

SunTrust Bank

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM

Representative Photo



207 S Madison Blvd, Roxboro, NC 27573

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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Investment Highlights

PRICE: \$2,424,701 | CAP: 5.60% | RENT: \$135,783



About the Investment

- ✓ Absolute Triple Net (NNN) Lease | ~10 Years Remaining
- ✓ Attractive 1.5% Annual Rental Increases
- ✓ Investment Grade Tenant | A- Rating (S&P)
- ✓ Six (6), Five (5)-Year Tenant Renewal Options
- ✓ Corporate Tenant | Corporate Guarantee

About the Location

- ✓ Dense Retail Corridor | Rite Aid, Tractor Supply Co., Peebles, Rent-A-Center, Napa Auto Parts, McDonald's, Wendy's & Bojangles
- ✓ Compelling Location Fundamentals | Located Less Than One Hour from Both Durham and Raleigh, North Carolina
- ✓ Strong Academic Presence | Several Local Academic Universities with Nearly 2,000 Students within the Immediate Area
- ✓ Strong Traffic Counts | Over 26,000 Vehicles Per Day Along Madison Boulevard
- ✓ Positive Real Estate Fundamentals | Great Frontage Along Madison Boulevard and Ease of Access from Leasburg Road

About the Tenant / Brand

- ✓ Investment Grade Tenant | A- Rating (S&P)
- ✓ SunTrust Banks, Inc. is one of the nation's largest and strongest financial services companies, with total assets of \$208 billion and total deposits of \$161 billion as of June 30, 2018
- ✓ SunTrust currently operates 1,222 branches, 2,062 ATMs and employs over 23,200 individuals
- ✓ The company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services



Representative Photo



Representative Photo



Financial Analysis

PRICE: \$2,424,701 | CAP: 5.60% | RENT: \$135,783



Property Description

| | |
|------------------------|--------------------|
| Property | SunTrust Bank |
| Property Address | 207 S Madison Blvd |
| City, State ZIP | Roxboro, NC 27573 |
| Year Built / Renovated | 1983 |
| Building Size | 4,518 |
| Lot Size | +/- 2.5 Acres |
| Type of Ownership | Fee Simple |

The Offering

| | |
|----------------|-------------|
| Purchase Price | \$2,424,701 |
| CAP Rate | 5.60% |
| Annual Rent | \$135,783 |
| Price / SF | \$536.68 |
| Rent / SF | \$30.05 |

Lease Summary

| | |
|----------------------|----------------------------------|
| Property Type | Net Leased Bank |
| Lease Expiration | 9/30/2028 |
| Lease Term Remaining | 9.9 Years |
| Lease Type | Triple Net (NNN) |
| Roof & Structure | Tenant Responsible |
| Rental Increases | 1.5% Annually |
| Options to Renew | Six (6), Five (5) - Year Options |

RENT SCHEDULE

| Lease Year(s) | Annual Rent | Monthly Rent | Rent Escalation (%) |
|-------------------|-------------|--------------|---------------------|
| Current | \$135,783 | \$11,315 | - |
| 10/1/19 - 9/30/19 | \$137,820 | \$11,485 | 1.50% |
| 10/1/20 - 9/30/20 | \$139,887 | \$11,657 | 1.50% |
| 10/1/21 - 9/30/21 | \$141,986 | \$11,832 | 1.50% |
| 10/1/22 - 9/30/22 | \$144,115 | \$12,010 | 1.50% |
| 10/1/23 - 9/30/23 | \$146,277 | \$12,190 | 1.50% |
| 10/1/24 - 9/30/24 | \$148,471 | \$12,373 | 1.50% |
| 10/1/25 - 9/30/25 | \$150,698 | \$12,558 | 1.50% |
| 10/1/26 - 9/30/26 | \$152,959 | \$12,747 | 1.50% |
| 10/1/27 - 9/30/27 | \$155,253 | \$12,938 | 1.50% |
| 10/1/28 - 9/30/28 | \$157,582 | \$13,132 | 1.50% |

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a SunTrust Bank located at 207 South Madison Boulevard in Roxboro, North Carolina. The site constructed in 1983, consists of roughly 4,518 rentable square feet of building space on estimated 2.47 acre parcel of land.

