

BOB'S DISCOUNT FURNITURE Burlington

6 BANGOR MALL BLVD
BANGOR, ME



Burlington
LADIES • MENS • KIDS • BABY HOME • COATS



BOB'S DISCOUNT FURNITURE

OFFERED FOR SALE
\$11,730,000 | 7.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale the two-tenant retail property in Bangor, ME located at 6 Bangor Mall Boulevard. The property is 100% leased to Bob's Discount Furniture and Burlington Coat Factory on long-term net leases.

The Offering features 63,288 square feet atop 6.8 acres and is positioned off exit 187 on I-95 (38,300 VPD), just steps away from the Bangor Mall (3.5M Annual Visits). The trade area is home to notable retailers including Dick's Sporting Goods, Home Depot, Sam's Club, Lowe's, Walmart, and Target, among many others.

Burlington is a relocation store within the submarket, demonstrating their long-term commitment to the trade area. Bob's has been operating at this location since February 2022 on a 10-year lease. Burlington's delivery date is May 1 and rent is expected to commence in October. The Offering provides investors the opportunity to capitalize on newly-executed, long-term net leases, providing stable and secure cash flow.

PROPERTY OVERVIEW

Tenants	Bob's Discount Furniture & Burlington
Address	6 Bangor Mall Blvd, Bangor, ME
Size (Total GLA)	63,288
Land Size	6.8 Acres
Year Built	2025
Total NOI	\$821,100

NOI	\$821,100
CAP	7.00%
PRICE	\$11,730,000

BOB'S DISCOUNT FURNITURE

LEASE OVERVIEW

Tenant Name	Bob's Discount Furniture
Guarantor	BDF Acquisition Corp.
Gross Leasable Area	33,288
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Common Areas
Rent Increases	\$0.50 PSF Every 5 Years
Lease Expiration Date	3/31/2032
Bob's Annual Rent	\$416,100

TERM	LEASE YEARS	ANNUAL RENT
Lease Years 1-5 (Current Term)	2/14/2022 - 3/31/2027	\$416,100
Lease Years 6-10	4/1/2027 - 3/31/2032	\$432,744
Option 1	4/1/2032 - 3/31/2037	\$449,388
Option 2	4/1/2037 - 3/31/2042	\$466,032
Option 3	4/1/2042 - 3/31/2047	\$482,676
Option 4	4/1/2047 - 3/31/2052	\$499,320

Burlington

LEASE OVERVIEW

Tenant Name	Burlington
Guarantor	Burlington Coat Factory Warehouse Corp.
Gross Leasable Area	30,000
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Common Areas
Rent Increases	\$0.50 PSF Every 5 Years
Lease Expiration Date	Est. 2/28/2036
Burlington Annual Rent	\$405,000

TERM	LEASE YEARS	ANNUAL RENT
Lease Years 1-5 (Current Term)	10/1/2025 - 2/28/2031	\$405,000
Lease Years 6-10	3/1/2031 - 2/28/2036	\$420,000
Option 1	3/1/2036 - 2/28/2041	\$435,000
Option 2	3/1/2041 - 2/28/2046	\$450,000
Option 3	3/1/2046 - 2/28/2051	\$465,000
Option 4	3/1/2051 - 2/28/2056	\$480,000

*Tenant Delivery Date is May 1 & Rent Commencement will be October 1, 2025. The Offering NOI includes Burlington's rent



26,548 PEOPLE
IN 3 MILE RADIUS



\$90,056 AHHI
IN 3 MILE RADIUS



30,700 VPD ON
HOGAN RD

INVESTMENT HIGHLIGHTS

BOB'S DISCOUNT **FURNITURE**
Burlington

6 BANGOR MALL BLVD
BANGOR, ME



NEWLY RENOVATED

Recently renovated two-tenant retail asset limits capital repairs for an investor during the hold period



STABILIZED TWO-TENANT STRIP

The asset is 100% leased, with Burlington signing a new 10-year lease. Burlington's delivery date is May 1st and rent is expected to commence in October 2025. Bob's has been operating at the site since 2022 on a 10-year lease



MINIMAL LANDLORD RESPONSIBILITIES

Both leases feature minimal landlord responsibilities, limited only to roof, structure, and common areas



