



REGIONS®

555 RIDGEWOOD AVENUE | DAYTONA BEACH, FL



OFFERED AT \$1,356,000 | 8.00% CAP

CBRE



INTRODUCTION

CBRE, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the Regions Bank branch located at 555 Ridgewood Avenue in Daytona Beach, Florida (the “Property”). The Property is 100% net-leased to Regions Bank (“Regions” or “Tenant”), the 18th largest commercial bank in the United States with nearly \$100 billion in total deposits. In addition to being one of the nation’s leading financial institutions with \$125 billion in total assets, Regions holds an investment grade credit rating (S&P: “A-”). The branch is subject to a triple net lease to Regions with approximately 7.0 years remaining (as of 12/1/2018), however the Property is currently vacant with the Tenant paying full rent and maintaining the building. The Offering provides the excellent repositioning opportunity to purchase a bank branch with long-term cash flow from one of the nation’s largest financial institutions at a significant discount to current market pricing.



THE OFFERING

Located just outside of Daytona Beach, Florida in the Holly Hill neighborhood, the Property is situated along U.S. Highway 1 (locally known as Ridgewood Avenue), which runs the entire length of Florida’s east coast. The 3,269 square foot branch shares its hard corner location with Dollar General and is passed by roughly 30,000 vehicles per day. The building was built in 1961 and the substantial 1.32-acre site offers a multitude of future uses with 58 parking spaces and four covered drive-thru banking lanes. In addition to no landlord obligations or any cancellation options, the Regions’ lease is subject to attractive 2.50% annual escalations. The Tenant is currently paying an annual net rent of \$108,476, which equates to a net rental rate of \$33.18 per square foot.

PROPERTY HIGHLIGHTS

- REGIONS BANK
- INVESTMENT GRADE TENANCY: A- (S&P)
- 7 YEARS OF REMAINING LEASE TERM
- NNN LEASE STRUCTURE
- 2.50% ANNUAL ESCALATIONS
- HEAVILY TRAFFICKED COMMERCIAL CORRIDOR

INVESTMENT HIGHLIGHTS

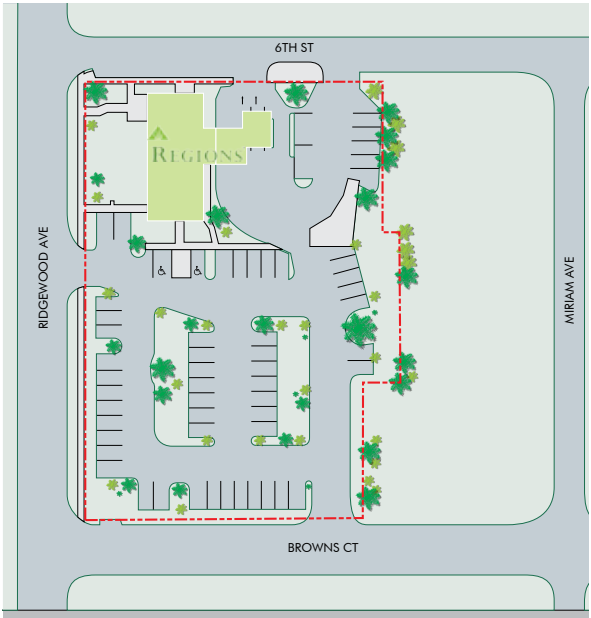
- The property is part of a commercial corridor home to numerous local area businesses, hotels, shops, and quick service and sit-down restaurants.
- The beachside community, which is separated from the Atlantic Ocean by the Halifax River, benefits from substantial year-round tourist revenue.
- The branch is surrounded by dense residential communities home to nearly 9,000 residents within a 1-mile radius. The local area population jumps to approximately 114,000 residents within five miles of the branch.



PROPERTY OVERVIEW

Located in Volusia County, Holly Hill's city limits are positioned entirely on the Florida mainland and encompass 4.59 total square miles. Holly Hill belongs to the greater Deltona-Daytona Beach-Ormond Beach Metropolitan Area, which is home to over 649,000 individuals.