SunTrust Bank is subject to an absolute triple-net (NNN) lease. The current annual rent is \$135,783. There are six (6), five (5) year tenant renewal options.



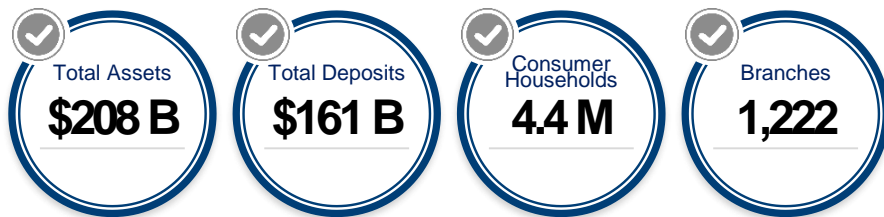
Tenant Overview



About SunTrust Bank

SunTrust Banks, Inc. is one of the nation's largest and strongest financial services companies, with total assets of \$208 billion and total deposits of \$161 billion as of June 30, 2018, but most importantly, they are an organization driven by purpose and a personal touch. SunTrust Bank is a purpose-driven company dedicated to Lighting the Way to Financial Well-Being for the people, businesses, and communities it serves. SunTrust leads onUp, a national movement inspiring Americans to build financial confidence. Headquartered in Atlanta, the Company has two business segments: Consumer and Wholesale. Its flagship subsidiary, SunTrust Bank, operates an extensive branch and ATM network throughout the high-growth Southeast and Mid-Atlantic states, along with 24-hour digital access. Certain business lines serve consumer, commercial, corporate, and institutional clients nationally. The Company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services.

SunTrust delivers a full suite of products and financial services to serve the needs of their consumer, business, corporate and institutional clients. Their businesses are organized into two segments: Consumer, which includes Private Wealth Management and Mortgage, and Wholesale. Consumer brings together the resources of the company to provide clear and unbiased financial guidance to consumer and small business clients in the Southeast, Mid-Atlantic and select national markets. Wholesale focuses on helping businesses across the country by delivering a comprehensive suite of financial services including lending, liquidity management, treasury and payment, M&A advisory and capital raising.



