases:	10% Every 5-Years In Primary Term & Options		
Annual Rent Yrs 1-5:	\$94,900	Option 2 Yrs 16-20:	\$126,311
Annual Rent Yrs 6-10:	\$104,390	Option 3 Yrs 21-25:	\$138,943
Option 1 Yrs 11-15:	\$114,829	Option 4 Yrs 26-30:	\$152,837

TENANT OVERVIEW

Lessee/Franchisee: Route 65, LLC

ROUTE 65

Route 65, LLC is an established multi-unit Dunkin' Donut Franchisee. Route 65's tenured leadership team of Steve Catalano, Chris Sargent, and Matt Camposbasso bring decades of restaurant ownership and operations experience to a portfolio of more than 30 Dunkin' Donuts store. Steve Catalano comes from a family restaurateurs and has been personally involved in the industry and with Dunkin Donuts in the Boston area for more than 25 years. Partners for over 10 years with Steve, Chris Sargent delivers on the operations side of the business with Matt Campobasso directing the company in legal and development matters. Lease includes strong personal guarantee.

DUNKIN' DONUTS | www.dunkindonuts.com

Founded in 1950, Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3 million customers per day. Dunkin' Donuts sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches and other baked goods. Dunkin' Donuts has earned the No. 1 ranking for customer loyalty in the coffee category by Brand Keys for eight years running . Dunkin' Donuts derives its revenues as a percentage of franchisee sales, known as royalty income. Most of Dunkin's expenses are fixed (such as SG&A) and therefore strong franchisee sales provide leverage to boost margins by spreading these costs over a bigger revenue base .

In the long term, the company plans to increase its store count in the U.S. to 15,000 in the next 18-20 years – almost double the number it has today. The Western part of the U.S. is a major focus area for the company since it has little presence in the region . Dunkin' sees an opportunity to add 5,000 more stores to the West of the Mississippi river, including 1,000 in California . Even in the Eastern part of the country, the company sees an opportunity to add 3,000 more stores, especially in places such as New York City, where Dunkin' Donuts has a relatively low presence.

DUNKIN' BRANDS | www.dunkinbrands.com

With more than 18,000 points of distribution in nearly 60 countries worldwide, Dunkin' Brands Group, Inc. (Nasdaq: DNKN) is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. At the end of 2014, Dunkin' Brands' nearly 100 percent franchised business model included nearly 11,300 Dunkin' Donuts restaurants and 7,300 Baskin-Robbins restaurants. For the full-year 2014, the company had franchisee-reported sales of approximately \$9.8 billion. Dunkin' Brands Group, Inc. is headquartered in Canton, Mass.



