

DUNKIN'



\$1,417,214 @ 5.60% Cap

- ❖ Single Tenant NNN Lease with \pm 11.5-Years Remaining
- ❖ Proximity to Multiple NY state government facilities.
- ❖ Growing Local population at .56% Annually.
- ❖ Rent increase in 2027 to 5.91% Cap Rate
- ❖ 8% Percentage Rent Vs Base Rent

SUBJECT PROPERTY PHOTO



2131 Palomar Airport Rd, Ste 320
Carlsbad, California 92011

411 VIOLET AVENUE | POUGHKEEPSIE, NY

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OFFERING OVERVIEW

DUNKIN'

SUBJECT PROPERTY PHOTO



PRICE: **\$1,417,214**

NOI: **\$ 79,364/Year**

Cap Rate: **5.60%**

Remaining Term: **± 11.5 Years**

Dunkin' in Poughkeepsie, New York

Net Lease Realty Partners is pleased to present this free-standing, ±1,288 SF property, net-leased to Dunkin', guaranteed by Violet Avenue Café, which operates 14 Dunkin' locations. The site features excellent visibility and great signage. The Dunkin' has convenient access on Violet Ave, with 9,585+ vehicles per day, along a corridor that features many of New York's government departments.

Located at 411 Violet Avenue in Poughkeepsie, New York.

The triple net lease has approximately 11.5+ years of primary term remaining and two 5-year options to extend. The lease rent increases by 12% in 2027 and has 12% increases in the option periods. The lease guarantor, Violet Avenue Café, demonstrates a strong operational commitment to the Dunkin' Brand and the Poughkeepsie market as indicated by their 20-year lease term and unlimited personal guaranty. The combination of a nationally recognized brand, experienced operator, substantial lease term remaining, and location next to long-term infrastructure makes this an attractive net lease investment opportunity.

- ❖ **Corporate Absolute NNN Lease with ± 11.5-Years Remaining** - The property is currently under an Absolute NNN Lease with ZERO Landlord responsibilities, guaranteed by Violet Avenue Café and an unlimited personal guaranty.
- ❖ **Location** - The property is in proximity to the New York Department of Transportation, the New York State Emergency Management Association, and the Dutchess Community College, multiple public schools, and residential communities.
- ❖ **Growing Population** - Poughkeepsie's population is projected to grow. Growing from 31,568 in 2020 to 32,655. Currently growing at a rate of .56% annually.

PRICING OVERVIEW



SITE ADDRESS:



**411 VIOLET AVE,
POUGHKEEPSIE, NY 12601**

ASKING PRICE:

\$ 1,417,214

NET INCOME (NOI):

\$ 79,364/YEAR

Percentage Rent vs Base

8% vs Base Rent

CAP RATE:

5.65%

Gross Leasable Area (GLA):

±1,288 SF

Lot Size:

0.43 ACRES

Year Built:

1980

Ownership Type:

Fee Simple

Tenant Trade Name:

**Dunkin'
Violet Avenue Café, LLC
Unlimited Personal (Franchisee)**

Guarantee:

Lease Type:

Triple Net (NNN)

Rent Commencement:

August 31, 2017

Lease Term:

20-Years

****CURRENT**

Lease Expiration:

August 31, 2037

Remaining Term:

± 11.5 Years

Tenant Options:

Two (2) X 5-Year Options

Right of First Refusal:

None

Rental Increases:

12% Every 5-Years



Term:

Annual Rent:

Monthly Rent:

