

OFFERING MEMORANDUM

Representative Photo



BB&T BANK
600 2ND AVENUE | OPELIKA, AL

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- BB&T is situated in a prime corner location on 2nd Avenue surrounded by a multitude of national tenants including KFC, Advance Auto Parts, Burger King, Circle K, Wendy's, O'Reilly Auto Parts, AutoZone, Dollar General, Family Dollar, and many more
- High quality brick construction located just off the Auburn University campus
- Strong return at 8.56% Cap Rate
- BB&T carries an investment grade rating of A- on its long-term debt as rated by S&P
- Attractive 1.25% annual increases
- Doing nearly \$35 Million in deposits, which is very strong for the Opelika-Auburn MSA
- Site sees daily traffic counts exceeding 16,000 ADT along 2nd Avenue
- Average household incomes greater than \$60,000 within the 1, 3, and, 5-mile radii and expected population growth of over 8% in the next five years



Representative Photo



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BB&T BANK

600 2nd Avenue
Opelika, AL 36801

List Price\$1,795,000
CAP Rate - Current.....8.56%
Gross Leasable Area± 11,013 SF
Lot Size.....± 0.47 Acres
Year Built.....1962

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
Current	\$12,809.04	\$153,708.52	\$13.96	8.56%
8/23/2018 - 8/24/2019	\$12,969.16	\$155,629.87	\$14.13	8.67%



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Tenant Summary

Tenant Trade Name	Colonial Bank, NA
Type of Ownership	Fee Simple
Lease Guarantor	Colonial Bank, NA
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	12 Years
Lease Commencement Date	7/24/2007
Rent Commencement Date	7/24/2007
Lease Expiration Date	8/24/2019
Term Remaining on Lease	± 2.25 Years
Increases	1.25% Annual Increases
Options	Four (4), Five (5) Year Options

TENANT OVERVIEW



Representative Photo



Property Name	BB&T
Property Type	Net Leased Bank
Parent Company Trade Name	BB&T Corporation (NYSE: BBT)
Ownership	Public
Credit Rating (S&P)	A-
No. of Locations	± 1,800
No. of Employees	± 37,200
Headquartered	Winston Salem, North Carolina
Website	www.bbt.com
Year Founded	1968

TENANT OVERVIEW

BB&T Corporation provides traditional banking, insurance, investment banking, and wealth management services through more than 1,800 bank branches across the South and Southeastern US. The holding company's flagship subsidiary, Branch Banking and Trust (BB&T), is one of North Carolina's oldest banks and a leading originator of residential mortgages in the Southeast. The company also operates investment bank Scott & Stringfellow. Boasting assets of nearly \$190 billion, BB&T is one of the largest financial services holding companies in the US.

GEOGRAPHIC OUTREACH

North Carolina-based BB&T has US offices in Virginia, Florida, Georgia, Maryland, the Carolinas, West Virginia, Kentucky, Alabama, Tennessee, Texas, and Washington, DC. Its largest markets are Virginia, North Carolina, and Florida, each home to more than 300 bank branches.

STRATEGY

BB&T has been following a long-term strategy of growing its branch network reach and diversifying its revenue streams through strategic bank acquisitions in recent years. In 2015 and 2014, BB&T acquired more than 60 branches in Texas from Citibank, which doubled BB&T's branch size in the state to 121 branches and added more than \$200 million worth new loan business and \$6.3 billion in new deposits. Continuing its expansion in the Southeast, BB&T also agreed in mid-2015 to purchase The Bank of Kentucky. In late 2014, BB&T agreed to acquire Susquehanna Bancshares, along with its 225 branches in four Northeastern states and some \$18.6 billion in assets, extending its reach into relatively untapped territory.

In 2012, for example, the company opened 30 financial centers in Texas that focused on commercial and small business lending in the Dallas/Fort Worth, Houston, San Antonio, and Austin areas. It also expanded its insurance portfolio by adding flood insurance to its suite of online products and launched the BB&T LEAP Account, which is a prepaid transaction account specifically designed for teenagers and their parents.

