



DOMINO'S PIZZA

RETAIL | BOSTON MSA, MA

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OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

Complementing senior talent with exceptional technology, B+E’s proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, and San Francisco, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.





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OFFERING PRICE

\$2,100,000

CAP RATE

5.71%

EXECUTIVE SUMMARY

TENANT NAME	J.D. Pizza Inc. - Domino's
ADDRESS	374 Chelmsford Street, Lowell, MA (Boston MSA)
FRANCHISEE CREDIT	24 Units \$35M+ Annual Revenue
OFFERING PRICE	\$2,100,000
OFFERING CAP	5.71%
NOI	\$120,000
LEASE TYPE	NNN
RENT INCREASES	10% In Each Option
REMAINING LEASE TERM	10 Years
BUILDING SIZE	+/- 2,200 SF
LAND AC	+/- .31 AC
PARKING	+/- 34 Spaces
PROPERTY TYPE	Retail
YEAR BUILT RENOVATED	2003 2017



HIGHLIGHTS

NEW 10-YEAR NNN LEASE TERM

This investment features a brand new 10-year NNN lease, providing investors with long-term cash flows.

+/- 24-UNIT OPERATOR | HIGH GROSSING FRANCHISEE

This investment is secured by J.D. Pizza Inc., a +/- 24-unit Domino's operator founded in 1997 with headquarters in Boston, MA. J.D. Pizza recently purchased this Domino's location and has some of the highest grossing locations in MA with \$35m+ in annual revenues.

+/- \$1.985M IN 2019 SALES | ABOVE AVERAGE SALES

This location achieved +/- \$1.985 million in sales in 2019, +/- 68.51% higher than the 2019 average unit level Domino's sales of +/- \$1.178 million.

17+ YEARS IN OPERATION | PROVEN SUCCESS AT THIS LOCATION

This Domino's has been in operation at this location for +/- 17 years, demonstrating long-term success within this market.

EQUIPPED WITH A DRIVE-THRU

This asset comes equipped with a drive-thru, which has likely helped boost profitability during the COVID-19 pandemic by providing a safe way to pick up orders.

DENSELY POPULATED AND AFFLUENT AREA

Within a 5-mile radius of the subject location is a population of +/- 208,822 with an expected growth rate of 2.53%. Additionally, the average household income within 5 miles of the site is +/- \$104,065, which is approximately 18.44% higher than the U.S. average income.

17.5% RISE IN SALES THROUGH COVID | LEVERAGING DIGITAL SALES CHANNELS

Domino's has demonstrated great success throughout Covid, noting a 17.5% rise in comparable U.S. store sales for Q3, which is the strongest same-store sale performance since 2004. Domino's emphasis on technology innovation has allowed customers a safe way to place and receive orders through digital channels, which account for over 65% of sales.

RECESSION-RESISTANT ASSET

Domino's has a proven "recession-proof" business model categorized by pizza's overall convenience and low price point for consumers, which is shown by the chain's resiliency and strong operations throughout multiple economic cycle downturns.

WITHIN THE BOSTON MSA

The subject property is located within the Boston MSA, the most populous city in New England and the 10th ranked MSA by population. Additionally, Lowell is the fourth-largest city in the state and second-largest within the Boston MSA. Lowell is located +/- 18 miles from Boston Metro and is a 40-minute train ride.

PROXIMITY TO MAJOR SURROUNDING DEVELOPMENTS

This investment property is centrally located between two of Lowell's largest developments. Ayers Industrial Park is less than 1 mile away and will create over 600 permanent jobs. Additionally, the Hamilton Canal Innovation District is 1 mile north of the subject property and is an \$800M mixed-use master plan.



DOMINO'S PIZZA

NOI	\$120,000
LEASE COMMENCEMENT	12/07/2020
ORIGINAL LEASE TERM	10 Years
REMAINING LEASE TERM	+/- 10 Years
RENT INCREASES	10% In Each Option
RENEWAL OPTIONS	2; 5-Year Options
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None



DOMINO'S PIZZA is an American multinational pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan and is incorporated in Delaware. Domino's Pizza is the largest pizza company in the world based on retail sales, with a significant business in both delivery and carryout pizza. It ranks among the world's top public restaurant brands with a global enterprise of more than 17,000 stores in over 90 markets. More than 94% of Domino's stores in the U.S. are franchisee-owned, totaling about 770 independent franchise owners. Domino's had global retail sales of over \$14.3 billion in 2019, with over \$7.0 billion in the U.S. and nearly \$7.3 billion internationally. An emphasis on technology innovation helps Domino's achieve more than half of all of their global retail sales from digital channels, online ordering, and mobile applications. In the U.S., Domino's generates over 65% of sales via digital channels and has developed several innovative ordering platforms including those developed for Google Home, Facebook Messenger, and Apple Watch. From the very beginning, Domino's has been dedicated to the best of service, quality products, and delivery excellence for their customers.

