



US Bank

5030 Back Square Drive | Owensboro, KY

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Exclusively Listed By

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Broker of Record

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US Bank

5030 Back Square Drive
Owensboro, KY 42301

List Price \$1,955,732
CAP Rate - Current..... 7.10%
Gross Leasable Area ± 9,525 SF
Lot Size ± 1.29 Acres
Year Built..... 1992

Investment Highlights

- Newly Extended lease with just under 5 years remaining
- Two (2), five (5) year options to extend with increases
- US Bancorp Corporate Guarantee – S&P 500 A+ Rating
- US Bank Office – Mortgage Center
- E-Commerce proof with bank Guarantee
- Site is located across the street from Towne Square Mall and Towne Square North shopping centers, which have major national tenants such as Macy's, JC Penny, Sears, Hobby Lobby and Office Depot
- Owensboro, Kentucky is a regional hub for retail and commerce in Western Kentucky
- Population over 69,000 within a 5-mile radius of subject property that is projected to grow within the next few years





Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Increases
Current	\$11,571.42	\$138,857.00	\$14.58	7.10%
Option 1	\$12,149.99	\$145,799.85	\$15.31	7.46%
Option 2	\$12,757.49	\$153,089.84	\$16.07	7.83%

Tenant Summary

Tenant Trade Name	US Bank National Association
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Modified Net
Roof and Structure	Landlord Responsible
Original Lease Term	5 Years
Lease Commencement Date	1/1/2014
Rent Commencement Date	1/1/2014
Lease Expiration Date	12/31/2021
Term Remaining on Lease	± 4.75 Years
Increases	5% Increases in Options
Options	Two (2), Five (5) Year Options



Tenant Report



Company Name	U.S. Bank National Association
Parent Company Trade Name	U.S. Bancorp (NYSE: USB)
Ownership	Public
No. of Employees	± 26,089
Headquartered	Cincinnati, Ohio
Website	www.usbank.com
Year Founded	1973

U.S. Bank

As one of the largest bank holding companies in the United States, U.S. Bancorp has \$403 billion in assets, and owns U.S. Bank National Association. U.S. Bancorp provides services through a network of banking offices in 25 U.S. states, Canada, Mexico, Brazil and Europe. California is the bank holding company's largest market. In the past few years, U.S. Bancorp has recorded incremental growth.

U.S. Bank National Association provides commercial banking services for individuals, businesses, and institutions. It offers personal banking services, including checking and savings accounts, and certificates of deposits; and personal loans and credit, such as mortgage, home equity, personal line of credit, auto loans, boat loans, and RV loans. The company also provides business banking services, including savings and checking accounts; and business loans, such as business credit lines, quick loans, SBA loans, real estate loans, equipment financing, and business ownership and expansion loans. In addition, it offers investing and wealth management products and services, including retirement and individual retirement accounts, financial planning, investment guidance, online investing, private banking, and wealth management.

Furthermore, the company provides overdraft protection, online banking, credit cards, payroll services, Visa cards, mobile banking, bill pay, and student banking services. U.S. Bank National Association was formerly known as Firststar Bank, National Association and changed its name to U.S. Bank National Association in August of 2001. The company was founded in 1863 and is based in Cincinnati, Ohio. It has banking and ATMs locations in the United States and internationally. U.S. Bank National Association operates as a subsidiary of U.S. Bancorp.

STRATEGY

U.S. Bancorp has been growing its business through acquisitions and expanding its operations internationally. Generally, the company pursues acquisitions to expand service offerings, add branches and extend its geographic reach, pad its interest-earning loan assets and add customer deposits to fuel future loan business. Investment in technology has also been a focus for the company in an effort to retain and grow its customer base.

OPERATIONS

The bank holding company's major lines of business are wholesale banking and commercial real estate; consumer and small business banking; wealth management and securities services; payment services; and treasury and corporate support.

Property Details

The Offering

Property Name		US Bank
Property Address	5030 Back Square Drive Owensboro, KY 42301	
Assessor's Parcel Number	4-30-1-4A	

Site Description		
Number of Stories	One	
Year Built	1992	
Gross Leasable Area (GLA)	± 9,525 SF	
Lot Size	± 1.29 Acres (56,192 SF)	
Type of Ownership	Fee Simple	
Parking	± 50 Surface Spaces	
Parking Ratio	5.25 : 1,000 SF	
Landscaping	Professional	
Topography	Generally Level	

Construction		
Foundation	Concrete Slab	
Framing	Steel	
Exterior	Brick	
Parking Surface	Asphalt	
Roof	Pitched	



Parcel Map



Towne Square North

**HOBBY
LOBBY**

BOOKS·A·MILLION®

Office DEPOT®

Tuesday Morning
First Quality. Legendary Savings.