1110 NASHVILLE HWY, COLUMBIA, TN (NASHVILLE METRO)



11,300 STORES WORLD WIDE

704 NET NEW STORES WORLDWIDE IN 2014

Rated #1
IN CUSTOMER LOYALTY

Brand Keys Customer Loyalty Index
2006 - 2015



Rated #1
COFFEE AND BAKED GOODS CATEGORY

Entrepreneur Magazine
January 2011 - 2015

8.3% REVENUE GROWTH

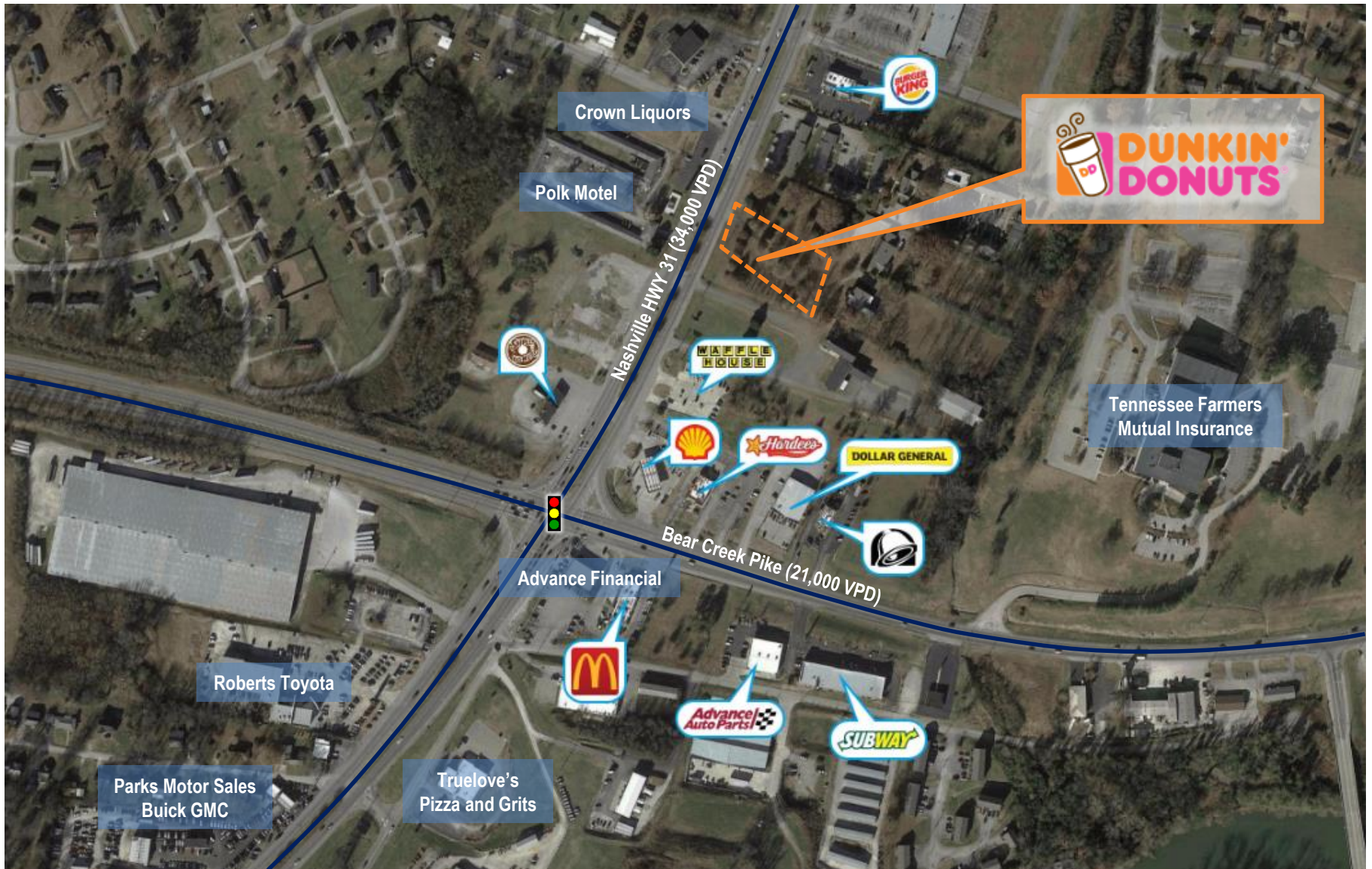
2015 REVENUE: \$810.93 MILLION



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IMMEDIATE TRADE AREA

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COLUMBIA, TN / MAURY COUNTY

Columbia is strategically located within the economic epicenter of the State of Tennessee. The heart and county seat of Maury County, TN, Columbia is located along the I-65 corridor, the geographic center of the South Central Tennessee region and a regional hub for economic and business activity in South Central Tennessee. Columbia and Maury County have led South Central Tennessee in population growth, retail sales, and employment over the past decade. Columbia is home to Columbia State Community College, Maury Regional Medical Center - the largest medical center from Nashville to Huntsville - and hosts a robust and active environment for commerce from the city's historic commercial district to new commercial and industrial areas within the city.

Rich in history, Columbia is one of Tennessee's oldest and most prominent historic cities, which was established in 1807. Along with its unique history, Columbia is also known as the Mule Capital of the World due to the city's agricultural history and ongoing status in an active agricultural South Central Tennessee region. Each April, the Maury County Bridle and Saddle Club hosts "Mule Day," offering a week-long festival that attracts more than 100,000 visitors annually.

The city is also a member of the Nashville Area Metropolitan Planning Organization (MPO) located in the southern portion of the MPO's planning area, which ties the city to the Nashville Metro Region's transportation network, allowing Columbia to participate in long-range regional transportation planning within Tennessee's fastest growing region.