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Surrounding Area

Property Address: 207 S Madison Blvd, Roxboro, NC 27573





Location Overview

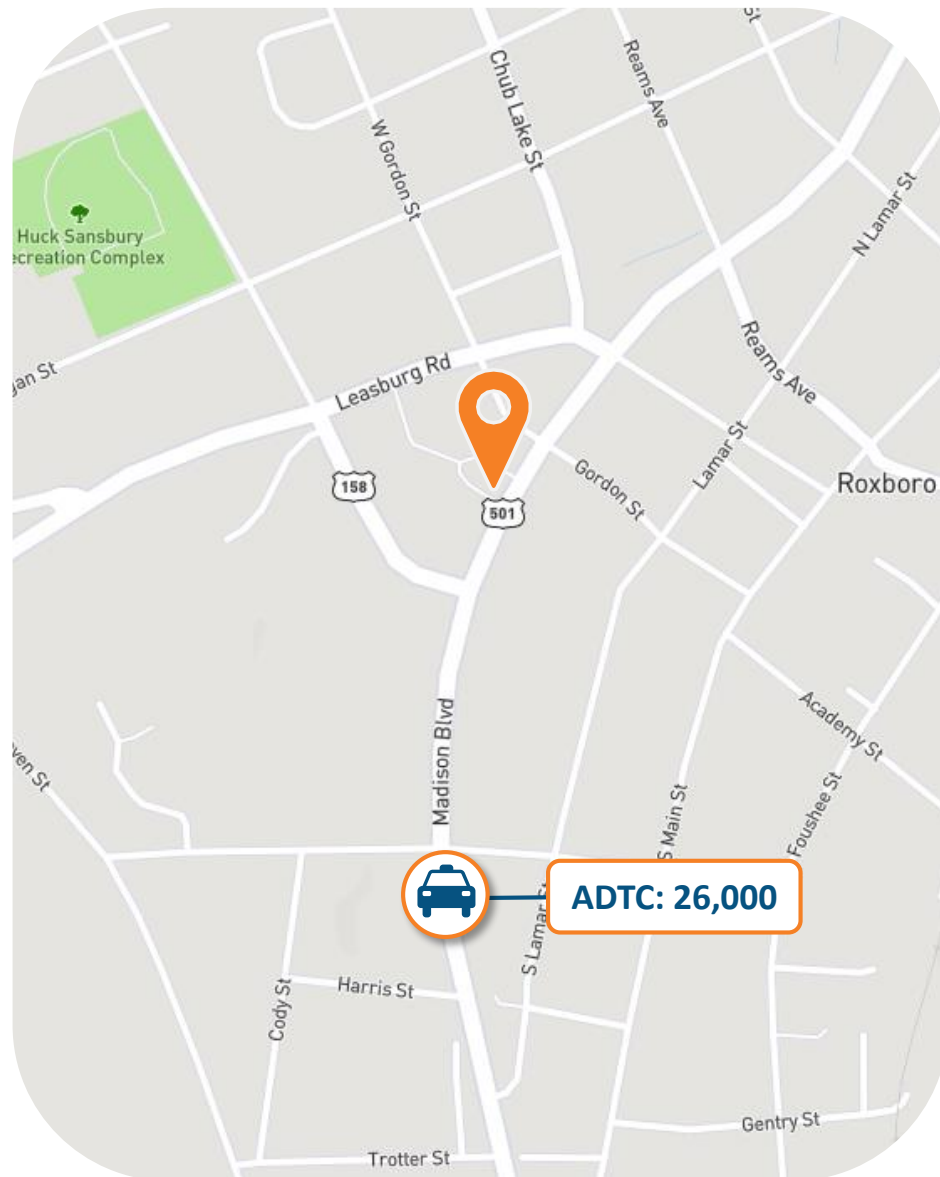
Property Address: 207 S Madison Blvd, Roxboro, NC 27573



The subject investment property is situated along Madison Boulevard, which boasts average daily traffic counts exceeding 26,000 vehicles, respectively. Madison Boulevard is the main access road throughout Roxboro and directs traffic to and from the main downtown retail district. There are more than 12,315 individuals residing within a three-mile radius of the property and more than 19,430 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a dense retail corridor just west of the main retail district consisting of national and local tenants, shopping centers, and academic institutions all within close proximity of this property. The subject property also benefits from its frontage along Madison Boulevard and ability to be accessed from intersecting roads such as Leasburg Road. Major national tenants include: Rite Aid, Tractor Supply Co., Peebles, Rent-A-Center, Napa Auto Parts, McDonald's, Wendy's, Bojangles and other quick service restaurants. This SunTrust Bank also benefits from being situated within a one-mile radius of several academic institutions. Roxboro Christian Academy, Sneed Academy, Roxboro Community School, Southern Middle School, South Elementary School and Southern Junior High School have a combined total enrollment of nearly 2,000 students. Person Memorial Hospital is a full service general surgical facility licensed for 110 beds (50 acute intensive care and 60 extended care) and is located less than two miles from the subject property.