The Property is situated along U.S. Highway 1 (locally known as Ridgewood Avenue), which runs the entire length of Florida's east coast. The 3,269 square foot branch shares its hard corner location with Dollar General and is passed by roughly 30,000 vehicles per day. Major retailers within the immediate vicinity include Ace Hardware, McDonald's, Krystal, Subway, Sunoco Gas, Little Caesars and Advance Auto Parts, among others.

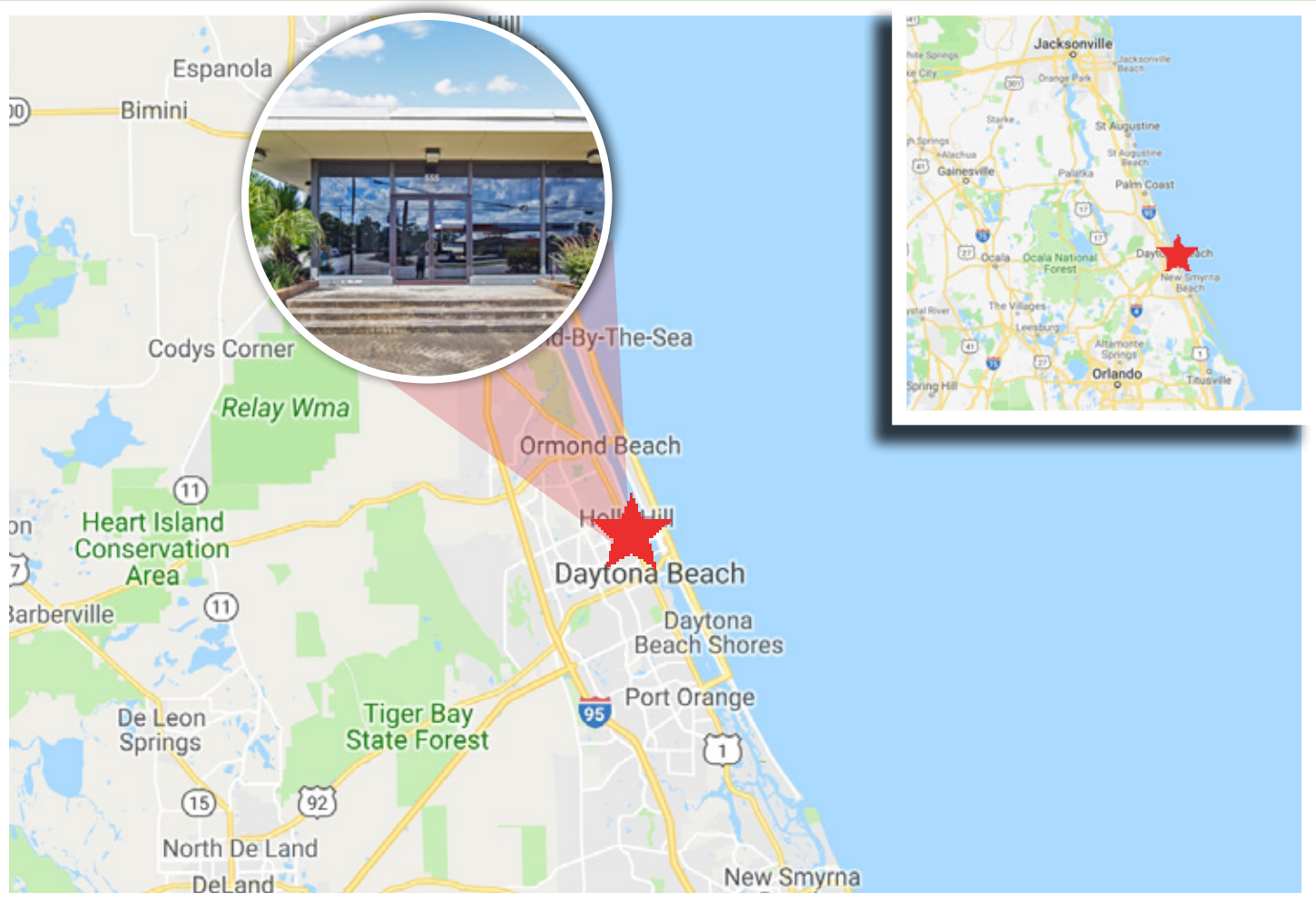


PRICING & LEASE SUMMARY	
Price	\$1,356,000
Current Annual Net Rent / PSF	\$108,476 / \$33.18
Cap Rate	8.00%
Tenant	Regions Bank
Credit Rating	A- / Baa2 / BBB+
Escalations / Next Escalation	2.50% Annual / 12/1/2019
Lease Expiration / Remaining Term	11/30/2025 / 7.0 Years
Lease Structure	NNN
Renewal Options	4 x 5-Years Options
Cancellation Option	None

PROPERTY INFORMATION	
Address	555 Ridgewood Avenue, Daytona Beach, FL
Square Footage	3,269
Floors	Single Story
Year Built	1961
Site Size / Hard Corner	1.32 Acres / No
Parking Spaces	58
Drive-Thru Banking Lanes	4
Average Daily Traffic Count	29,750

DEMOGRAPHIC PROFILE			
Radius:	1-Mile	3-Mile	5-Mile
Population	8,789	65,950	113,704
Households	4,060	28,661	50,743
Median HH Income	\$32,594	\$31,412	\$34,316
Average HH Income	\$44,922	\$45,373	\$51,609

Note: Current Annual Net Rent and Remaining Term Calculated as of 12/1/2018



TENANT OVERVIEW

Regions Bank (the “Tenant”) is the 18th-largest commercial bank by deposits in the United States. Tracing its roots back to 1856, Regions Bank provides consumer, commercial, mortgage, and wealth management products and services to its customer base. The Company operates approximately 1,500 banking offices and 1,900 ATMs, all of which are located in the southern and midwestern states of the nation in addition to Texas. Regions Bank is a wholly-owned subsidiary of Regions Financial Corporation, which boasts \$123.0 billion in