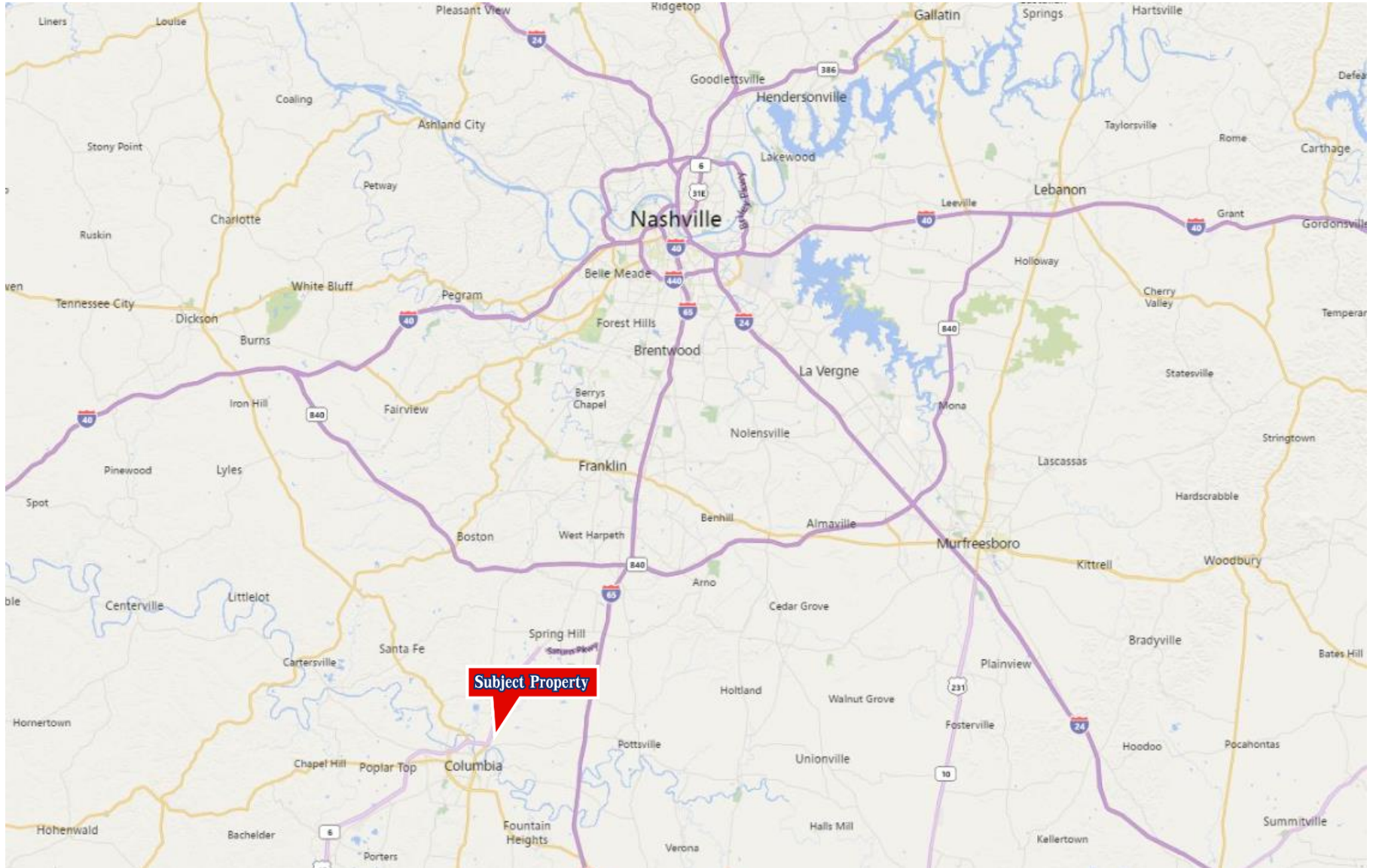
NASHVILLE MSA

Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive and the creative spirit resonates across industries and communities. The Nashville MSA has 14 counties and a population of nearly 1.8 million, making it the largest metro area in a five-state region. The MSA has expanded rapidly with more than twenty-one percent population growth since 2000, adding more than 275,000 residents. The Nashville International Airport is located in southeastern Nashville and had a total of over 12 million passengers travel in and out of Nashville in 2015. The airport is currently served by 10 airlines and offers 390 flights to more than 55 markets in the United States, Mexico, and the Caribbean. Nashville is also home to four professional sports teams including The Tennessee Titans (NFL) and the Nashville Predators (NHL). There are over 10 universities in the Nashville MSA including Vanderbilt University. Vanderbilt University, a well renowned private research university is located near downtown Nashville with a student population size of over 12,000.