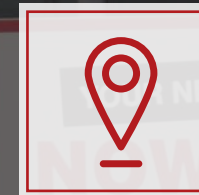
STRONG CORPORATE LEASES

Burlington has over 1,000 locations while Bob's Discount Furniture has over 170 locations and is majority owned by Bain Capital



DENSE RETAIL NODE WITH NATIONAL RETAILERS

The asset is located in the heart of a dense retail trade area anchored by the Bangor Mall (3.5 million annual visits), and other retailers including Home Depot, Sam's Club, Walmart, and Target



KEY MARKET COVERAGE

The asset represents the only Bob's Discount Furniture and Burlington in the immediate trade area (the next nearest location is 130+ miles away)

SITE PLAN

PROPOSED PAD
OPPORTUNITY
APPROVED BY
BOTH TENANTS

0.25 ACRES

BANGOR MALL ROAD - 10,082 VPD



367 PARKING SPACES

DISCOUNT
BOB'S FURNITURE

Burlington

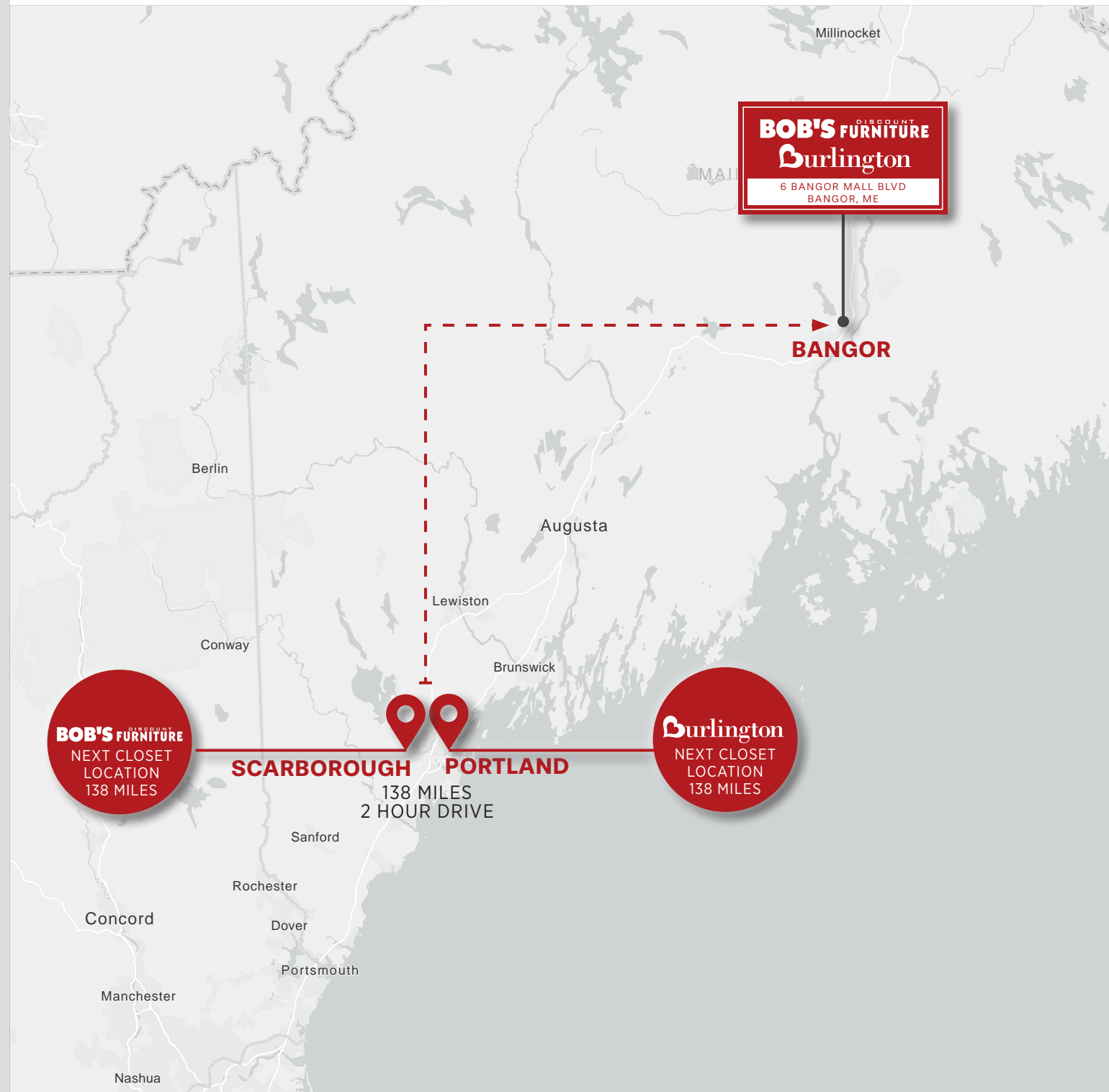
HOGAN ROAD - 30,700 VPD





BANGOR, ME

Bangor, Maine, has a population of approximately 32,000 residents, making it one of the largest cities in the state and a key economic hub for northern and central Maine. The city has experienced steady economic growth, driven by industries such as healthcare, education, retail, and tourism, with major employers including Northern Light Health, the University of Maine, and Hollywood Casino. Bangor serves as a regional commercial and transportation center, with Bangor International Airport providing key connectivity for business and tourism. The city's commercial real estate market has been evolving, with ongoing development in retail, office spaces, and mixed-use properties, particularly in the downtown area and near the airport. Redevelopment efforts have focused on revitalizing historic buildings and expanding retail corridors to attract new businesses and residents. With its strategic location, affordability, and strong economic foundation, Bangor continues to be a growing destination for both businesses and investors.





TENANT SUMMARIES

BOB'S DISCOUNT
Furniture

TENANT SUMMARY



FOUNDED:	1991
HEADQUARTERS:	Manchester, CT
OWNERSHIP:	Private (Bain Capital)
LOCATIONS:	170
GUARANTY:	Corporate