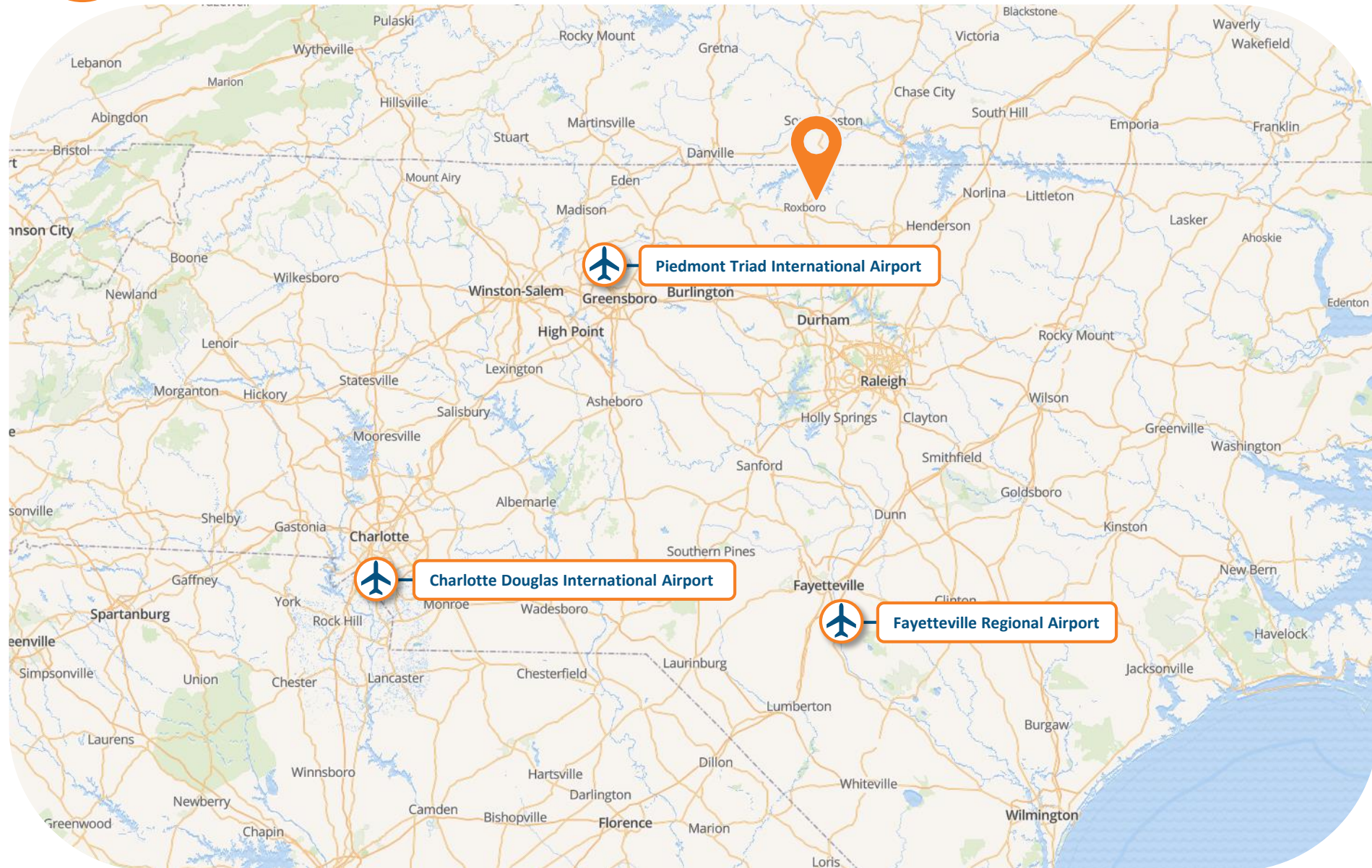
Roxboro is a city in and the county seat of Person County. The city is located 30 miles north of Durham and is a part of the four-county Durham-Chapel Hill Metropolitan Statistical Area. The Durham-Chapel Hill MSA is a part of the larger Raleigh-Durham-Cary Combined Statistical Area. Roxboro's local businesses include LED lighting, law firms, electrical, textile, manufacturing, aerodynamics, administrative, winery, brokering, food processing, automotive, tobacco agriculture, aluminum and paper products. Roxboro is also adjacent to North Carolina's Research Triangle region, home to numerous high-tech companies and enterprises. The Research Triangle, commonly referred to as simply The Triangle, is a region in the Piedmont of North Carolina, anchored by three major research universities of North Carolina State University, Duke University, and the University of North Carolina Chapel Hill, as well as the cities of Raleigh and Durham and the town of Chapel Hill.