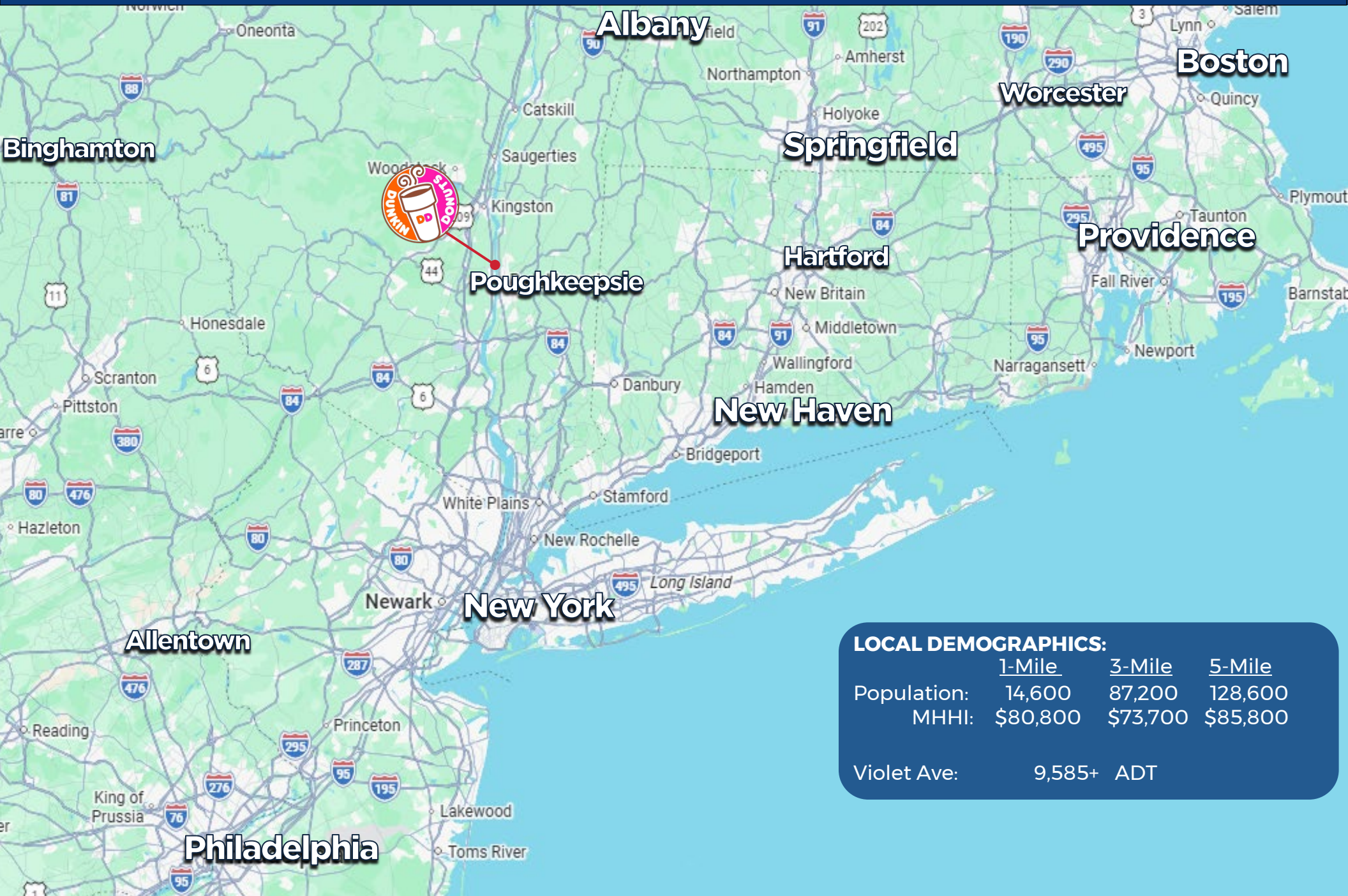
Term:	Annual Rent:	Monthly Rent:
Sept 2017 - Aug 2022	\$66,800	\$5,567
Sept 2022 - Aug 2027	\$74,916	\$6,243
Sept 2027 - Aug 2032	\$83,794	\$6,983
Sept 2032 - Aug 2037	\$93,849	\$7,820
Option 1	\$105,111	\$8,759.25
Option 2	\$117,724	\$9,810.34

****Rent increases to \$83,794 on September 1, 2027.**

Yield increases to 5.91% Cap Rate in 18 months

All projections, opinions, assumptions, or estimates are supplied for example only, and may not represent current or future performance of the property. Any information about location demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of the information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

LOCAL MAP



LOCAL DEMOGRAPHICS:

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	14,600	87,200	128,600
MHHI:	\$80,800	\$73,700	\$85,800
Violet Ave:	9,585+	ADT	