2019 SALES +/- \$14.3 billion

STOCK TICKER NYSE: DPZ

NUMBER OF LOCATIONS 17,000

J.D. PIZZA INC. Headquartered in Boston, MA, J.D. Pizza has been in business since 1997 and is a +/- 24-unit Domino's Pizza franchisee.



CORPORATE

It takes a lot to make great pizza. Including the passion of professionals from many disciplines. You might not make it, bake it or take it, but you'll support those who do.

[Take a Look](#)



SUPPLY CHAIN CENTERS

Keep Domino's stores stocked with every top-quality ingredient they need to satisfy hungry customers - it's the foundation for delicious products stores are known for.

[Take a Look](#)



BOSTON is the capital of the U.S. state of Massachusetts and is the most populous city in New England. The Greater Boston MSA is ranked tenth in population as over 80% of the Massachusetts population lives in Greater Boston. Some of Greater Boston’s most well-known contributions are focused on the region’s higher education and medical institutions. Additionally, the region is a leader in biotechnology, engineering, finance, and maritime trade industries. Harvard University in Cambridge is the oldest higher education institution in the United States. Also located in Cambridge, Kendall Square has been called the “most innovated square mile on the planet” as it is home to a high concentration of start-ups. Harvard and the Massachusetts Institute of Technology are ranked among the most highly regarded academic institutions in the world. This talent draws many major companies’ headquarters to the area such as Dell Technologies, Philips Healthcare, Cisco Systems, and many more. Additionally, the 350,000 students contribute more than \$4.8 billion to the City of Boston’s economy. Boston is ranked among the top 30 most economically powerful cities in the world. This is due to the presence of academia, access to venture capital, and high-tech companies. The financial services industry is key to Boston’s success, especially the insurance and mutual fund industries. Boston’s high-tech industry has experienced a 9% growth rate per year since 2010. General Electric, LogMeIn, Autodesk, and Wayfair are among technology firms growing or have plans to grow in Boston. As of 2017, Boston is one of five cities to have won a major championship in all four major sports. The city’s sports teams have won eleven championships since 2001. Also, one of the most well-known sporting events, the Boston Marathon, is held in the city annually. This race is 26.2 miles long and is the world’s oldest annual marathon.

NOTABLE CORPORATE HEADQUARTERS

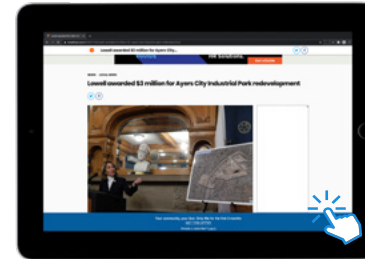




LOWELL, MA is just a 40-minute train ride from Boston Metro and is the second-largest city in the Boston MSA. The city is also the fourth-largest city in the state of Massachusetts as of 2018. Lowell became known as the home of the American Industrial Revolution due to a large number of textile mills and factories. Since then, the city has quickly become known as an emerging college town that is home to two higher education institutions. The University of Massachusetts Lowell and Middlesex Community College are home to over 30,000 undergraduate students. UMass Lowell is the second-largest state university and the fifth-largest university in the state. MCC is the second-largest Associate’s college in Massachusetts. These schools have created a thriving job market, which keeps Lowell’s unemployment rate under the U.S. average. Also, Lowell has seen a 4.3% increase in the job market over the last year and is expected to outpace the U.S. in job market growth over the next 10 years. In an effort to honor their textile history, Lowell has encouraged the reuse of historic buildings by retrofitting old factories and textile mills into production and shared use spaces.

