

CONFIDENTIAL OFFERING MEMORANDUM

140 North Franklin Street

Holbrook, Massachusetts 02343

Mixed-Use Commercial | Medical / Office / Retail | NNN Leased



\$6,000,000

ASKING PRICE

~8.00%

CAP RATE

\$480,900

CURRENT ANNUAL INCOME

NNN

LEASE STRUCTURE

*All information deemed reliable but not guaranteed. No representation is made as to accuracy or completeness.
Buyers are advised to conduct their own independent due diligence prior to making any investment decision.*

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EXECUTIVE SUMMARY

Investment Highlights • 140 N. Franklin Street • Holbrook, MA



INVESTMENT HIGHLIGHTS

140 North Franklin Street is a NNN-leased, mixed-use commercial property generating stable income from two established tenants — Amego Inc. and CH Beauty Inc. Offered at \$6,000,000 at an ~8% cap rate, with 3% annual rent escalations embedded in existing leases.

Durable Cash Flow With Embedded Upside

- \$480,900 current annual income — 2 NNN tenants
- 3% annual rent escalations on all leases
- NNN leases — minimal landlord expense exposure
- Stable tenancy: Amego Inc. & CH Beauty Inc.

Established Mixed-Use Platform With Operational Resilience

- Two established NNN tenants in place
- Mixed-use: retail, office & education uses
- Steel & concrete 2007 construction, low maintenance
- Elevator, commercial restrooms, abundant parking

Strategic Location — Direct Highway Access

- Route 24 direct on/off — immediate highway access
- 17 miles to downtown Boston (~25 min drive)
- 1.5 miles to MBTA Commuter Rail (Holbrook/Randolph)
- Routes 93 & 95 within 5 miles

Value-Add Opportunity With In-Place Income

- 8,904 SF unfinished garage — conversion potential
- Rental income growth through lease renewals
- 3% annual escalations compound NOI over time
- Both tenants in place generating current income

Defensive Commercial Real Estate Fundamentals

- NNN protects against operating expense volatility
- Healthcare & education — recession-resistant sectors
- 73,616 SF surface lot — rare suburban density
- Strong tenant stability — established operators

Attractive Pricing vs. Boston Market

- ~8% cap vs. Greater Boston avg. of 5–6%
- \$260/SF — well below replacement cost
- BPO-supported value: \$5,936,188 (stabilized @ ~8%)
- Comparable South Shore sales: \$200–\$333/SF

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PROPERTY DESCRIPTION

140 N. Franklin Street • Holbrook, MA 02343 • Steel & Concrete • Built 2007



PROPERTY OVERVIEW

Built 2007 with steel and concrete construction, this premier mixed-use commercial asset occupies a 73,616 SF site in Holbrook, MA. The building contains multiple units totaling 23,016 SF across retail, medical office, school, and flex configurations — leased NNN to two established tenants.

Current Tenants Amego Inc. and CH Beauty Inc. are the two NNN tenants in place, generating stable rental income with 3% annual rent escalations embedded in their leases. Both tenants operate established businesses providing reliable, low-management income.

Value-Add An unfinished 8,904 SF garage — excluded from income and SF totals — offers future conversion to leasable space, secure parking, or storage income.

PROPERTY SPECIFICATIONS

Address	140 N. Franklin St, Holbrook MA
Year Built	2007
Construction	Steel & Concrete
Building SF	23,016 SF (excl. unfinished garage)
Garage SF	8,904 SF — unfinished, not in totals
Site / Lot	73,616 SF
Zoning	Business II — Town Center Overlay
# of Units	2 leased NNN
Parking	Ample surface lot
Taxes (2025)	\$58,559 annually
Assessed Val	\$2,248,800 (2025)
Elevator	Yes

AERIAL OVERVIEW



Drone Aerial — 140 N. Franklin Street, Holbrook MA

BUILDING HIGHLIGHTS

- NNN leases — minimal landlord responsibility
- Elevator-served / ADA compliant
- Commercial-grade restrooms on each floor
- Private offices + open layouts — broad tenant appeal
- Ample surface parking — 73,616 SF site
- Route 24 direct access — 17 mi to Boston
- 1.5 mi to MBTA Commuter Rail
- 8,904 SF unfinished garage — value-add upside