Bob's Discount Furniture is a well-known furniture retail chain offering affordable and stylish home furnishings. Founded in 1991 in Newington, Connecticut, the company has grown to over 170 locations across the United States. Bob's specializes in a wide range of furniture, including sofas, beds, dining sets, and home décor, catering to budget-conscious shoppers. The brand is recognized for its transparent pricing, "Bob's Way" approach, and customer-friendly policies, including no-haggle pricing and financing options. Many stores feature a welcoming atmosphere with complimentary snacks and coffee, enhancing the shopping experience. Bob's Discount Furniture is owned by Bain Capital Private Equity, which acquired a majority stake in 2014 to support the company's expansion. Headquartered in Manchester, Connecticut, Bob's continues to grow, offering quality furniture at competitive prices.

TERM	LEASE YEARS	ANNUAL RENT
Lease Years 1-5 (Current Term)	2/14/2022 - 3/31/2027	\$416,100
Lease Years 6-10	4/1/2027 - 3/31/2032	\$432,744
Option 1	4/1/2032 - 3/31/2037	\$449,388
Option 2	4/1/2037 - 3/31/2042	\$466,032
Option 3	4/1/2042 - 3/31/2047	\$482,676
Option 4	4/1/2047 - 3/31/2052	\$499,320

Burlington

TENANT SUMMARY



FOUNDED:	1972
HEADQUARTERS:	Burlington, NJ
OWNERSHIP:	Private
LOCATIONS:	1,000
GUARANTY:	Corporate

Burlington Coat Factory, now known as Burlington, is a national off-price retailer offering discounted brand-name apparel, footwear, home goods, and accessories. Founded in 1972 in Burlington, New Jersey, the company started as a wholesaler of coats and outerwear before expanding into a full-scale department store. Burlington operates over 1,000 locations across the United States and Puerto Rico, catering to budget-conscious shoppers looking for high-quality products at reduced prices. The retailer follows an off-price business model, similar to TJ Maxx and Ross, which allows it to sell designer and name-brand items at lower prices. Burlington is headquartered in Burlington Township, New Jersey, and continues to expand its presence in new markets. The company was previously publicly traded but is now owned by Burlington Stores, Inc., which manages its operations and growth. Known for its slogan, "Love the Deals," Burlington remains a favorite destination for shoppers seeking affordable fashion and home essentials.

