



GROUND LEASE

106 Boston Rd | Groton, MA 01450



PRICE:
\$2,488,333



CAP RATE:
6.00%

**VIEW OFFERING
MEMORANDUM**



- BEST-IN-CLASS, INVESTMENT-GRADE, PUBLIC GUARANTOR
- HIGHLY ATTRACTIVE BTS ASSET
- RECENTLY EXERCISED RENEWAL OPTION
- HIGHLY PASSIVE, ABSOLUTE NNN GROUND LEASE
- GREATER THAN MARKET CONTRACTUAL RENT GROWTH
- LOW RENT/LOW PRICE POINT IN TIGHT SUBMARKET
- LARGE PARCEL CREATES HIGH RESIDUAL VALUE
- LIMITED COMPETITION
- SYNERGISTIC LOCATION
- EXCELLENT ACCESS & VISIBILITY ON STATE HIGHWAY
- AFFLUENT MARKET, 45 MINUTES FROM BOSTON
- HIGH BARRIER-TO-ENTRY MARKET
- MASSACHUSETTS INVESTMENT OPPORTUNITY



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