Local Map

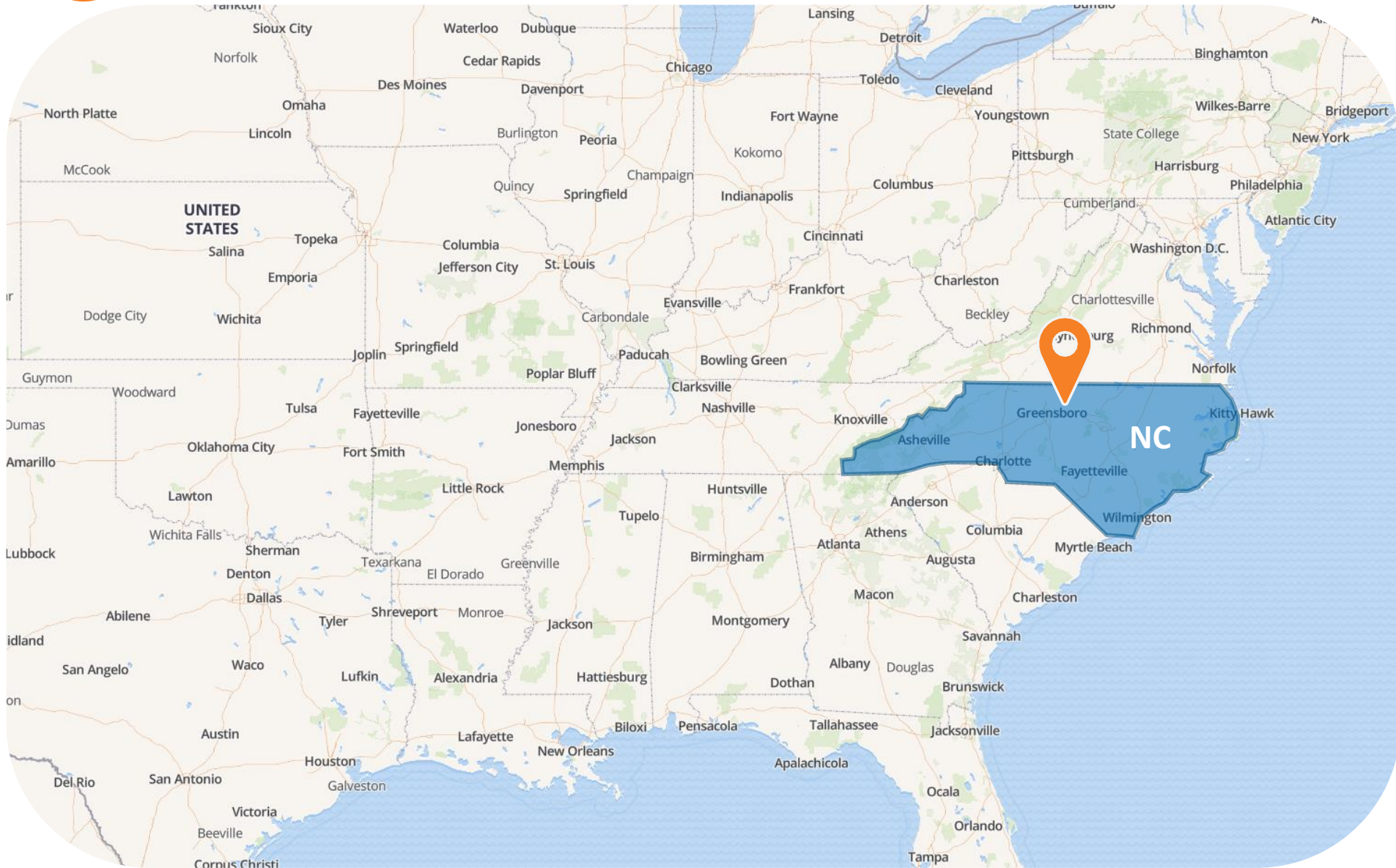
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Regional Map