**FAIRFIELD
INN.**



BB&T

Town Square Mall
★ **macy's**
JCPenney Every Day Matters
sears



Subject Property

Tenant Map

Area Overview



Owensboro, Kentucky

Located on a river plain of the Ohio River in northwest Kentucky, the city of Owensboro is part of the Illinois-Indiana-Kentucky tri-state area, which is sometimes referred to as Kentuckiana. Owensboro is the fourth largest city in Kentucky, serving the retail and service needs for a large part of the Western Kentucky region. As an industrial, agricultural, retail and cultural center, the Owensboro metro area is home to more than 100,000 with jobs centering in the services, manufacturing retail, government, construction, transportation, agriculture, finance and trade sectors. The city is well-known for its favorable small-business and manufacturing climate.

Separated by a 45-minute drive, Owensboro and Evansville, Indiana both make up significant portions of the Illinois-Indiana-Kentucky Tri-State Area. Recent years have brought improved infrastructure between the two cities, decreasing travel time from one to the other and subsequently increasing their interaction. Therein lies the possibility that the Owensboro and Evansville metropolitan areas could eventually merge into a combined statistical area.

Property Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2022 Projection	4,248	34,880	69,642
2017 Estimate	4,087	34,175	67,650
Growth 2017 - 2022	3.94%	2.06%	2.94%
Growth 2010 - 2017	5.63%	2.31%	4.00%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2022 Projection	1,839	15,672	29,262
2017 Estimate	1,773	15,301	28,359
Growth 2017 - 2022	3.72%	2.43%	3.18%
INCOME	1-Mile	3-Mile	5-Mile
2017 Est. Average Household Income	\$50,903	\$57,242	\$58,652

Economic Snapshot

Owensboro has benefitted from its strategic location along the southern banks of the Ohio River, enabling to become the second-largest city in the Tri-State region after Evansville. Residents enjoy a relatively high income largely because of the low cost of living, which gives a moderately high buying power. The area's economy includes major industries in manufacturing, business services, trade, transportation and utilities. Its strong employment base provides numerous opportunities and superior services to residents and businesses alike.

Largely attributed to the cooperative effort between businesses, citizens and city government, Owensboro has flourished. By building an environment that fosters new business creation and growth, success has been seen in research and cutting edge technologies. The region is a community of human resource dedicated to accomplishing big things.

Top Employers



Downtown Development

Full of charm and history, Owensboro's downtown area has a refreshed feel with a newly revitalized riverfront. The Ohio River serves as a majestic backdrop to the city's ambitious Downtown Revitalization initiative and Riverfront Master Plan. Made possible by \$270 million of public and private investment, the downtown and riverfront project has thus far fruited the completion of a river front park, two downtown hotels and the Owensboro Convention Center.

Part of the Green River Area Development District, the Owensboro metro area benefits to excellent access to the best riverfront and industrial properties in the state. In developing partnerships with the surrounding communities, north and south of the Ohio River, the city has been able to capitalize on the strengths of the region.

Evansville, Indiana

Situated on an oxbow in the Ohio River in Southern Indiana, Evansville is the county seat of Vanderburgh County. Evansville enjoys a strategic location on the Ohio River, strong rail and highway infrastructure, and designation as a U.S. Customs Port of Entry, all of which make it an ideal location for the transfer of cargo.

As the largest city in Southern Indiana and the third largest city in the state, Evansville is the commercial, medical and cultural hub of Southwestern Indiana and the Illinois-Indiana-Kentucky tri-state area. The broad economic base of the region has helped build an economy known for being diverse and stable. Four NYSE companies are headquartered in Evansville, including Accuride, Berry Plastics, Springleaf and Vectren, as well as the global operations center for Mead Johnson.



Economic Snapshot

In recent years, Evansville has emerged as the tri-state's major center for the health care and medical sciences industries. With Deaconess Hospital and St. Mary's Hospital and Medical Center located just outside city limits, Evansville is home to the anchors for a vast health care system, which are among the region's largest employers.