LOWELL EMPLOYMENT GROWTH

NAME OF SECTOR	EMPLOYMENT GROWTH 2008-2018
RETAIL TRADE	292.3%
HEALTHCARE & SOCIAL ASSISTANCE	81.7%
ACCOMMODATION & FOOD SERVICES	34.8%
FINANCE & INSURANCE	4.4%



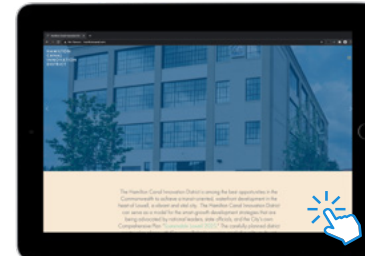
LOWELL AWARDED \$3M MASSWORKS GRANT

[CLICK HERE TO VIEW](#)



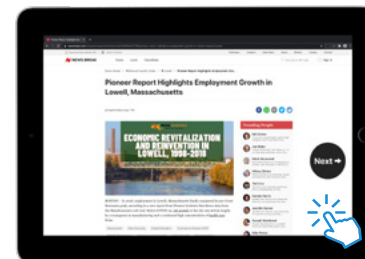
WINNDEVELOPMENT TO BUILD \$38M PROJECT

[CLICK HERE TO VIEW](#)



HAMILTON CANAL INNOVATION DISTRICT-13 AC MASTER PLAN

[CLICK HERE TO VIEW](#)



MASS ECONOMIX HIGHLIGHTS LOWELL EMPLOYMENT GROWTH

[CLICK HERE TO VIEW](#)

SURROUNDING TENANT MAP



MASSACHUSETTS MEDICAL DEVICE DEVELOPMENT CENTER
BIOTECHNOLOGY LAB | HOUSES +/- 50 RESEARCHERS

UMASS LOWELL INNOVATION HUB

- 24-hour co-working space
- Rapid prototype development service

MT. PLEASANT GOLF CLUB

LOWELL CATHOLIC SCHOOL

JAMES S. DALEY MIDDLE SCHOOL

ROGERS FORT HILL PARK

LEGEND

TRANSPORTATION LINE	SCHOOL/UNIVERSITIES
RAIL TRANSPORT	HOSPITAL/MEDICAL
NEIGHBORHOOD	POINT OF INTEREST
UNDER DEVELOPMENT	

[VIEW ON GOOGLE](#)



+ **LOWELL GENERAL HOSPITAL**

MASSACHUSETTS MEDICAL DEVICE DEVELOPMENT CENTER
BIOTECHNOLOGY LAB | HOUSES +/- 50 RESEARCHERS

MBTA COMMUTER RAIL

UMASS LOWELL INNOVATION HUB

- 24-hour co-working space
- Rapid prototype development service

MT. PLEASANT GOLF CLUB



HAMILTON CANAL INNOVATION DISTRICT

- Largest plan in redevelopment strategy
- 15-AC Development
- New mixed-use community
- \$800M project
- 2M SF of new development



AYER CITY INDUSTRIAL PARK

- Revitalization of 108-AC industrial park
- Will add 670 permanent jobs
- Up to \$30 million in private investment

