

**Absolute NNN
SUNTRUST BANK**
Sebring, FL



File Photo

\$ Asking Price
\$1,972,313

% Cap Rate
5.75%

3601 US Highway 27 North
Sebring, FL 33870

Asset Summary

Net Operating Income (NOI)	\$111,732
Rent/Month	\$9,311
Rentable Square Feet	3,401+/- SF
Land Area	1.45+/- Acres
Tenant	SunTrust Bank
Credit Rating	S&P: A-
Stock Symbol	NYSE: STI
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Lease Term Remaining	10 Years
Rent Commencement	October 1, 2016
Lease Expiration	September 30, 2028
Increases	1.5% Annually

Investment Highlights

- Investment grade credit (S&P: A-)
- Corporate guarantee
- Signalized corner location
- 42,000 VPD pass the site
- Located directly across from Publix shopping center & Walmart Supercenter
- \$65M in deposits (2018) - 10% growth year over year and up 26% in the last 3 years
- Operating as retail branch for over 33 years
- SunTrust renewed early for an additional 10 years showing commitment to the site



Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Option 1			
4/1/2016-3/31/2017	1.5%	\$108,454.41	\$9,037.87
4/1/2017-3/31/2018	1.5%	\$110,081.23	\$9,173.44
4/1/2018-3/31/2019	1.5%	\$111,732.45	\$9,311.04
4/1/2019-3/31/2020	1.5%	\$113,408.44	\$9,450.70
4/1/2020-3/31/2021	1.5%	\$115,109.56	\$9,592.46
4/1/2021-3/31/2022	1.5%	\$116,836.21	\$9,736.35
4/1/2022-3/31/2023	1.5%	\$118,588.75	\$9,882.40
4/1/2023-3/31/2024	1.5%	\$120,367.58	\$10,030.63
4/1/2024-3/31/2025	1.5%	\$122,173.09	\$10,181.09
4/1/2025-3/31/2026	1.5%	\$124,005.69	\$10,333.81
4/1/2026-3/31/2027	1.5%	\$125,865.77	\$10,488.81
4/1/2027-3/31/2028	1.5%	\$127,753.76	\$10,646.15
Option 2			
4/1/2028-3/31/2033	1.5% Annually		
Option 3			
4/1/2033-3/31/2038	1.5% Annually		
Option 4	4/1/2038-3/31/2043		
Option 5	4/1/2043-3/31/2048		
Option 6	4/1/2048-3/31/2053		
Option 7	4/1/2053-3/31/2058		

Fair Market
Value

Site Photos



About SunTrust Bank

SunTrust Banks (NYSE: STI) is the holding company and publicly traded side of SunTrust Bank, one of the country's biggest regional banks.

As of September 2016, SunTrust Bank operates 1,400 bank branches and 2,160 ATMs across 11 southeastern states and Washington, DC.

SunTrust Banks, Inc. is a purpose-driven company dedicated to lighting the way to financial well-being for the people, businesses, and communities it serves. Headquartered in Atlanta, the Company has three business segments: Consumer Banking and Private Wealth Management, Wholesale Banking, and Mortgage Banking. 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. As of September 30, 2016, SunTrust had total assets of \$205 billion and total deposits of \$159 billion. The Company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services.