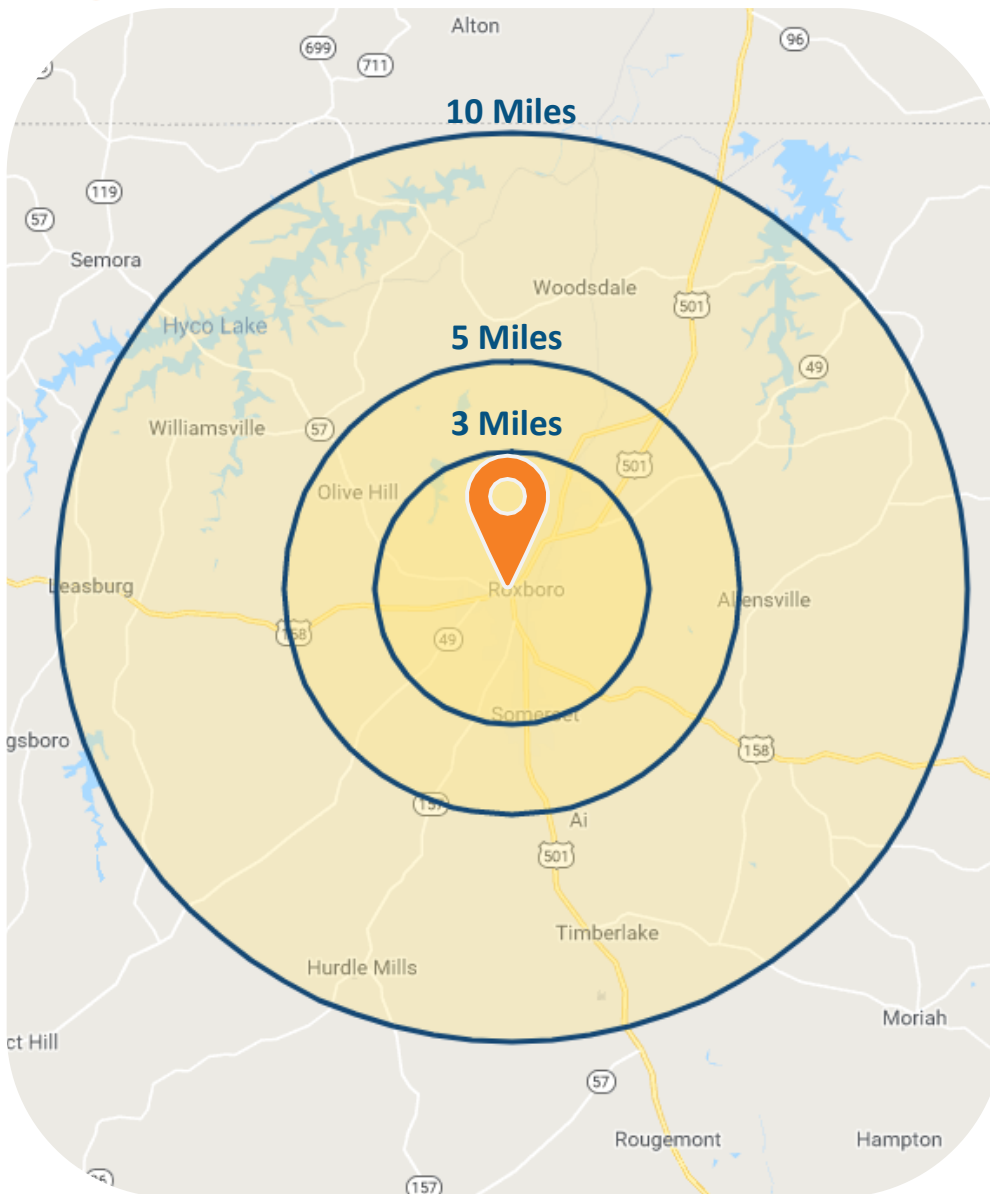
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Demographics

Property Address: 207 S Madison Blvd, Roxboro, NC 27573



POPULATION

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------|---------|---------|----------|
| 2022 Projection | 12,367 | 19,738 | 35,346 |
| 2017 Estimate | 12,319 | 19,435 | 33,948 |
| 2010 Census | 12,329 | 19,429 | 33,961 |
| 2000 Census | 12,242 | 18,698 | 30,577 |