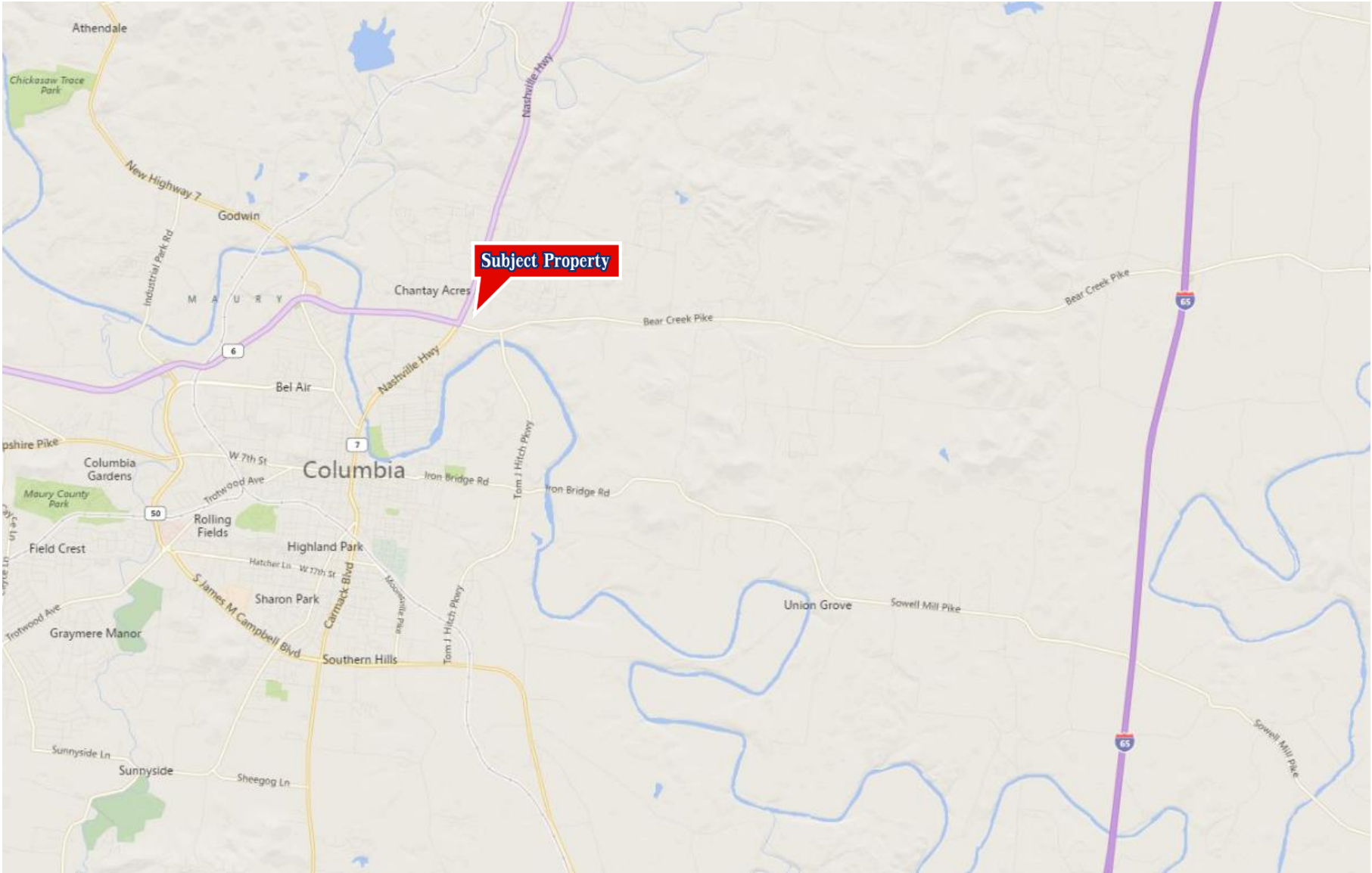
Nashville has a diverse and strong economy with industries including automotive, music, and real estate. Nashville has long been known as the "home of country music" and is the 2nd largest music producing center in the US. All of the Big Four record labels (Universal Music Group, Sony Music Entertainment, EMI Group, and Warner Music Group) have offices in Nashville. Nashville's music industry has an estimated total economic pact of \$6.4 Billion per year and provides over 18,000 jobs in the Nashville area. The automotive industry has also seen big strides in the city of Nashville. Bridgestone and Nissan North America have their corporate headquarters located in Nashville. Many of their manufacturing plants and distribution centers are also located in the Nashville MSA. As of 2015, there are more than \$2 Billion in real estate projects underway or projected to start in 2016. Fortune 500 companies with headquarters and offices in the Nashville MSA include HCA, Community Health Systems, Tractor Supply Company, UBS and Dollar General.