LEGEND

TRANSPORTATION LINE	SCHOOL/UNIVERSITIES
RAIL TRANSPORT	HOSPITAL/MEDICAL
NEIGHBORHOOD	POINT OF INTEREST
UNDER DEVELOPMENT	

BOSTON
24MI

POPULATION	
2 MILES	91,900
5 MILES	208,822
10 MILES	510,257

POPULATION

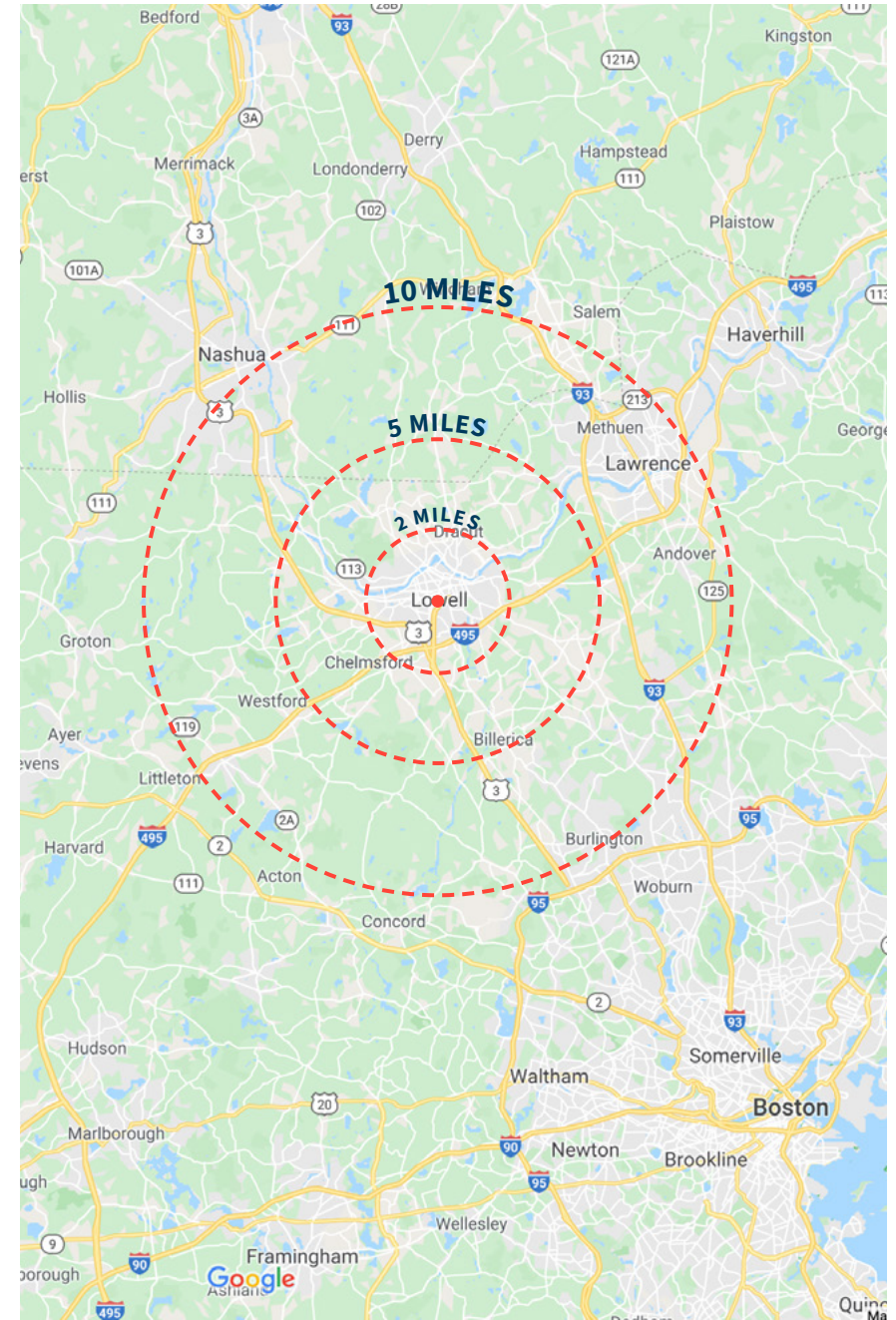
	2 MILES	5 MILES	10 MILES
2020 TOTAL POPULATION	91,900	208,822	510,257
2025 POPULATION	93,762	214,098	524,195
POP GROWTH 2020-2025	2.03%	2.53%	2.73%
AVERAGE AGE	35.90	38.40	38.90

