



TENDER CORPORATION HEADQUARTERS

944 INDUSTRIAL PARK ROAD | LITTLETON, NH 03561

OFFERING MEMORANDUM

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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EXCLUSIVE MARKETING ADVISORS

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Colliers
INTERNATIONAL

PROPERTY SUMMARY

TENDER CORPORATION HEADQUARTERS

THE OFFERING

 *Total Price* **\$8,600,000**

Property Address	944 Industrial Park Road Littleton, NH 03561
Capitalization Rate	10.23%
Price Per Square Foot	\$73.35
Rent Per Square Foot	\$7.50

FINANCIALS

Year 1 Net Cash Flow After Debt Service	\$879,375
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PROPERTY DESCRIPTION

Gross Square Feet	117,250 SF
Year Built/Renovated	2015
Type of Ownership	Fee Simple
Lot Size	8.24 Acres



EXECUTIVE SUMMARY

TENDER CORPORATION HEADQUARTERS

LEASE SUMMARY

Property Type	Single Tenant Industrial
Tenant	Tender Corporation
Rent Increases	\$0.25/SF in Options
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	3/1/2016
Lease Expiration	2/28/2026
Lease Term	10
Term Remaining	5.54
Renewal Options	Two (2) Five-Year
Landlord Responsibilities	Roof & Structure
Tenant Responsibilities	All Nn-Roof & Structure Expenses
Rights of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

Net Operating Income	\$879,375
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RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current	\$879,375	\$73,281	\$7.50	10.23%
Option 1	\$908,688	\$75,724	\$7.75	10.57%
Option 2	\$938,000	\$78,167	\$8.00	10.91%



INVESTMENT OVERVIEW

TENDER CORPORATION HEADQUARTERS

Colliers International is pleased to present an investment opportunity, 944 Industrial Park Road located in Littleton, New Hampshire.

The Tender Corporation is a 117,250 square foot office/manufacturing center. The building is leased to Tender Corporation with a 10-year primary term and two five-year renewal options. The lease is on a double-net basis and the tenant is responsible for operating expenses as well as maintenance, providing for minimal landlord responsibility. The facility was designed for Tender Corporation to consolidate its three current manufacturing and warehouse facilities into one location, allowing for future growth/expansion.

Tender Corporation headquarters is located in the heart of the White Mountains in Littleton, New Hampshire. The company was founded in 1973, incorporated in 1977 and manufactures the world-famous insect bite treatment, AfterBite, a full line of well-known insect repellents such as Ben's and Natrapel, first-aid such as Adventure Medical Kits and Easy Care First Aid kits, survival products with Survive Outdoors Longer and burn remedy products such as AfterBurn. Many of Tender's products are packaged in innovative ways that allow them to be convenient to use as well as environmentally friendly.

Overall, this asset presents an opportunity for an investor to acquire a brand new, 117,250-square foot office/manufacturing center with an excellent tenant on a 10-year, double-net lease with minimal landlord responsibility.

INVESTMENT HIGHLIGHTS

944 INDUSTRIAL PARK ROAD
LITTLETON, NEW HAMPSHIRE

117,250
SQUARE FEET

100%
LEASED

NN LEASE
THROUGH FEB 2026 WITH
TWO (2) FIVE-YEAR OPTIONS

ALSO FEATURING

- Brand New 2015 State-of-the-Art, Built-to-Suit Facility
- Exceptional Risk Adjusted Return
- Minimal Landlord Responsibility
- Tender Corporation has been in Operation since 1973
- Consolidation of Tenant Operations into New Facility
- Tenant Commitment to Local Area and Business Growth

REGIONAL MAP



944 INDUSTRIAL PARK ROAD



AERIAL MAP



INDUSTRIAL PARK ROAD

944 INDUSTRIAL PARK ROAD



EUSTIS HILL ROAD



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TENANT OVERVIEW

TENDER CORPORATION HEADQUARTERS



Tender Corporation develops, manufactures, and markets a line of insect repellents, bite treatments, and sunburn and windburn products in the United States and internationally. Its product categories include insect bite treatments, deet-free repellents, deet insect repellents, podiatrist recommended foot creams, and first aid products. The company offers its products through a network of retailers. Tender Corporation was founded in 1975 and is based in Littleton, New Hampshire with offices and distribution centers in Barrie, Ontario; Rotterdam, Holland; Newbury, England; and Oakland, California.