A national hub for the creative class, Nashville has the strongest concentration of the music industry in America. The Nashville region's educated workforce not only provides an abundant talent pool for companies, but also bolsters the region's vibrancy, artistic and musical essence, and competitive edge in technology and innovation. The Nashville region is defined by a diverse economy, low costs of living and doing business, a creative culture and a well-educated population. Cultural diversity, unique neighborhoods, a variety of industries and a thriving creative community make Middle Tennessee among the nation's best locations for relocating, expanding and startup companies.

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1110 Nashville Hwy		1 mi radius	3 mi radius	5 mi radius
Columbia, TN 38401				
POPULATION	2016 Estimated Population	3,443	18,455	35,347
	2021 Projected Population	3,577	19,472	37,172
	2010 Census Population	3,315	17,146	33,142
	2000 Census Population	3,223	17,096	32,395
	Projected Annual Growth 2016 to 2021	0.8%	1.1%	1.0%
	Historical Annual Growth 2000 to 2016	0.4%	0.5%	0.6%
HOUSEHOLDS	2016 Estimated Households	1,458	7,567	14,486
	2021 Projected Households	1,528	8,062	15,373
	2010 Census Households	1,378	6,902	13,315
	2000 Census Households	1,321	6,860	12,748
	Projected Annual Growth 2016 to 2021	1.0%	1.3%	1.2%
	Historical Annual Growth 2000 to 2016	0.7%	0.6%	0.9%
AGE	2016 Est. Population Under 10 Years	14.2%	14.1%	13.5%
	2016 Est. Population 10 to 19 Years	11.4%	12.8%	12.4%
	2016 Est. Population 20 to 29 Years	13.8%	14.2%	13.5%
	2016 Est. Population 30 to 44 Years	18.2%	19.1%	18.6%
	2016 Est. Population 45 to 59 Years	18.3%	18.8%	18.9%
	2016 Est. Population 60 to 74 Years	16.2%	14.4%	15.2%
	2016 Est. Population 75 Years or Over	7.8%	6.5%	7.9%
	2016 Est. Median Age	37.2	35.7	37.6
MARITAL STATUS & GENDER	2016 Est. Male Population	47.7%	47.8%	47.5%
	2016 Est. Female Population	52.3%	52.2%	52.5%
	2016 Est. Never Married	28.4%	32.0%	29.4%
	2016 Est. Now Married	43.7%	41.0%	43.5%
	2016 Est. Separated or Divorced	20.8%	20.8%	19.7%
	2016 Est. Widowed	7.1%	6.3%	7.3%
INCOME	2016 Est. HH Income \$200,000 or More	0.1%	1.1%	1.9%
	2016 Est. HH Income \$150,000 to \$199,999	1.2%	1.2%	1.6%
	2016 Est. HH Income \$100,000 to \$149,999	7.9%	5.2%	6.5%
	2016 Est. HH Income \$75,000 to \$99,999	9.9%	7.8%	8.8%
	2016 Est. HH Income \$50,000 to \$74,999	13.6%	18.3%	16.9%
	2016 Est. HH Income \$35,000 to \$49,999	14.0%	15.1%	13.7%
	2016 Est. HH Income \$25,000 to \$34,999	13.7%	13.2%	13.5%
	2016 Est. HH Income \$15,000 to \$24,999	20.4%	18.4%	18.4%
	2016 Est. HH Income Under \$15,000	19.2%	19.7%	18.8%
	2016 Est. Average Household Income	\$46,342	\$44,903	\$48,939
	2016 Est. Median Household Income	\$36,860	\$36,880	\$38,675
	2016 Est. Per Capita Income	\$19,671	\$18,474	\$20,241
	2016 Est. Total Businesses	182	1,029	2,166
2016 Est. Total Employees	1,895	8,344	22,276	