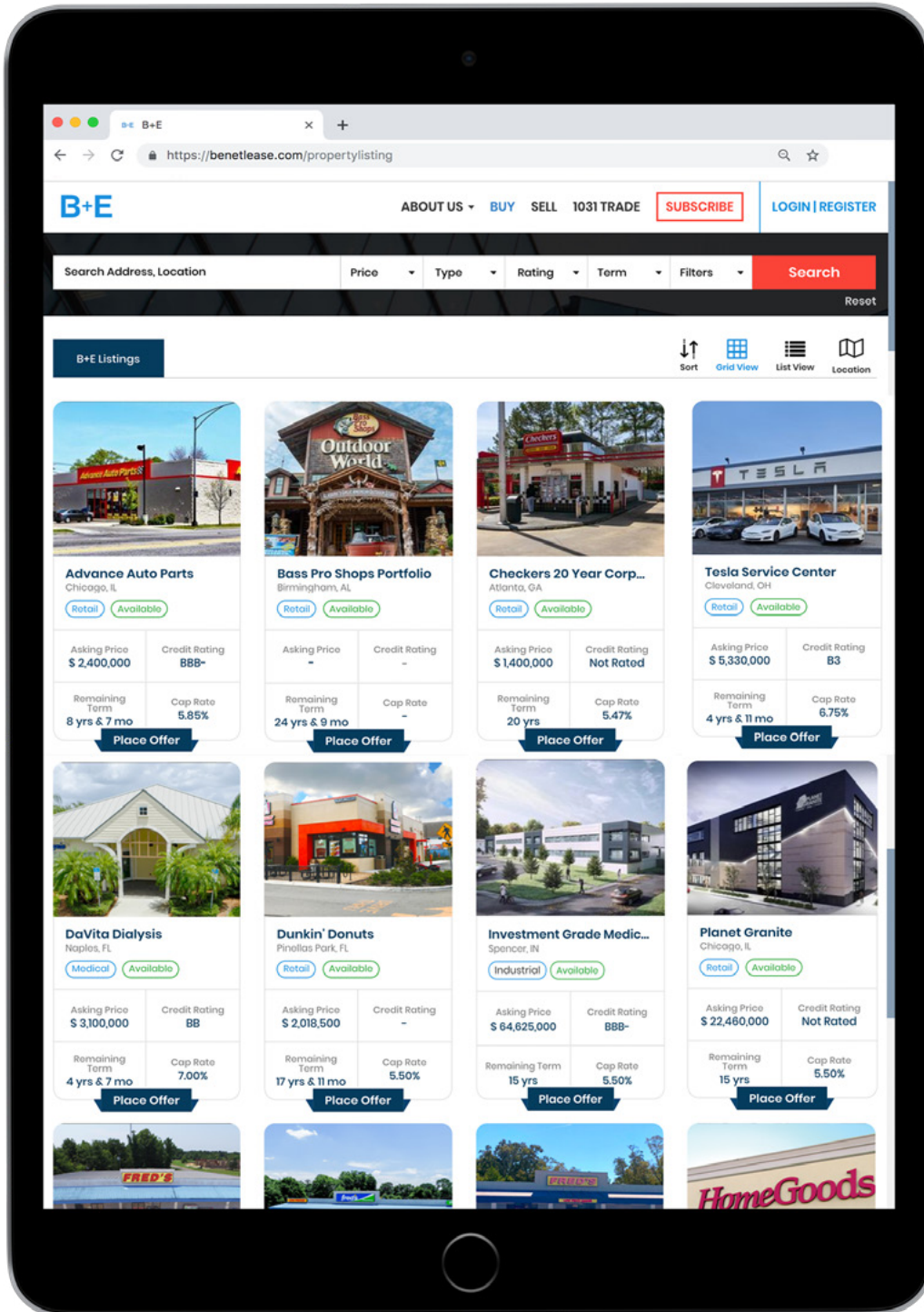
HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 TOTAL HH	33,095	77,407	184,826
HH GROWTH 2020-2025	2.13%	2.61%	2.84%
AVERAGE HH INCOME	\$76,582	\$104,065	\$124,906
AVG HOUSEHOLD SIZE	2.60	2.60	2.70
2020 AVG HH VEHICLES	1.00	2.00	2.00

HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$266,834	\$345,918	\$402,724
MEDIAN YEAR BUILT	1949	1963	1968





B+E

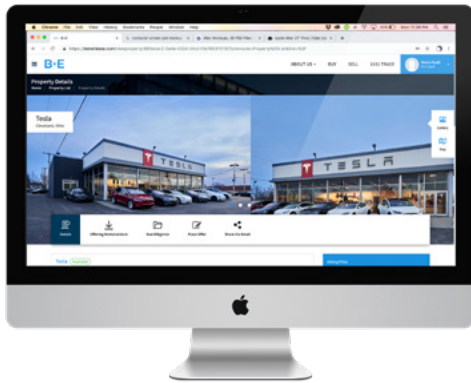
HOW B+E WORKS

BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

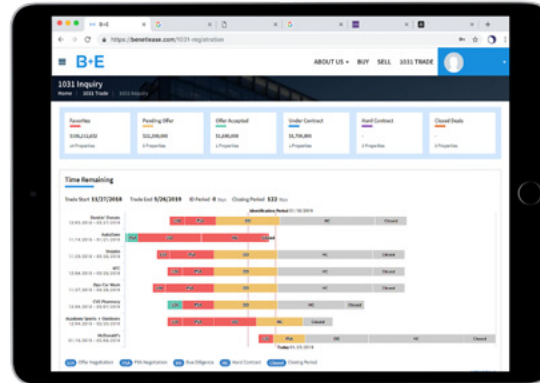
B+E’s brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E’s seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”