TERM	LEASE YEARS	ANNUAL RENT
Lease Years 1-5 (Current Term)	10/1/2025 - 2/28/2031	\$405,000
Lease Years 6-10	3/1/2031 - 2/28/2036	\$420,000
Option 1	3/1/2036 - 2/28/2041	\$435,000
Option 2	3/1/2041 - 2/28/2046	\$450,000
Option 3	3/1/2046 - 2/28/2051	\$465,000
Option 4	3/1/2051 - 2/28/2056	\$480,000

LEASE ABSTRACT

LESSEE	Bob's Discount Furniture			
LAND	6.8 Acres			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	February 14, 2022			
EXPIRATION DATE	March 31, 2032			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Lease Years 1-5 (Current Term)	2/14/2022 - 3/31/2027	\$416,100	\$34,675	\$12.50
Lease Years 6-10	4/1/2027 - 3/31/2032	\$432,744	\$36,062	\$13.00
Option 1	4/1/2032 - 3/31/2037	\$449,388	\$37,449	\$13.50
Option 2	4/1/2037 - 3/31/2042	\$466,032	\$38,836	\$14.00
Option 3	4/1/2042 - 3/31/2047	\$482,676	\$40,223	\$14.50
Option 4	4/1/2047 - 3/31/2052	\$499,320	\$41,610	\$15.00
SECURITY DEPOSIT	None			
SIGNATOR/GUARANTOR	BDF Acquisition Corp.			
RENEWAL TERM(S)	Four (4), Five (5) Year Options			
REQUIRED PARKING	None			
PERMITTED USE	The Leased Premises may be used by the Tenant, an assignee or any subtenant, for any lawful retail purpose not in violation of any exclusive use restriction presently in existence at the Shopping Center. [Lease Section 2.7]			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant, as Additional Rent, shall pay Tenant's Share of Real Estate Taxes. [Lease Section 5.5]			
COMMON AREA EXPENSES	Tenant shall reimburse Landlord as Additional Rent for Common Area Charges to provide the maintenance, repair and replacement services, the annual sum of up to \$1.50 per square foot for the first calendar year of the Rent Commencement Date plus Tenant's Share of Variable CAM Charges. For purposes of this Lease, Variable CAM Charges for Common Areas shall be defined as utilities, landscaping, snow and ice removal and security costs, provided however, there shall be no administrative or management fee charged to Tenant for Variable CAM Charges. Landlord may charge a management fee, not to exceed 5% of the Fixed CAM Charge, which Tenant shall pay in addition to the Fixed CAM Charge and Variable CAM Charges. After the first calendar year of the Rent Commencement Date during the Term, as extended, each subsequent calendar year's Fixed CAM Charge shall increase by two percent (2.0%) from the prior calendar year's Fixed CAM Charge. [Lease Section 5.4]			
REPAIRS & MAINTENANCE	Landlord shall maintain, repair and replace as necessary, the Common Areas, and its elements, in good condition and repair at all times consistent with the condition of a first-class shopping center in the Bangor, Maine greater commercial real estate market (the "Standards"). Such maintenance and repair services shall include, without limitation: (i) keeping the Common Areas in good condition and repair and free from snow, ice, slush, rubbish, dirt, and debris in accordance with the Standards; (ii) providing lighting for the Common Areas in accordance with the Standards at least one (1) hour before and after any other tenant of the Shopping Center is open for business; (iii) keeping the exits and entrances of the Shopping Center and the Common Areas open and illuminated in accordance with the Standards during the hours provided in subsection (ii) above; (iv) resurfacing the top asphalt layer, striping and restriping the parking areas and providing parking area signs and common roadway signs (i.e. signs directing the flow of traffic, handicap parking signs, and signs prohibiting skateboarding and overnight parking) all in accordance with the Standards; (v) providing security to the Common Areas in accordance with the Standards; (vi) illuminating and maintaining the Shopping Center signs in accordance with the Standards; (vii) keeping the parking areas free of abandoned or for-sale vehicles; (viii) maintaining all landscaping in the Common Areas in accordance with the Standards; and (ix) maintaining all elements of the Common Areas in compliance with Applicable Laws and the OEA. Tenant shall repair and maintain in good order and condition, including replacement, if necessary, the (i) building systems (a) solely servicing and not in common with other tenants and (b) located within the interior of the Leased Premises, including such interior elements related to plumbing, electrical systems, fire safety and sprinkler systems and HVAC systems, (ii) the facade, (iii) automatic doors and door frames, (iv) door checks, (v) loading docks and levelers, (vi) windows, window frames and plate glass, and (v) canopies installed by Tenant. In addition, Tenant shall be responsible for the repair, maintenance and replacement of the exterior elements of the HVAC systems' roof top units and related equipment solely serving the Leased Premises. [Lease Section 5.3 & 9.1]			
UTILITIES	Tenant shall promptly pay for all water, gas, electricity and sewer use charges by public utilities for rendering or furnishing such utilities to the Leased Premises during the Term. [Lease Section 6.1]			
INSURANCE	Tenant, as Additional Rent shall reimburse Landlord for Tenant's Share of the cost of Landlord's insurance. [Lease Section 10.7]			
ASSIGNMENT, SUBLETTING & GO DARK	The Tenant shall have the right at any time to sublet the Leased Premises or any part thereof without Landlord's consent. The Tenant shall have the right at any time to assign this Lease subject to Landlord's consent, which shall not be unreasonably withheld, delayed or conditioned. [Lease Section 11.1]			
ESTOPPEL CERTIFICATE	At any time and from time to time, either party, upon request in writing from the other party, shall execute, acknowledge, and deliver to the requesting party an estoppel certificate. [Lease Section 20.3]			
HOLDING OVER	Any holdover beyond the end of the term of this Lease shall be on a month-to-month basis, and shall be subject to all of the provisions of this Lease including but not limited to maintaining and repairing the Common Areas and making timely payments of the Real Estate Taxes, except that Monthly Rent shall be Rent multiplied by one hundred fifty percent (150%) plus all normally calculated additional rent charges such as but not limited to taxes and insurance provided, however, that nothing herein nor the acceptance of rent by Landlord shall be deemed consent to such holding over. [Lease Section 19.1]			

