



TRINITY HEALTH CENTER

486 Straits Turnpike - Watertown, CT 06795

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 14,988 SF Trinity Health Center Located at 486 Straits Turnpike in Watertown, CT. This Deal Includes a 7.2 Years Remaining on an 8-Year Triple Net (NNN) Lease and Corporately Guaranteed By Trinity Health of New England Corporation, Inc, Providing For a Secured Investment.

Sale Price

\$6,849,000

OFFERING SUMMARY

Cap Rate:	6.96%
NOI:	\$476,978
Price / SF:	\$456.97
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	486 Straits Turnpike
City, State, Zip:	Watertown, CT 06795
County:	Litchfield
Building Size:	14,988 SF
Lot Size:	3.2 Acres
Year Built:	2024



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Trinity Health has 7.2 Years Remaining on the 8 Year Triple Net (NNN) Lease with Two (2) Five (5) Year Options Periods
- Corporately Guaranteed By Trinity Health of New England Corporation, Inc.
- Strong National Brand - Trinity Health Operates 92 Hospitals in 22 States, Including 120 Continuing Care Locations, and Employs Over 120,000 People
- Trinity Health Surpassed Over \$23 Billion in Revenue For FY24
- 2% Rent Bumps Annually Provide Strong Hedge Against Inflation
- The Next Rent Increase Takes Place in May 2025 Bringing the Total Rent to \$476,978
- Strong Demographics With an Average Household Income of \$99,415 Within a 3-Mile Radius
- Brand New Construction on Signalized Corner



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

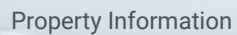
LEASE ABSTRACT

Tenant:	Trinity Health
Premises:	14,988 SF
Base Rent:	\$458,632
Additional Rent:	\$18,346
Total Rent:	\$476,978
Rent Per SF:	\$31.82
Lease Commencement:	05/20/2024
Lease Expiration:	05/20/2032
Lease Term:	7+ Years Remaining
Renewal Options:	2 x 5 Year Options
Rent Increases:	2% Annual
Lease Type:	Triple Net (NNN)
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



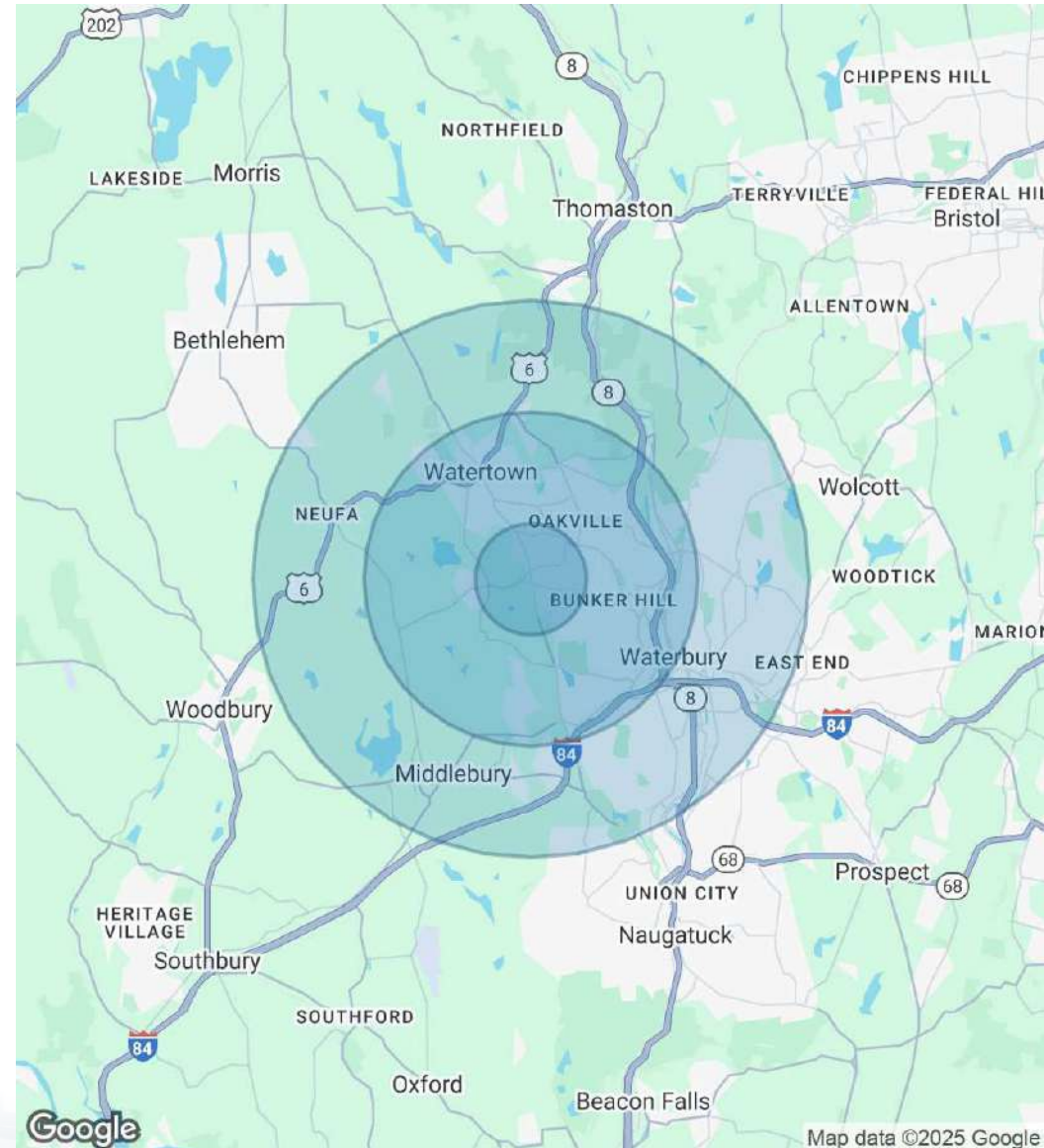
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,823	47,515	109,691
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,255	18,475	42,463
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$104,462	\$99,415	\$88,351
Average House Value	\$290,242	\$296,672	\$265,849