It is also known as a regional energy hub due to the presence of the headquarters of Vectren and regional energy-related facilities such as Babcock & Wilcox's Nuclear Operations Group, numerous coal mines, Global Blade Technology, several large ethanol and biofuel facilities, and a robust network of gas and oil pipelines. Evansville was a partner in Project GREEN, a regional economic development plan focused on the energy industry.

Companies that locate inside the Evansville Urban Enterprise Zone are offered a pro-business tax structure, which includes inventory tax credits and other tax credits to eligible businesses.

Project Green

Spearheaded by Greyhill Advisors, Project GREEN began as a three-year effort aiming to bring jobs to the Tri-State area through adapting its existing manufacturing base to emerging energy sectors. The project had several significant accomplishments such as developing cutting edge strategies and initiatives to transform the regional economy and make Southwest Indiana an energy leader. Tremendously supported by public, private and educational partners throughout the entire nine county region, Project GREEN continues to see involvement as Evansville implements these strategies.

Greyhill supported the city's early implementation efforts, including developing buy-in from private sector partners, assisting in the formation of an organizational structure and identifying funding streams to support Project GREEN on an ongoing basis. Recognized as a leader in the energy economy, the region continues to support the initiative towards becoming a respected hub in the energy industry.

Getting Around

EVANSVILLE REGIONAL AIRPORT

Three miles north of Evansville, the Evansville Regional Airport offers 34 flights a day to destinations around the country such as Atlanta, Charlotte, Chicago, Dallas/Fort Worth, Detroit and Orlando. It is housed in a 140,000 square foot terminal and is designated as a primary commercial service airport with more than 10,000 enplanements per year.



RAILWAY

Historically being a major center for railway traffic, Evansville is served by four major freight railroads. These railroads include CSX, Evansville Western Railway, the Indiana Southwestern Railway and the Norfolk Southern Railway.



METS

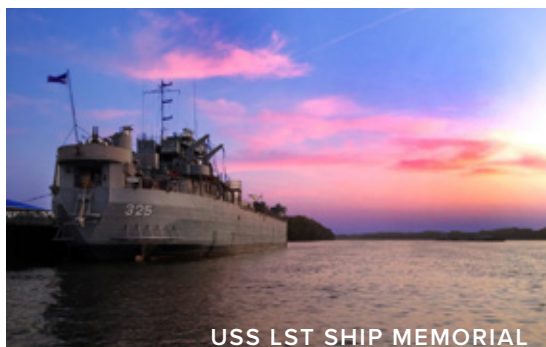
The Metropolitan Evansville Transit System (METS) provides bus transportation to all sections of the city. Currently, METS operates 22 fixed city routes and two intercity connection routes in addition to the campus shuttle at the University of Southern Indiana.

Evansville Attractions



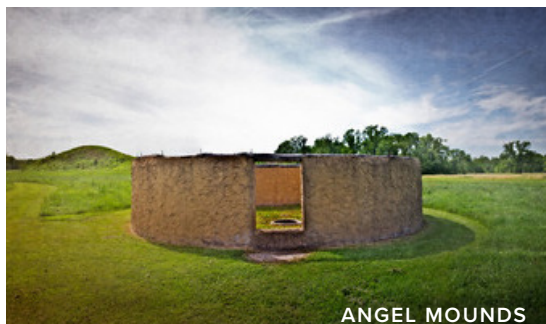
TROPICANA EVANSVILLE

Tropicana Evansville is a riverboat casino in downtown Evansville on the Downtown Riverfront. With a spectacular view of the Ohio River, the Tropicana Evansville hotel offers easy access to the Tropicana Evansville riverboat, which is Evansville's top attraction.



USS LST SHIP MEMORIAL

USS LST-325 is a decommissioned tank landing ship of the U.S. Navy docked in Evansville that has been preserved by a crew of U.S. veterans. Visitors can learn the role this priceless piece of American history played in World War II, Korea and Vietnam, which carries the memory of those who died during service.



ANGEL MOUNDS

Angel Mounds State Historic Site is nationally recognized as one of the best-preserved prehistoric Native American sites in the United States. Twelve earthen mounds, built for ceremonial and residential purposes, are scattered throughout the grounds encompassing nearly 100 acres.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **US Bank** located at **5030 Back Square Drive, Owensboro, KY 42301 (“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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