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FINANCIAL ANALYSIS

Current Income • ~8% Cap Rate • 3% Annual Rent Escalations • NNN Leased



\$6,000,000

ASKING PRICE

\$480,900

CURRENT ANNUAL INCOME

\$474,895

NET OPERATING INCOME

~8.00%

CAP RATE

INCOME & EXPENSE ANALYSIS

INCOME	
Current Annual Income	\$480,900
Vacancy & Credit Loss (5%)	(\$24,045)
Other Income — NNN / CAM	\$120,000
EV Charging Station Income	\$45,000
EFFECTIVE GROSS INCOME	\$621,855
EXPENSES	
Real Estate Taxes	(\$58,559)
Operating Expenses	(\$73,401)
Total Expenses (21% of EGI)	(\$131,960)
NET OPERATING INCOME	\$474,895
VALUATION	
Stabilized Value @ ~8% Cap	\$5,936,188
As-Is Value (BPO 1/30/2026)	\$6,022,488
Price Per Square Foot	\$260.69 / SF
SUGGESTED LIST PRICE	\$6,000,000

PROJECTED INCOME SCHEDULE

Year 1 (Current)	\$480,900
Year 2 (+3%)	\$495,327
Year 3 (+3%)	\$510,187
Year 4 (+3%)	\$525,493
Year 5 (+3%)	\$541,257
Year 7 (+3%/yr)	\$574,752
Year 10 (+3%/yr)	\$627,812

KEY INVESTMENT METRICS

Price Per SF	\$260.69
Price Per Unit	\$1,500,000
GRM (Gross Rent Multiplier)	12.5x
Debt Coverage Ratio (est.)	1.35x
Annual Tax Burden	\$58,559
Assessed Value (2025)	\$2,248,800
Site Size	73,616 SF
Building SF (excl. garage)	23,016 SF

RENT ROLL

Tenant	Size (SF)	Annual Rent	Rent/SF	Lease Start	Expiration	Type	Incr.
Amego Inc.	22,000	\$462,000	\$21.00	7/1/2025	6/30/2029	NNN	3%
CH Beauty Inc.	1,016	\$18,900	\$18.60	9/1/2024	8/31/2029	NNN	3%
NET OPERATING INCOME							\$474,895.00

All figures sourced from BayView Financial BPO dated 1/30/2026. Tenants: Amego Inc. & CH Beauty Inc.

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LOCATION & AREA AMENITIES

Holbrook, MA • South Shore • Key Demographics • Notable Tenants Nearby



KEY DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

2025 Total Population **6,843** 1-MILES **193,671** 5-MILES

2025 Population **7,003** **196,991**

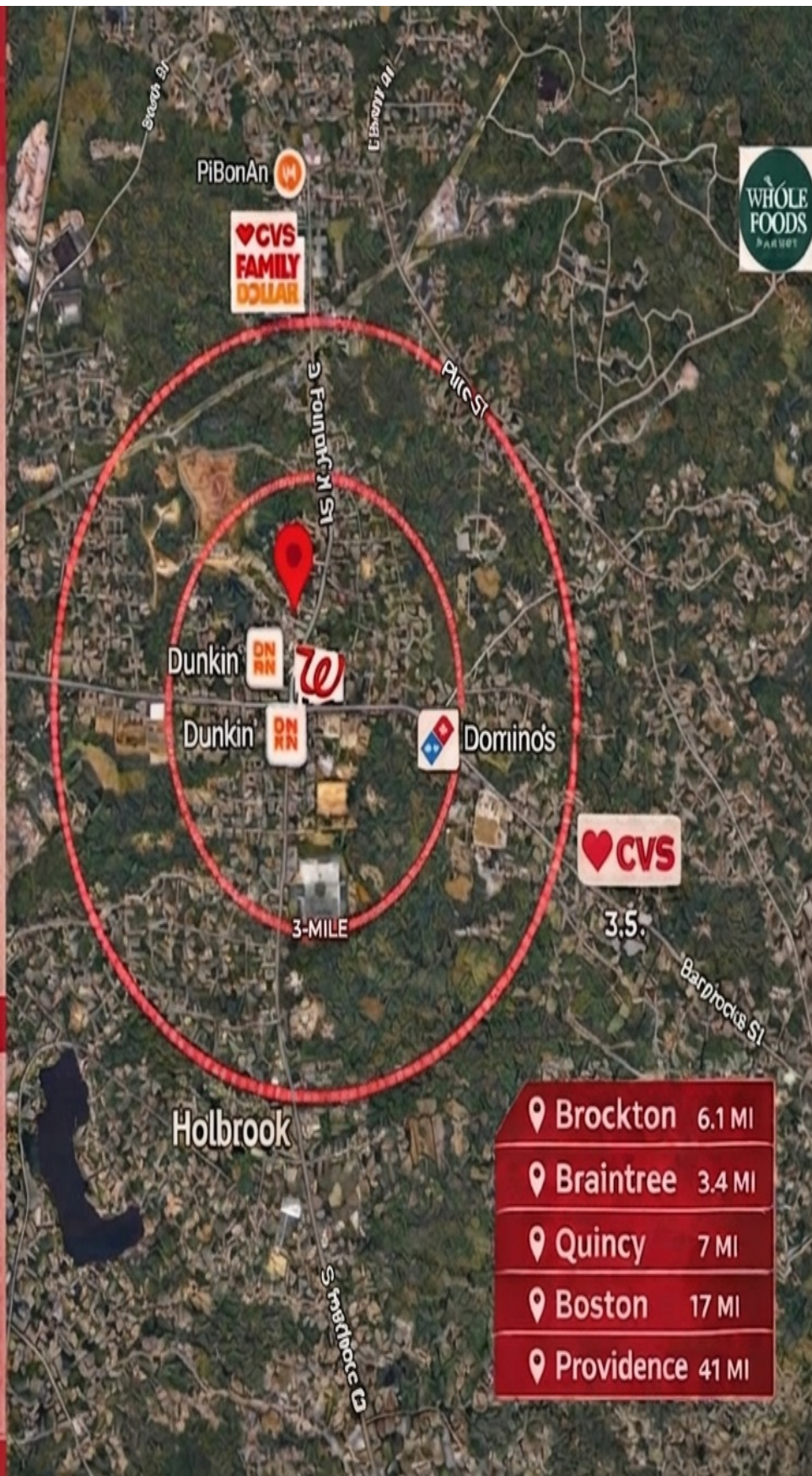
Pop Growth '25-'30 **+2.34%** **+2.11%**