SALES & MARKETING

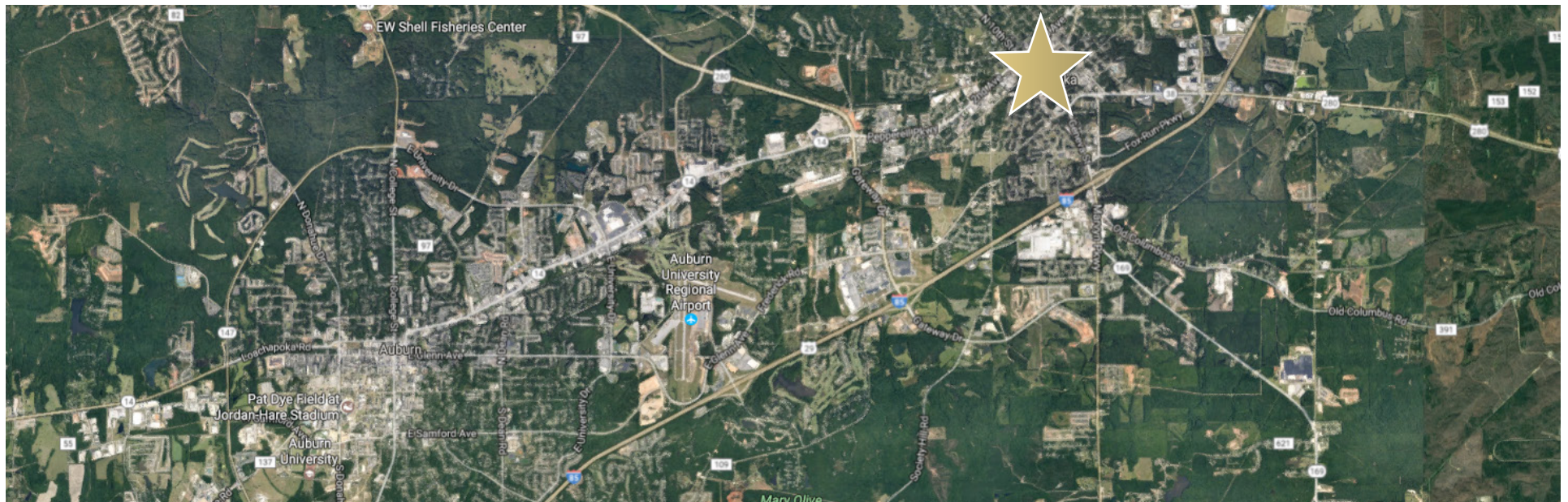
BB&T, through its network of subsidiaries, serves its target retail and commercial clients. BB&T's primary markets offer a diverse employment base and consist of manufacturing, general services, agriculture, wholesale and retail trade, technology, government, and financial services.

THE OFFERING

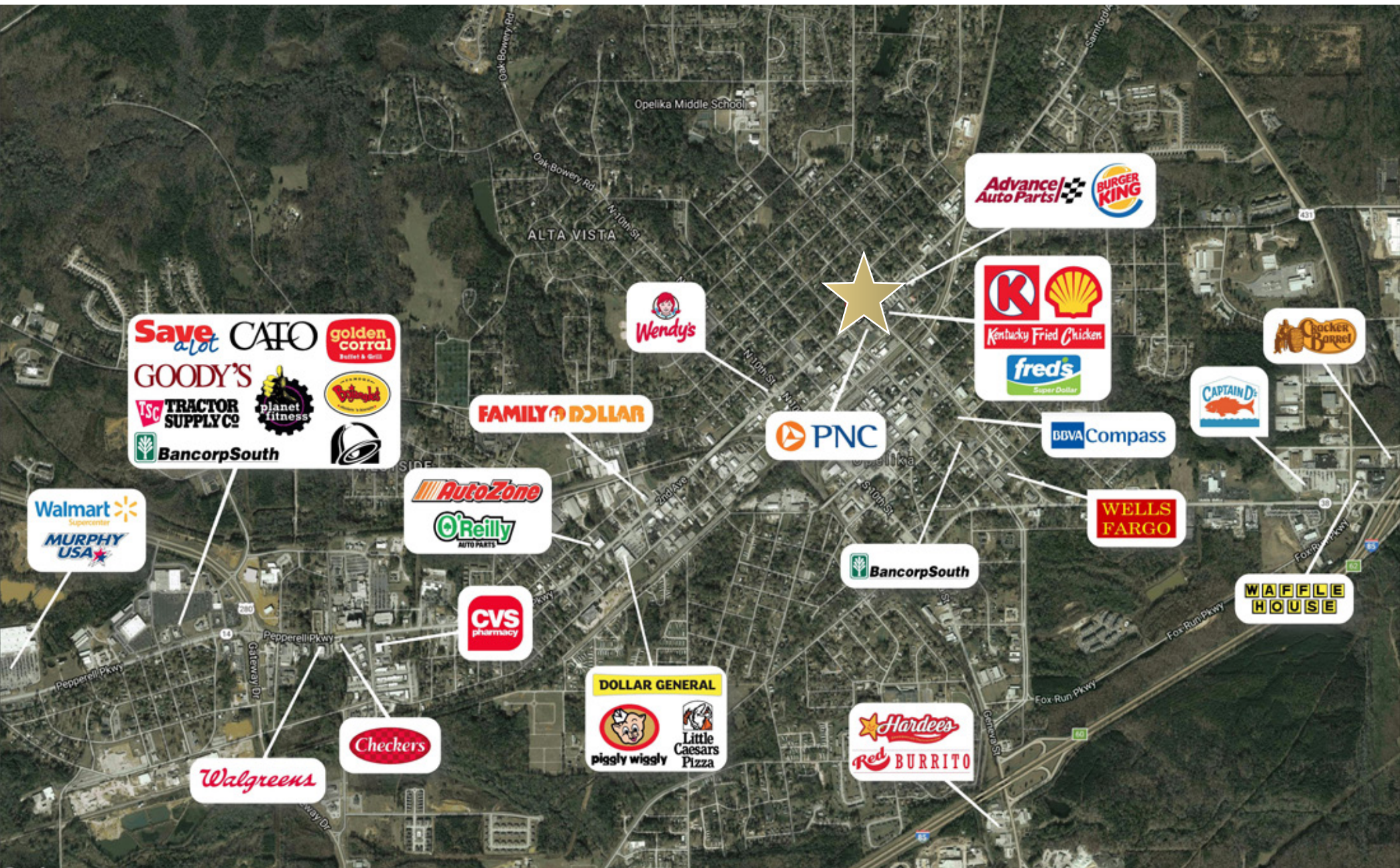
Property Name		BB&T Bank
Property Address	600 2nd Avenue Opelika, AL 36801	
Assessor's Parcel Number	10-03-07-1-002-146-000	
Site Description		
Number of Stories	Two	
Year Built	1962	
Gross Leasable Area (GLA)	± 11,013 SF	
Lot Size	± 0.47 Acres (16,895 SF)	
Type of Ownership	NNN	
Landscaping	Professional	
Topography	Generally Level	
Construction		
Foundation	Concrete Slab	
Framing	Wood	
Exterior	Brick	
Parking Surface	Asphalt	
Roof	Flat	