LEASE ABSTRACT

LESSEE	Burlington			
LAND	6.8 Acres			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	Est. 10/1/2025			
EXPIRATION DATE	Est. 2/28/2036			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Lease Years 1-5 (Current Term)	10/1/2025 - 2/28/2031	\$405,000	\$33,750	\$13.50
Lease Years 6-10	3/1/2031 - 2/28/2036	\$420,000	\$35,000	\$14.00
Option 1	3/1/2036 - 2/28/2041	\$435,000	\$36,250	\$14.50
Option 2	3/1/2041 - 2/28/2046	\$450,000	\$37,500	\$15.00
Option 3	3/1/2046 - 2/28/2051	\$465,000	\$38,750	\$15.50
Option 4	3/1/2051 - 2/28/2056	\$480,000	\$18,664	\$16.00
SECURITY DEPOSIT	None			
SIGNATOR/GUARANTOR	Burlington Coat Factory Warehouse Corp.			
RENEWAL TERM(S)	Four (4), Five (5) Year Options			
REQUIRED PARKING	Landlord shall maintain within the Shopping Center parking areas to accommodate not less than four and one-half (4.5) automobiles for each one thousand (1,000) square feet of floor area in the buildings on the Shopping Center. [Lease Section 24.1]			
PERMITTED USE	Tenant may use the Premises for any lawful retail purpose not in violation of any existing exclusive use restriction presently in existence at the Shopping Center.[Lease Section 2]			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant shall pay Landlord, as Additional Rent, its pro rata share of Taxes paid by Landlord for each calendar year. [Lease Section 26]			
COMMON AREA EXPENSES	Tenant shall pay Landlord, as Additional Rent due hereunder, a monthly charge equal to one-twelfth (1/12th) of Tenant's pro rata share of Operating Costs as reasonably estimated by Landlord for such calendar year (or portion thereof). In no event shall the annualized amounts payable by Tenant for the calendar year in which the Rent Commencement Date occurs exceed the First Year Operating Costs Cap, pro-rated for any partial year. The First Year Operating Costs Cap shall be \$3.40/SF of floor area of the Premises. Thereafter, increases in the annualized amounts payable by Tenant for controllable Operating Costs shall not exceed two percent (2%) of the amount required to be paid by Tenant in the prior calendar year for controllable Operating Costs. For purposes of this Lease, the term "controllable Operating Costs" shall mean all Operating Costs other than Operating Costs for snow and ice removal, utilities for the Common Areas, and Insurance Costs. [Lease Section 27]			
REPAIRS & MAINTENANCE	Landlord, at its sole cost and expense, shall make and pay for all maintenance, repairs and replacements to: (i) the exterior of the Building (excluding plate glass and exterior doors and windows of the Premises and Tenant's signage); (ii) the structure of the Building, floor slab, exterior walls, columns, beams, foundations, and footings; (iii) the roof, roof skin, flashings, gutters and downspouts; (iv) maintain all exterior utility lines, common utility lines, risers and backflow preventers, as well as all utility lines which are under the floor slab; (v) keep the Premises water tight and prevent or stop any leaking or flowing of water, steam and/or sewage into the Premises from any source and repair any damage to the Premises caused by such intrusion. Tenant shall make and pay for all nonstructural repairs to the interior of the Premises reasonably necessary to keep the same in a good state of repair. [Lease Sections 13A & 13B]			