LOCAL MAP



NYSEMA
New York State Emergency Management Association

New York State
Department of Transportation

FRESENIUS

Hudson Valley
Hospice



Violet Avenue - 9,585+ ADT

Educational Facilities
Dutchess Community College
7,000+ Students
678+ Employees
Violet Avenue Elementary
306 Students / 29 Teachers

AREA OVERVIEW

DUNKIN'

Poughkeepsie, New York

Poughkeepsie, New York, is a regional center in the Hudson Valley and anchors a stable mid-Hudson economic area serving Dutchess County and surrounding communities. The Poughkeepsie area encompasses a compact geographic footprint and includes nearby communities such as Wappingers Falls, Hyde Park, Fishkill, and the City of Newburgh across the Hudson River. Poughkeepsie serves as the financial, commercial, cultural, educational, and government hub of Dutchess County. Dutchess County, in which Poughkeepsie is located, covers approximately 825 square miles. Its strategic Hudson Valley location provides efficient access to New York City, Albany, and the broader Northeast corridor, supporting healthcare, education, technology, manufacturing, logistics, and public-sector employment.

The Poughkeepsie employment base is driven by a mix of healthcare, education, government, and private-sector employers and supports tens of thousands of workers across healthcare services, higher education, technology, and professional services. Projected employment by occupation indicates continued stability in healthcare, education, and skilled technical fields, with service-sector employment remaining a key component of the local workforce. New York State offers a deep labor pool statewide, and Poughkeepsie benefits from a steady supply of educated workers from regional colleges and universities. Marist University, Vassar College, and Dutchess Community College contribute significantly to workforce readiness, supporting employers with a consistent pipeline of graduates. The presence of county government offices and regional healthcare systems also provides long-term employment stability.

Poughkeepsie has a diversified economic base led by healthcare services, higher education, technology, government operations, and professional services. Major employers include Vassar Brothers Medical Center, Mid-Hudson Regional Hospital, Marist University, Vassar College, Dutchess Community College, and Dutchess County government. The broader region also benefits from the historic presence of IBM and other technology and research operations in the Hudson Valley. Healthcare and education institutions anchor the local economy, while professional services, tourism, and hospitality benefit from the area's location within the scenic Hudson River corridor. Poughkeepsie offers a business environment with access to major metropolitan markets, established transportation infrastructure, including rail service to New York City, and relatively moderate operating costs compared to larger urban centers.

Poughkeepsie continues to invest in healthcare, education, and community infrastructure to support long-term economic stability. Healthcare remains one of the fastest-growing sectors in the region, driven by population growth, aging demographics, and expanding medical services throughout the Hudson Valley. With ongoing investments in hospital facilities, outpatient care, and community health programs, the Poughkeepsie area is positioned to support continued healthcare employment growth. Its combination of institutional stability, strong educational infrastructure, workforce availability, and proximity to major Northeast markets makes Poughkeepsie an attractive location for employers seeking dependable, long-term operations in the Hudson Valley region.



BRAND PROFILE

DUNKIN'



Dunkin', founded in 1950, is the largest coffee and donuts brand in the United States, with more than 14,000 restaurants in nearly 40 global markets. Dunkin' is part of the Inspire Brands family of restaurants.

Inspire was founded in 2018 with a vision to invigorate great brands and supercharge their long-term growth. Inspire unites distinct yet complementary brands, with the goal of enhancing their strength and impact beyond what could be achieved individually.

Inspire is tightly integrated around extensible, technology-enabled platforms and capabilities, enabling each brand to benefit from the collective scale of the enterprise. The combination of iconic brands and industry-redefining capabilities makes Inspire a restaurant company unlike any other.

INSPIRE



BR



DUNKIN'

JJ





Violet Avenue Café LLC 14 Units Unlimited Personal Guaranty

Violet Avenue Café is a successful franchisee of Dunkin' with 14 locations. They have operated at Poughkeepsie, NY, since 2017. The lease also includes an unlimited Personal guaranty. In the event of Assignment & Assumption of lease, the Unlimited Guaranty will transfer.



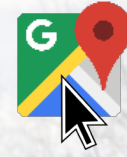


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