PARCEL MAP

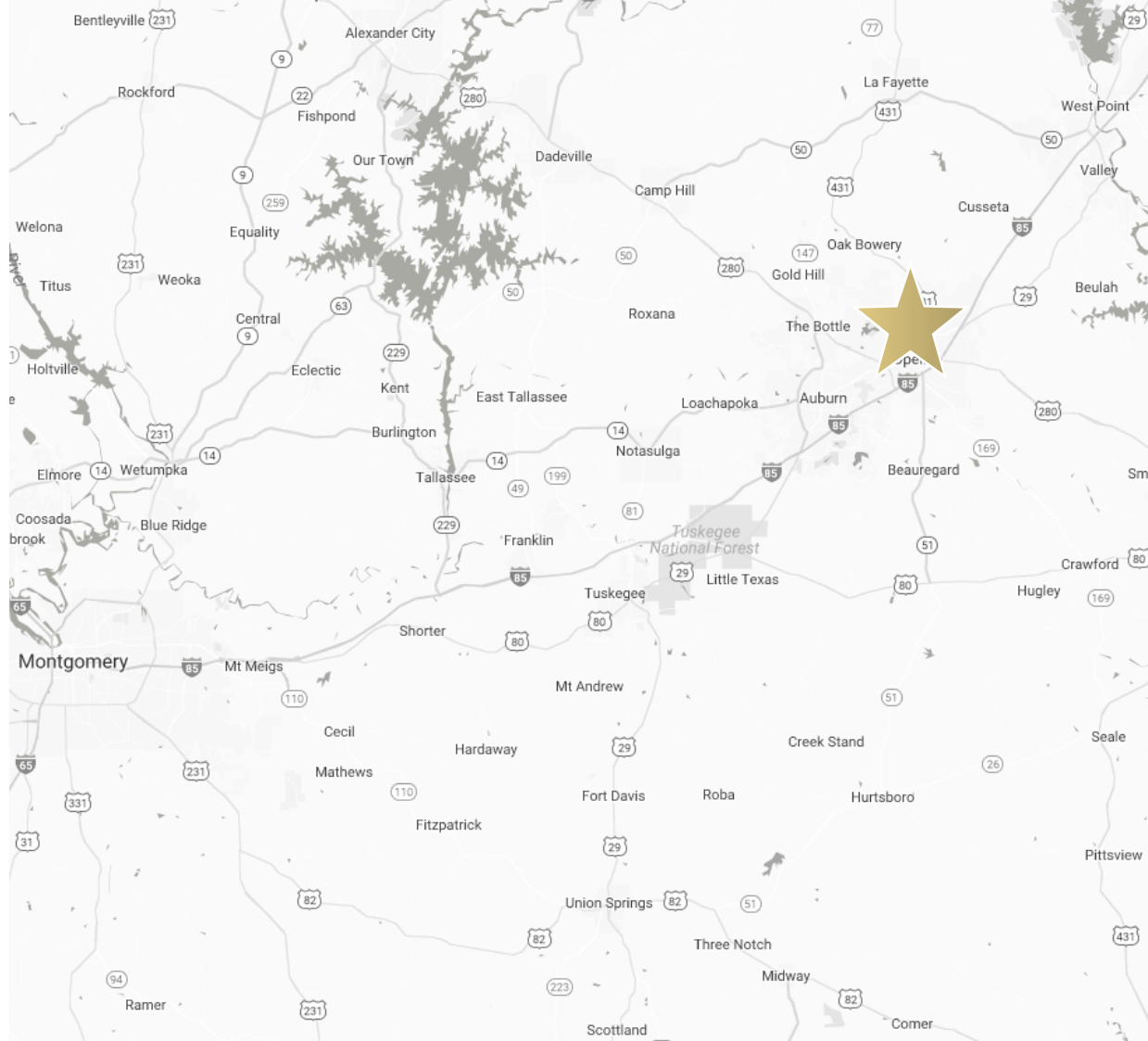


TENANT MAP



OPELIKA, AL

Opelika is a business-friendly town, more industrial than neighboring Auburn, with distribution centers, automotive parts manufacturers and a Uniroyal plant among others. Logistically speaking, the city enjoys an ideal location that has worked to its advantage in attracting an increasing number of automotive suppliers, medical suppliers and distribution centers. Numerous new retail and restaurant developments have followed suit and have been successful in strengthening the area's economy over the last decade. Opelika anticipates a bright future full of opportunity for business and industry.



POPULATION	1-Mile	3-Mile	5-Mile
2022 Projection	5,357	23,253	37,870
2017 Estimate	5,273	22,185	35,709
Growth 2017 - 2022	1.60%	4.81%	6.05%
Growth 2010 - 2017	2.01%	8.40%	12.24%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2022 Projection	2,237	9,413	15,389
2017 Estimate	2,197	8,939	14,422
Growth 2017 - 2022	1.80%	5.31%	6.71%
INCOME	1-Mile	3-Mile	5-Mile
2017 Est. Average Household Income	\$67,642	\$64,367	\$64,455



AUBURN, ALABAMA

Neighboring Opelika to the west, Auburn is the principal city in the Auburn-Opelika MSA. The city is a college town and home to the inviting Auburn University campus. With attractive historic buildings in its charming downtown area, Auburn has been ranked among U.S. News and World Report's top ten list of best places to live in the United States. Residents enjoy a very attractive Cost of Living Index given that it is a college town. More and more people are discovering Auburn's small town lifestyle, low costs, low unemployment, and advantages of living in a college town, thereby driving strong growth.

Auburn University is the economic backbone of the city's economy, employing roughly 25% of the city's total workforce. In recent years, Auburn has seen the development of a stronger commercial and industrial component consisting of mainly small businesses and manufacturing. The city has one industrial park and four technology parks where main areas of industrial focus are related to the automotive industry. On the other hand, the 156-acre Auburn University Research Park is anchored by a firm that specializes in research in high-resolution, dark field optical microscopy.

AUBURN UNIVERSITY