1110 Nashville Hwy		1 mi radius	3 mi radius	5 mi radius
Columbia, TN 38401				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	2,703	14,403	27,906
	2016 Est. Civilian Employed	58.2%	57.9%	56.5%
	2016 Est. Civilian Unemployed	3.1%	4.1%	3.6%
	2016 Est. in Armed Forces	-	0.2%	0.1%
	2016 Est. not in Labor Force	38.7%	37.9%	39.8%
	2016 Labor Force Males	46.5%	46.8%	46.5%
2016 Labor Force Females	53.5%	53.2%	53.5%	
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,458	7,142	14,115
	2010 Mgmt, Business, & Financial Operations	13.7%	11.0%	11.7%
	2010 Professional, Related	21.5%	17.5%	17.0%
	2010 Service	21.9%	23.8%	20.9%
	2010 Sales, Office	19.0%	19.2%	23.4%
	2010 Farming, Fishing, Forestry	-	0.6%	0.5%
	2010 Construction, Extraction, Maintenance	12.2%	11.7%	10.6%
	2010 Production, Transport, Material Moving	11.7%	16.2%	15.9%
	2010 White Collar Workers	54.2%	47.8%	52.1%
	2010 Blue Collar Workers	45.8%	52.2%	47.9%
	2010 Drive to Work Alone	82.0%	81.7%	83.7%
2010 Drive to Work in Carpool	14.2%	14.7%	12.8%	
2010 Travel to Work by Public Transportation	0.4%	0.1%	0.1%	
2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%	
2010 Walk or Bicycle to Work	1.6%	0.6%	0.5%	
2010 Other Means	1.5%	1.4%	0.9%	
2010 Work at Home	0.4%	1.3%	1.9%	
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.9%	29.7%	32.8%
	2010 Travel to Work in 15 to 29 Minutes	31.6%	32.8%	30.3%
	2010 Travel to Work in 30 to 59 Minutes	29.0%	29.2%	29.0%
	2010 Travel to Work in 60 Minutes or More	6.5%	8.3%	7.9%
	2010 Average Travel Time to Work	19.4	20.9	20.3
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$60.7 M	\$308 M	\$622 M
	2016 Est. Apparel	\$2.08 M	\$10.6 M	\$21.5 M
	2016 Est. Contributions, Gifts	\$3.60 M	\$18.5 M	\$38.3 M
	2016 Est. Education, Reading	\$2.05 M	\$10.5 M	\$21.7 M
	2016 Est. Entertainment	\$3.33 M	\$16.9 M	\$34.3 M
	2016 Est. Food, Beverages, Tobacco	\$9.66 M	\$49.1 M	\$98.3 M
	2016 Est. Furnishings, Equipment	\$1.96 M	\$9.87 M	\$20.2 M
	2016 Est. Health Care, Insurance	\$5.64 M	\$28.5 M	\$57.1 M
	2016 Est. Household Operations, Shelter, Utilities	\$18.9 M	\$96.2 M	\$194 M
	2016 Est. Miscellaneous Expenses	\$921 K	\$4.67 M	\$9.35 M
	2016 Est. Personal Care	\$792 K	\$4.02 M	\$8.11 M
	2016 Est. Transportation	\$11.7 M	\$59.1 M	\$119 M