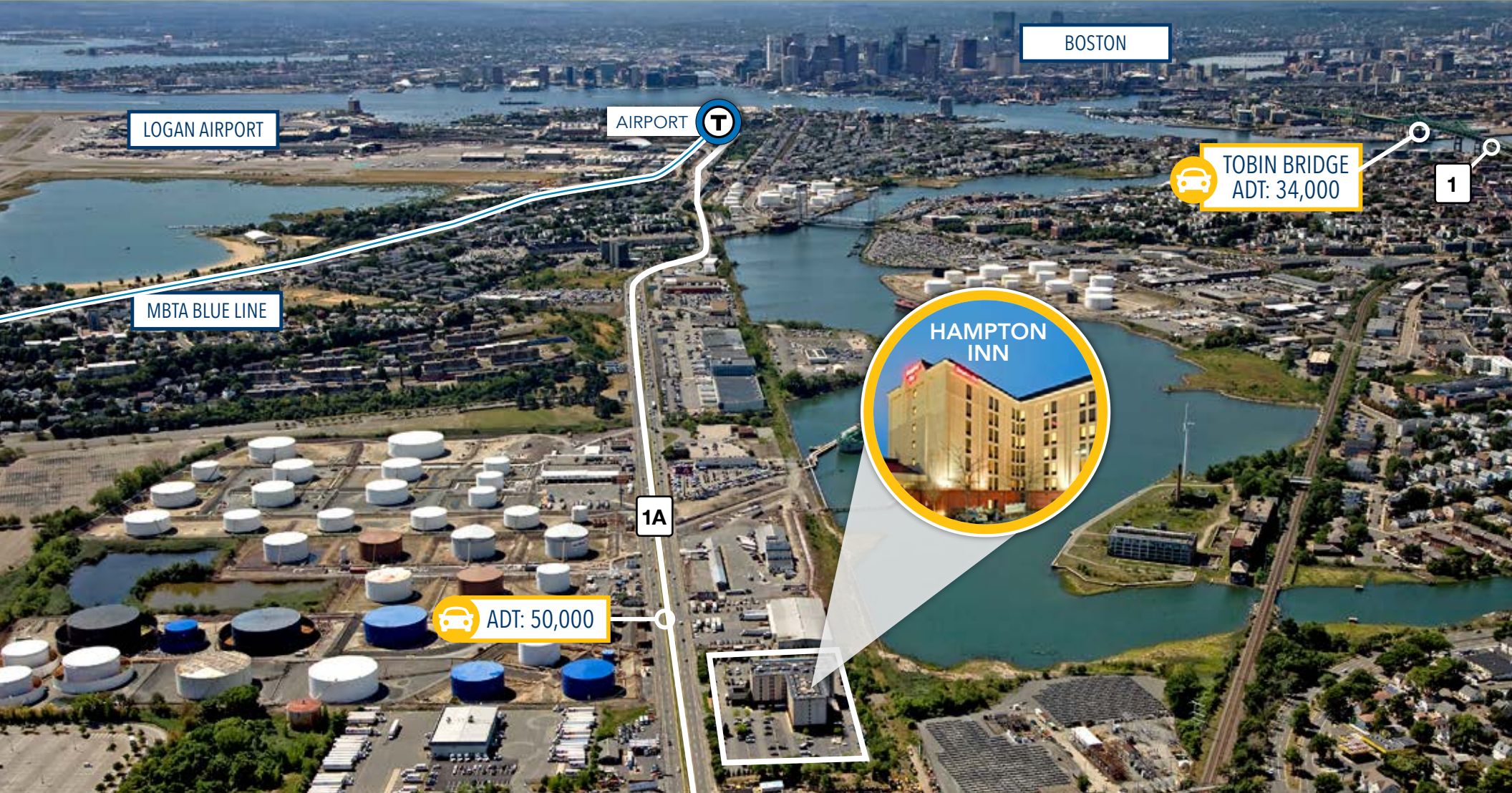


GROUND LEASE OPPORTUNITY | REVERE, MA

HAMPTON INN AT LOGAN AIRPORT



LOCATION SNAPSHOT



ROUTE 1A
ADT EXCEEDS
50,000 CARS



327 PARKING
SPACES ON SITE

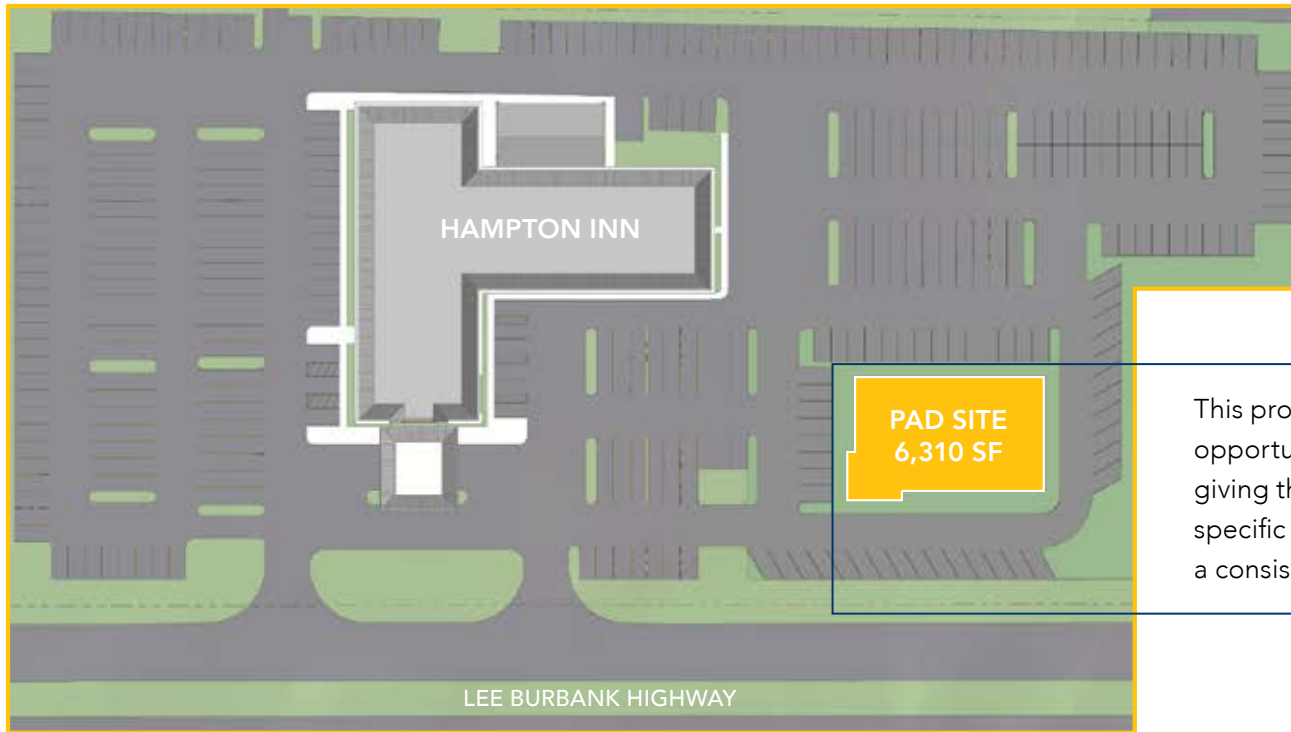


HAMPTON INN TO
RECEIVE EXTENSIVE
RENOVATIONS



LOGAN AIRPORT YEARLY
PASSENGER COUNT
EXCEEDS 20 MILLION

SITE PLAN



This proposed pad site offers a prime ground lease opportunity targeted towards a restaurant tenant, giving them the ability to build in accordance to their specific needs. The influx of hotel guests will allow for a consistent customer base year round.

| ZONING SUMMARY - WITH PAD SITE | | |
|--------------------------------------|--|---|
| TECHONLOGY ENTERPRISE DISTRICT (TED) | | |
| | Required | Actual |
| Lot Area | 25,000 SF | 5.084 Acres |
| Max Bldg Coverage | 50% | 13% |
| Usable Open Space | 15% | 18% |
| Max FAR | 1.5 (3.0 Allowed by Special Permit in TED) | 0.9 |
| Min Lot Frontage | 50 FT | 615 FT |
| Front Setback | 50 FT | 50+ FT |
| Side Setback | 35 FT | 66 FT (At Addition), Exceeds Requirements at Existing |
| Rear Setback | 50 FT | 50+ FT (Existing) |
| Max Bldg Height | 50 FT (100 FT Allowed by SP) | 50 FT (Existing) |
| Max # Stories | 5 (10 Stories Allowed by SP) | 7 Stories (Existing) |
| Max Fence Height | 15 FT | N/A |
| PARKING | | |
| City Requirements | 0.75 Spaces per Key (265 Spaces) | 353 Keys / 327 Spaces Provided |



The Hampton Inn at Logan Airport presents a prime ground lease opportunity for a restaurant user looking to join this dynamic area of a continuously evolving Boston submarket.

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