TRAFFIC COUNTS

Bunker Hill Road	11,856 VPD
Straits Turnpike	15,205 VPD
Davis Street Ext	5,102 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Watertown, CT



Waterbury Hospital

WATERTOWN, CT

Watertown, Connecticut, in Litchfield County, is 4 miles NW of Waterbury, Connecticut, and 74 miles NE of New York, New York. The town is included in the Waterbury metropolitan area. Originally an agricultural community, it later became known for manufacturing, particularly in brass production during the 19th and early 20th centuries. Watertown is a charming town located in Litchfield County, Connecticut, known for its small-town New England charm, historic architecture, and scenic landscapes. Watertown has a 2025 population of 22,456.

Watertown, CT, has a diverse and stable economy that blends small-town commerce, light manufacturing, and service-based industries while benefiting from its proximity to larger economic hubs like Waterbury and Torrington. Companies like Anamet Electrical (industrial cables) and Triumph Group (aerospace) operate in the area. Big-box retailers (e.g., Walmart, Lowe's) are concentrated near Route 63 and Route 6. Watertown Convallarium and other medical facilities provide jobs. Proximity to Waterbury Hospital and Saint Mary's Hospital (in Waterbury) expands opportunities. The Taft School (private boarding school) is a significant employer. Main Street and surrounding areas feature local shops, restaurants, and services. Many residents commute to Waterbury, Hartford, or Danbury for work. The largest industries in Watertown, CT are Educational Services (389 people), Manufacturing (261 people), and Health Care & Social Assistance (261 people), and the highest paying industries are Public Administration (\$123,125), Finance & Insurance (\$101,118), and Manufacturing (\$90,759).

The Crestbrook Park Golf Course is a well-maintained golf course that is popular among local golfers. There are several parks in the town, which are maintained by the Watertown Recreation Department. The department provides a host of facilities in the various parks and also arranges various special events and activities. Watertown and nearby Attractions are Crestbrook Park Golf Course, Watertown Historical Society, Old Burying Ground, Black Rock State Park, Railroad Museum of New England, and Lock Museum of America. Watertown is perfect for those who enjoy low-key New England charm with easy access to nature and nearby cities.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	93
Headquarters:	Livonia, MI
Website:	trinity-health.org

TRINITY HEALTH CENTER

Trinity Health is one of the largest not-for-profit, faith-based health care systems in the nation. It is a family of 127,000 colleagues and more than 38,300 physicians and clinicians caring for diverse communities across 26 states. Nationally recognized for care and experience, the Trinity Health system includes 93 hospitals, 107 continuing care locations, the second largest PACE program in the country, 142 urgent care locations and many other health and well-being services. In fiscal year 2024, the Livonia, Michigan-based health system invested \$1.3 billion in its communities in the form of charity care and other community benefit programs.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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