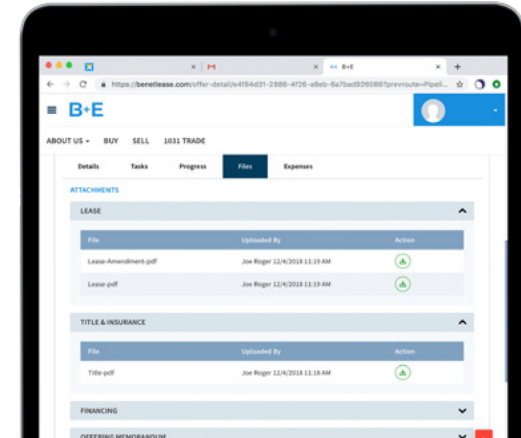




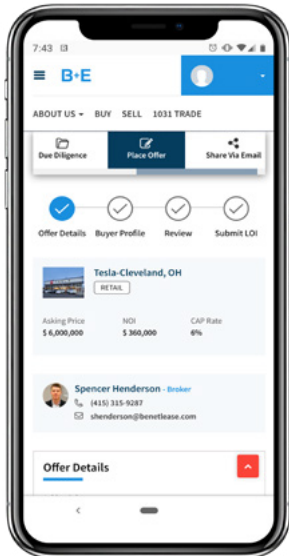
Only Platform Customized to Buy and Sell NNN Properties



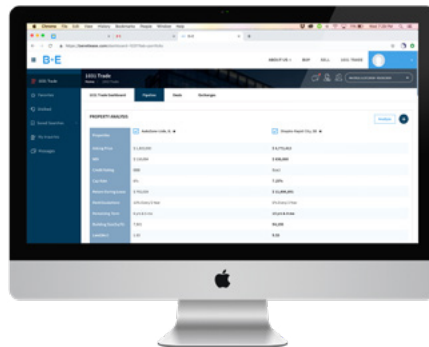
Track Your Transactions End - To - End



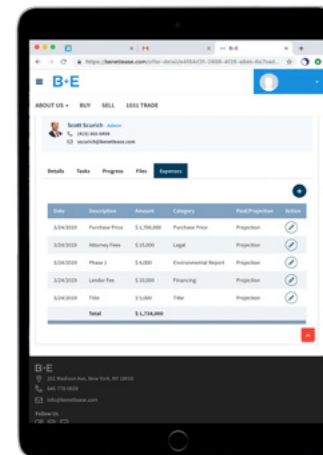
Store All Documents in One Place



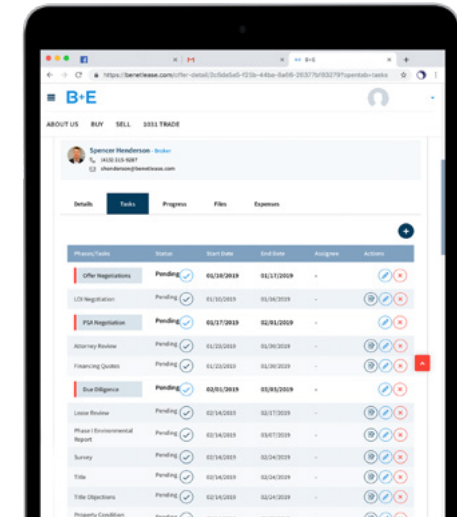
Place Offers Instantly



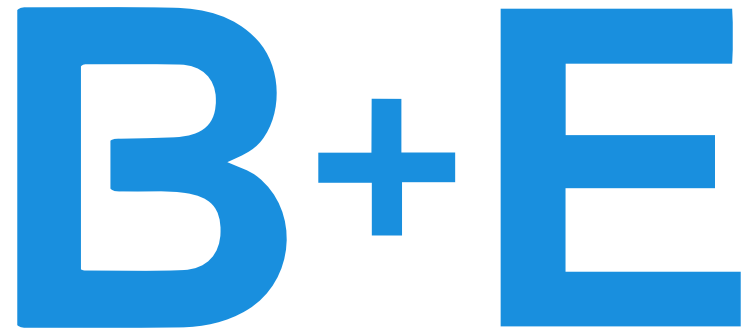
Analyze Properties



Calculate Expenses



Manage Tasks For Your Team



TRADE NET LEASE WITH CONFIDENCE

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