2025 Total Households **2,569** 1-MILES **73,439** 5-MILES

2025 Total Hous.. **2,569** **73,439**

HH Growth '25-'30 **+2.41%** **+1.83%**

Median Household **\$119,617** **\$109,169**



NOTABLE TENANTS NEARBY

DUNKIN'

0.3 miles

Walgreens

0.3 miles

Domino's

0.7 miles

CVS

0.8 miles

FAMILY DOLLAR

.08 miles

WHOLE FOODS MARKET

3.6 miles

Brockton 6.1 MI

Braintree 3.4 MI

Quincy 7 MI

Boston 17 MI

Providence 41 MI

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KEY CONSIDERATIONS

Location & Market Highlights • Holbrook / South Shore Market



LOCATION AND MARKET HIGHLIGHTS

140 North Franklin Street is strategically positioned in Holbrook, Massachusetts — a growing South Shore community at the convergence of Routes 24, 93, and 95. The property provides unmatched highway access to downtown Boston (17 miles), Braintree, Quincy, and the I-93/Route 3 commercial corridor, supporting strong tenant traffic, referral dynamics for professional services, and long-term submarket relevance.

The South Shore market benefits from a broad regional population base drawing from Holbrook, Braintree, Randolph, Stoughton, and portions of Greater Providence. The Holbrook/Randolph MBTA Commuter Rail station (1.5 miles) enhances the building's appeal to commuter-oriented tenants. The area continues to see growth driven by commercial demand and limited comparable mixed-use supply in the Holbrook/Braintree corridor.

The property is leased NNN to two established tenants — Amego Inc. and CH Beauty Inc. — generating stable income with 3% annual rent escalations embedded in their leases. The South Shore submarket has demonstrated consistent demand for mixed-use commercial space, supporting long-term occupancy stability and investment resilience for a new owner.

Holbrook serves as an established commercial hub with a diverse tenant and customer base, supported by stable demographics and strong infrastructure. The combination of highway proximity, NNN lease structures, and limited comparable supply underpins a durable demand profile at 140 North Franklin Street.



140 N. Franklin Street — Building Exterior, Holbrook MA

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140 North Franklin Street

Fall River, Massachusetts 02742

EXCLUSIVELY LISTED BY

AGENT: **Luke Walen, Realtor**
BROKERAGE: **Keller Williams South Watuppa**
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EMAIL: **lwalenrealestate@gmail.com**

\$6,000,000

ASKING PRICE

~8.00%

CAP RATE

\$474,895

NOI

NNN

LEASE TYPE

23,016 SF

BUILDING SIZE

This Confidential Offering Memorandum is intended solely for prospective purchasers. Neither the seller nor Luke Walen / Keller Williams South Watuppa makes any representation as to the accuracy herein. All financial projections are estimates. Buyers should conduct independent due diligence.