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Horvath and Tremblay of Marcus & Millichap sell 2 ground leases - \$2.287m

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According to Bob Horvath and Todd Tremblay of the Marcus & Millichap office in Boston they have sold two corporate guaranteed McDonald's ground leases. The first McDonald's ground lease is located in Whitman and sold for \$1.22 million at a CAP rate of 5.74%. The newly constructed building is located next to CVS at the busy intersection of Rte. 14 and Rte. 18. The property was sold by a regional developer and purchased by a private Connecticut investor. The other McDonald's ground lease, a pad site for a Publix center, is located in Cape Coral, Fla. and sold for \$1.067 million at a CAP rate of 5.62%. In addition, Horvath and Tremblay have another McDonald's ground lease under contract in Laredo, Tex. at a 5.77% CAP.

McDonald's corporate guaranteed ground leases continue to be a highly desirable asset for the private investor; nationally, still selling below a 6% CAP. This is primarily based on the strong credit of McDonald's.

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