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Horvath, Tremblay and Nadler of Horvath & Tremblay sell three retail properties in New England for \$4.065 million

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Webster Bank, 2100 Poquonock Avenue - Windsor, CT

Windsor, CT Horvath & Tremblay has completed the sale of three retail properties in New England for a total of \$4.065 million.

Matt Nadler of Horvath & Tremblay has completed the sale of Webster Bank in Windsor, Conn. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1 million. Webster Bank is located at 2100 Poquonock Ave. Webster Bank has been at this location since 1999 and just extended their lease, demonstrating their commitment to the site and the market. Webster Bank has 10 years remaining on their Absolute NNN lease with two, five-year renewal options. Webster Bank's lease calls for attractive 2% annual increases in rent. The property is located along Poquonock Ave. (CT Rte. 75) and benefits from visibility and frontage. The property is positioned at the signalized intersection with the on-off ramp of CT Rte. 20 (Bradley International Airport Connector) and is just 1.5 miles from Bradley International Airport, the second largest airport in New England.

Phase 10 Building, 31 Sonja Drive - Rindge, NH

Nadler, Bob Horvath and Todd Tremblay of Horvath & Tremblay have completed the sale of the Phase 10 Building in Rindge, N.H. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.765 million. The Phase 10 Building is a well-maintained professional building located at 31 Sonja Dr. The Phase 10 Building is a 9,614 s/f professional center on a 3.17-acre parcel that is 100% leased to a complementary mix of three tenants. The center is leased to Savings Bank of Walpole, Signature Smiles, and Monadnock Orthodontics. Each of the tenants have net leases making it an attractive investment for the passive investor and protecting the in-place cash flow against rising costs of service and labor. The Phase 10 Building is positioned along Sonja Dr. which runs parallel to, US Rte. 202, the area's primary commercial and commuter corridor. The property is adjacent to several national retailers and is across the street from Walmart and Hannaford. The property is 1.7 miles from the junction of US Rte. 202 and MA Rte. 119 and is 3 miles from Franklin Pierce University.

Bob Horvath and Todd Tremblay have also facilitated the sale of Warwick Avenue Plaza in Warwick, R.I. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.3 million. Warwick Avenue Plaza is located at 2103-2107 Warwick Ave. Warwick Avenue Plaza is an 8,581 s/f retail plaza on a 0.48-acre parcel. The plaza is fully occupied by four local tenants and provides upside through the lease up of a freestanding detached flex building with garage at the rear of the property. Each of the tenants have net leases and reimburse their pro-rata share of real estate taxes, insurance and common area maintenance. The leases also provide attractive rent increases, providing a steady increase in income and an attractive hedge against inflation. The Warwick Avenue Plaza is positioned along Warwick Ave. (RI Rte. 117A), in the eastern portion of the city. The property has visibility, frontage and access along Warwick Ave., the area's primary commercial and commuter corridor. The property is positioned three miles east of TF Green International Airport and is surrounded by densely populated residential neighborhoods that provide a built-in customer base. Additionally, the property is close to area schools, municipal buildings and national retailers.

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