Founded in 1856, Auburn University is a public research university that is one of Alabama's largest universities. Auburn University's 1,841-acre campus is home to a total undergraduate, graduate and professional enrollment of 28,290 students. In terms of academics, undergraduate students have the option to choose from 140 majors within 13 colleges and schools in addition to several unique programs, such as the first wireless engineering program in the country. With more than 450 organizations ranging from foreign language clubs to community service organizations, students have plenty of opportunities to have an enjoyable college experience.

**BECAUSE
THIS IS AUBURN.**

Auburn University is one of the state's two public flagship universities; It is among a distinctive group of American universities that carry the torch as a land-grant, sea-grant, and space-grant research institutions. As one of these centers, Auburn University receives federal funding for research projects that benefit the larger community resulting in nearly \$5 billion statewide economic impact. The university is garnering attention as one of the nation's preeminent comprehensive land-grant universities of the 21st century as it has provided instruction, research and outreach to benefit both Alabama and the country for over 150 years.

Central to all of Auburn University's functions is its historic commitment of service to all Alabamians as the state becomes a part of a global society with all of its challenges and opportunities. There are over 250,000 Auburn Tiger graduates that carry on the university's legacy, making significant contributions to the Alabama economy by providing knowledge and leadership for state industries and researchers.



Auburn University has a vibrant sports culture attributed to the university's NCAA Division I football program, a major force in Auburn's culture and economy. Every fall, home football games change the city's atmosphere as tens of thousands of fans flood the campus to tailgate, creating a festival-like atmosphere throughout the weekend.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **BB&T Bank** located at **600 2nd Avenue, Opelika, AL 36801 ("Property")**. It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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