Tenant Snapshot

of Locations
1,400+

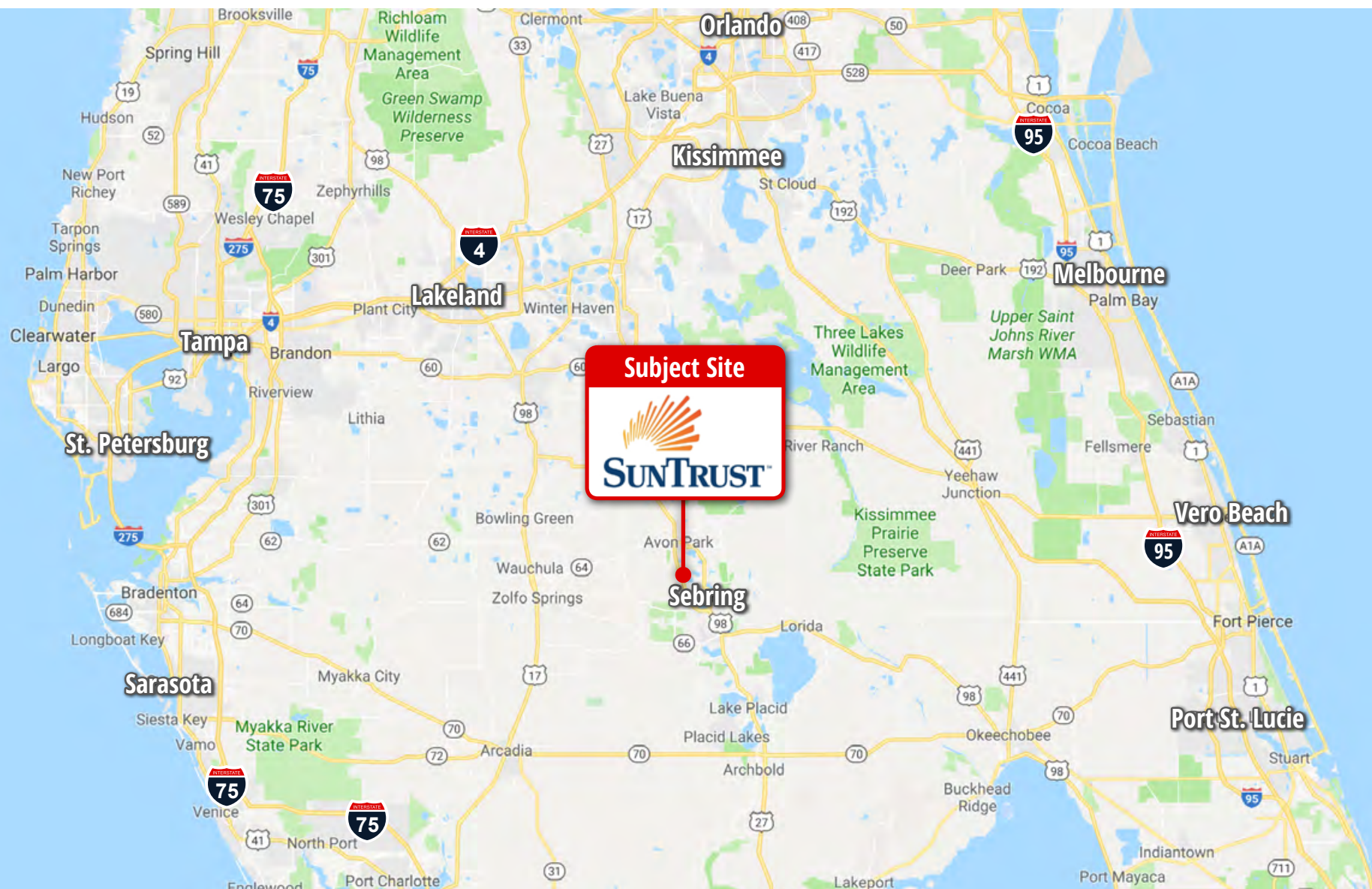
Stock Symbol
NYSE: STI

Credit Rating
S&P: A-

Total Assets
\$205B

Market Cap
\$27.78B

Location Overview




Distance To

Lakeland
Sarasota

56 miles
82 miles

Tampa
Vero Beach

90 miles
91 miles

Orlando
St. Petersburg

92 miles
95 miles

3601 US Highway 27 North | Sebring, FL 33870



Location
Highlights



Signalized Corner
Location



42,000 VPD
Pass the Site



Next to Walmart
Supercenter





WF WELLS FARGO



Subject Site
SUNTRUST



Ruby Tuesday
SIMPLY FRESH AMERICAN DINING

verizon

Bank of America

Advance Auto Parts

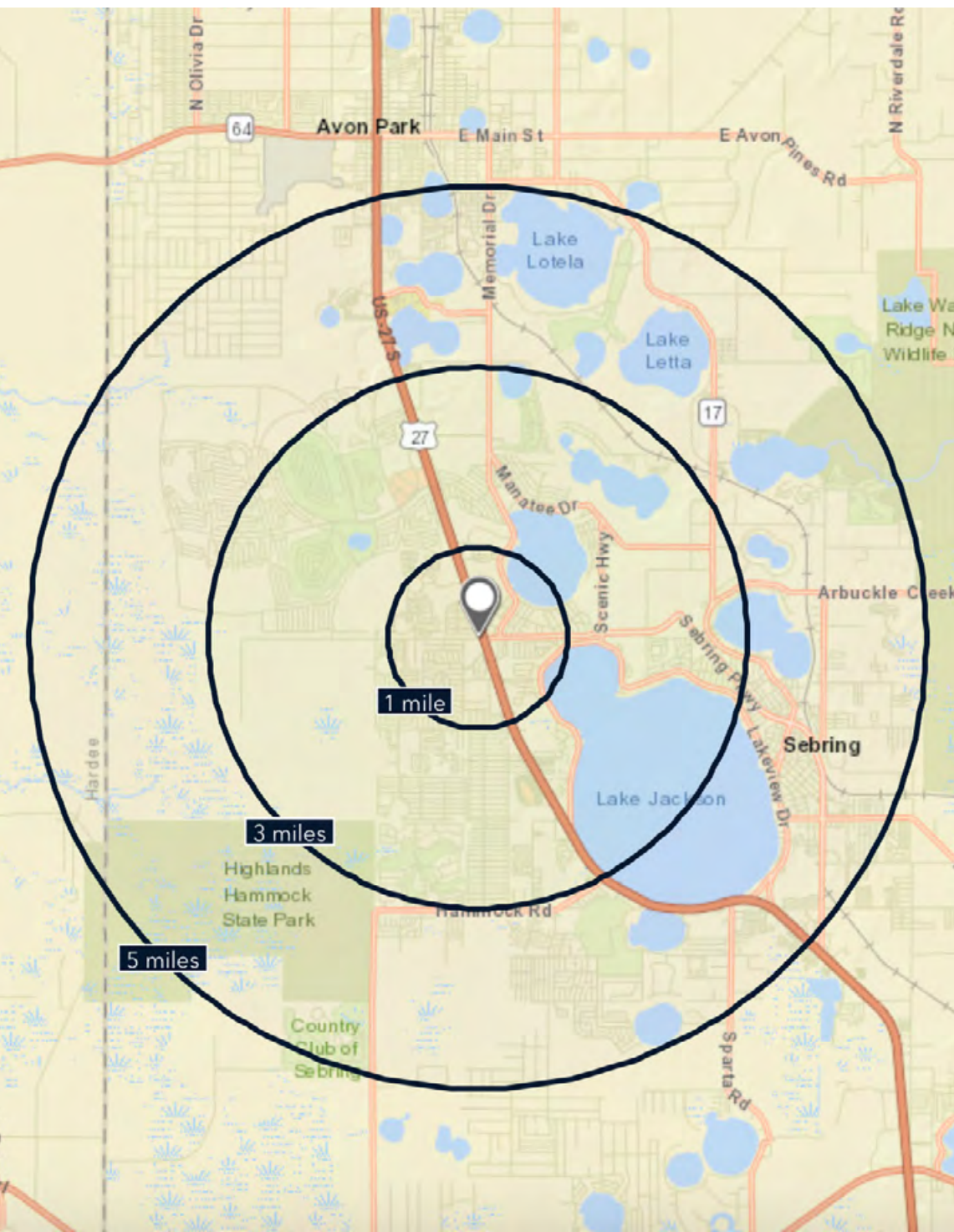
MATTRESS FIRM

Walmart 
Supercenter

Schumacher Rd


US Hwy 27 North 42,000 AFD


Location Overview, 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	6,120	23,912	43,949
2023 Population	6,243	24,622	45,403
2018 Median Age	61.9	60.5	56.9
Households			
2018 Total Households	2,996	11,095	19,849
2023 Total Households	3,054	11,408	20,506
Median Household Income			
2018 Median HH Income	\$39,535	\$41,023	\$38,709
2023 Median HH Income	\$44,738	\$46,603	\$44,066
Average Household Income			
2018 Average HH Income	\$56,238	\$56,706	\$53,970
2023 Average HH Income	\$67,779	\$67,846	\$64,423

5 Mile Radius | Demographics


Population
43,949


Median Age
56.9


Avg HH Income
\$53,970


Total Businesses
1,737


Total Employees
17,604


Net Worth
\$121,061

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Building a solid foundation for your investment portfolio
calkain.com

Washington, DC
12930 Worldgate Dr
Ste 150 | Herndon, VA
Tel: 703.787.4714

Fort Lauderdale
200 SW 1st Ave
Ste 880 | Fort Lauderdale, FL
Tel: 813.282.6000

Atlanta
111 Village Pkwy, Bldg 2
Ste 202 | Marietta, GA
Tel: 404.900.5629

Boston
101 Federal St
Ste 1900 | Boston, MA
Tel: 617.261.8584

Philadelphia
3477 Corporate Pkwy
Ste 100 | Center Valley, PA
Tel: 610.410.5410

New York
450 Lexington Ave
4th Fl | New York, NY
Tel: 703.787.4714

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