INCOME

| | 3 Miles | 5 Miles | 10 Miles |
|------------|----------|----------|----------|
| Average | \$50,573 | \$55,391 | \$59,543 |
| Median | \$37,656 | \$41,933 | \$46,243 |
| Per Capita | \$21,235 | \$22,715 | \$24,134 |

HOUSEHOLDS

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------|---------|---------|----------|
| 2022 Projection | 5,188 | 8,128 | 14,449 |
| 2017 Estimate | 5,086 | 7,879 | 13,670 |
| 2010 Census | 5,099 | 7,881 | 13,681 |
| 2000 Census | 5,053 | 7,528 | 12,192 |

HOUSING

| | 3 Miles | 5 Miles | 10 Miles |
|------|-----------|-----------|-----------|
| 2017 | \$101,760 | \$103,977 | \$113,316 |

EMPLOYMENT

| | 3 Miles | 5 Miles | 10 Miles |
|---------------------------|---------|---------|----------|
| 2017 Daytime Population | 12,457 | 17,082 | 23,997 |
| 2017 Unemployment | 7.54% | 6.73% | 5.91% |
| 2017 Median Time Traveled | 28 Mins | 30 Mins | 32 Mins |

RACE & ETHNICITY

| | 3 Miles | 5 Miles | 10 Miles |
|------------------------|---------|---------|----------|
| White | 53.86% | 58.92% | 66.24% |
| Native American | 0.01% | 0.01% | 0.01% |
| African American | 39.16% | 34.79% | 28.35% |
| Asian/Pacific Islander | 0.56% | 0.50% | 0.44% |



Market Overview

City: Roxboro | County: Person | State: North Carolina

*Raleigh,
North Carolina*

Raleigh is the capital city of North Carolina and the county seat of Wake County. With a 2016 population of 458,880, Raleigh is the second largest city in North Carolina and one of the fastest growing cities in the country. Raleigh is one of the vertices of the Research Triangle area (home of the Research Triangle Park). The Research Triangle is anchored by North Carolina State University, Duke University, University of North Carolina at Chapel Hill, and the cities of Raleigh and Durham and the town of Chapel Hill. The eight-county region, officially named the Raleigh-Durham-Chapel Hill Combined Statistical Area (CSA) has a population of 2,117,103, making it the second largest metropolitan area in North Carolina. Anchored by leading technology firms, government agencies, and world-class universities, medical centers, and schools, the area's economy has performed exceptionally well, with significant increases in employment, earnings, personal income, and retail sales projected over the next 15 years. The Research Triangle's economy is heavily influenced by the Research Triangle Park (RTP), located between Raleigh and Durham. RTP is the country's largest industrial park and a primary center in the United States for high-tech and biotech research, as well as textile development. The park is home to more than 200 companies employing over 50,000 people, including the second largest IBM operation in the world, smaller only to the one in India; the company has around 14,000 employees in RTP. The park hosts one of Glaxo Smith Kline's largest R&D centers, with approximately 6,400 employees. Cisco System's campus in RTP, with approximately 5,000 employees, is the second highest concentration of its employees outside of its Silicon Valley corporate headquarters.

Major Employers

| Employer | Estimated # of Employees |
|-------------------------------|--------------------------|
| GKN Rexboro Assembly | 650 |
| GKN Driveline Roxboro | 500 |
| Dlp Halhcare LLC Brentwood TN | 485 |
| Air Controls Division | 440 |
| Walmart | 261 |
| Roxboro Ewp Mill | 220 |
| North Amercn Aerodynamics Inc | 200 |
| Owens Corning | 181 |
| Person High School | 164 |
| Lowe's | 150 |
| City of Roxboro | 142 |

Marcus & Millichap



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Benjamin Yelm
Marcus & Millichap
151 Meeting Street Ste 450
Charleston, SC 29401
Tel: 843-952-2222
License: 303785



207 S Madison Blvd, Roxboro, NC 27573