UTILITIES	Tenant shall pay directly to the utility companies all utilities consumed at the Premises after the Commencement Date. [Lease Section 11]			
INSURANCE	From the Effective Date and throughout the Term, Landlord shall maintain the following policies: Property, Flood Hazzard, and Liability Insurance. From and after the Commencement Date and throughout the term, Tenant, at its own expense, shall maintain broad form commercial general liability insurance. [Lease Section 15]			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant may assign this Lease, sublet, grant concessions and/or licenses with respect to all or any portion of the Premises, each without first obtaining the written consent of Landlord but Tenant shall continue to be liable for the performance of the terms, conditions, and covenants of this Lease. [Lease Section 12]			
ESTOPPEL CERTIFICATE	Landlord and Tenant agree, within thirty (30) days after request in writing from the other, to execute, acknowledge, and deliver to the other, an estoppel certificate. [Lease Section 32]			
HOLDING OVER	Any holding over after the expiration of the Term shall create a tenancy from month-to-month at the Minimum Rent that would have applied had Tenant exercised its respective option to renew (or if no further option exists, at 125% of the then current Minimum Rent for the first three (3) months of such month-to-month tenancy, and thereafter, one hundred and fifty percent (150%) of the then current Minimum Rent) and all Additional Rent due. [Lease Section 34]			



PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Property Address	6 Bangor Mall Blvd, Bangor, ME
Total Land Area	6.8 Acres
Parking	367 Parking Spaces
Zoning	S&PS (Shopping & Personal Service District)

IMPROVEMENTS

Building Profile	The center consists of one (1) freestanding building with a total leasable area of 63,288 square feet split into two units
Year Built	1989/2025
Signage	One Pylon Sign located at the entrance to the Bangor Mall at the intersection of Hogan Road and Bangor Mall Blvd
Frontage	248 Feet along Hogan Road; 460 Feet along Bangor Mall Blvd

CONSTRUCTION DETAILS

Foundation	Concrete slab-on-grade
Exterior	Brick and Masonry Exterior
Roof	The center features a Thermoplastic Roof System from CentiMark
Roof Warranty	Roof is under warranty through 5/24/2037

BUILDING SYSTEMS

HVAC	Roof-mounted HVAC systems that serve the individual units
Electrical	Underground utility lines
Utilities	
Electricity	Versant Power
Water/Sewer	Bangor Water District (Water) & City of Bangor (Sewer)
Gas	Bangor Natural Gas



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Burlington

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BANGOR, ME

OFFERED FOR SALE
\$11,730,000
7.00% CAP

BANGOR

Exclusively Offered By



PRIMARY DEAL CONTACTS

JUSTIN SMITH

Head of Capital Markets
339.788.1626
jsmith@atlanticretail.com

ERIC SUFFOLETTO

Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

PORTLAND

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

BROKER OF RECORD

STEPHEN TOMASELLO

License #: DB910675

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