SUPPORTED BRANDS





LITTLETON

NEW HAMPSHIRE

NORTH COUNTY METRO AREA

POPULATION (2019)

30,000+

DEMOGRAPHICS

1 MILES 3 MILES 5 MILES

POPULATION

2024 Projection	168	4,656	7,421
2019 Estimate	168	4,614	7,321
2010 Census	168	4,549	7,146
2000 Census	146	4,522	6,938

INCOME

2019 Average Household	\$72,933	\$66,645	\$70,404
2019 Median Household	\$61,692	\$46,085	\$49,620
2019 Per Capita	\$32,694	\$30,898	\$32,051

HOUSEHOLDS

2024 Projection	67	2,165	3,359
2019 Estimate	67	2,135	3,296
2010 Census	66	2,087	3,187
2000 Census	52	1,964	2,958

HOME VALUE

2019 Median Home Value	\$229,412	\$184,717	\$186,326
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EMPLOYMENT

2019 Government (SIC91-97) Businesses	1	27	38
2019 Government (SIC91-97) Employees	3	210	295
2019 Total Daytime Population	1,234	7,655	9,791

2019 UNEMPLOYMENT RATE

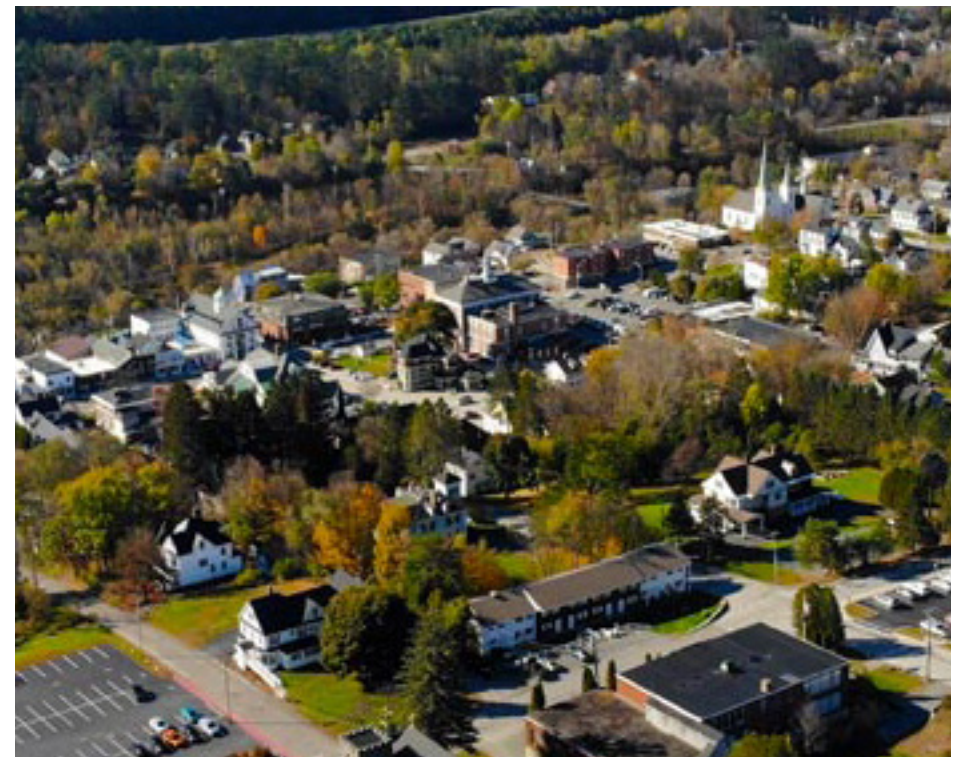
	0.0%	4.7%	4.5%
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RACE & ETHNICITY

2019 White Population (%)	94.00%	95.00%	95.40%
2019 Hispanic Population (%)	2.40%	3.00%	2.80%
2019 Black/African American Population (%)	0.60%	0.30%	0.50%
2019 Asian Population (%)	1.80%	1.30%	1.20%

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Littleton Coin Company LLC	325
Littleton Regional Hospital	320
Walmart	263
Air Force Recruiting	256
Verizon	218
Burndy LLC	200
Home Depot	150
Lowes	150
Dartmouth-Hitchcock Med Ctr	112
Shaws 372	111
Garnet Hill	104
Genesis	100





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