assets and nearly \$100.0 billion in total deposits. Standard & Poor’s, Moody’s, and Fitch provide Regions Bank with credit ratings of “A-”, “Baa2”, and “BBB+”, respectively. Please refer to the following table for pertinent details on both Regions Bank as well as Regions Financial Corporation.

REGIONS BANK COMPANY OVERVIEW	
Tenant	Regions Bank
Credit Ratings (Standard & Poors, Moody's, Fitch)	"A-" / "Baa2" / "BBB+"
Parent Company	Regions Financial Corporation
NYSE Ticker Symbol	"RF"
Founded	1856
Headquarters	Birmingham, Alabama
# of Full-Service Banking Offices	1,492
Credit Ratings (Standard & Poors, Moody's, Fitch)	"BBB+" / "Baa2" / "BBB+"



TOP COMMERCIAL BANKS AND SAVINGS INSTITUTIONS BY DEPOSITS			
Rank	Institution Name	# of Locations	Total Deposits
1	Bank of America, National Association	4,603	\$1,270,150,700
2	JPMorgan Chase Bank, National Association	5,284	\$1,270,116,997
3	Wells Fargo Bank, National Association	6,087	\$1,237,791,000
4	Citibank, National Association	718	\$504,431,000
5	U.S. Bank National Association	3,173	\$329,468,253
6	PNC Bank, National Association	2,561	\$257,675,713
7	TD Bank, National Association	1,278	\$227,051,123
8	Capital One, National Association	664	\$220,751,261
9	Branch Banking and Trust Company	2,192	\$163,093,000
10	SunTrust Bank	1,311	\$162,671,910
11	Charles Schwab Bank	2	\$162,367,000
12	HSBC Bank USA, National Association	229	\$128,153,520
13	The Bank of New York Mellon	6	\$126,191,000
14	Goldman Sachs Bank USA	4	\$105,886,000
15	KeyBank National Association	1,235	\$105,344,214
16	Fifth Third Bank	1,174	\$104,809,057
17	Morgan Stanley Bank, National Association	1	\$100,032,000
18	Regions Bank	1,492	\$99,191,861
19	Manufacturers and Traders Trust Company	831	\$94,979,081
20	Citizens Bank, National Association	825	\$87,914,988

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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