



# SUNTRUST

2625 Peach Orchard Road  
Augusta, GA 30906



SUNTRUST BANK

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

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

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# INVESTMENT OVERVIEW

The CBRE Net Lease Property Group is pleased to exclusively offer a 4,271-square-foot SunTrust Bank situated on 1.55 acres in Augusta, GA—the second-largest city in Georgia and a component of the Augusta-Richmond County, GA-SC MSA (MSA Population: 600,151). SunTrust's absolute NNN lease has  $\pm 9$  years of term remaining and features attractive 1.5% annual rent escalations throughout the remainder of the primary term. SunTrust has continually expressed commitment to the site with its long operating history and recent 12-year lease extension in 2016. The Property is situated with excellent access and visibility on a hard corner at the signalized intersection of Peach Orchard Road (Traffic Count: 28,900 VPD) and Harold Road. SunTrust is also strategically located adjacent to Zaxby's and diagonally across from a shopping center that is anchored by Save-A-Lot, Big Lots, Family Dollar and Rent-A-Center. The site further benefits from its location within one of Augusta's primary retail and commercial corridors with 5.6 MSF of retail, 6.4 MSF of industrial and 3,682 multifamily units within a 3-mile radius. Other major retailers within the immediate vicinity include CVS, O'Reilly Auto Parts, Advance Auto Parts, Sherwin-Williams, Lowe's Home Improvement, Food Lion, Applebee's, Chick-fil-A, Walgreens, IHOP, Burger King, Krispy Kreme, Taco Bell, Tires Plus, Church's Chicken, Checkers, Dunkin' Donuts, Wendy's, Cook Out and Subway, among several others.



## INVESTMENT SUMMARY

ADDRESS	2625 Peach Orchard Road Augusta, GA 30906
PARCEL SIZE	1.55 Acres
BUILDING SIZE	4,271 SF
DRIVE-THRU LANES	6
DEPOSITS	\$50.42M
TERM REMAINING	$\pm 9$ Years
NOI	\$146,863
PRICE	\$2,259,000
CAP RATE	6.50%

# INVESTMENT HIGHLIGHTS



## INVESTMENT-GRADE TENANT

SunTrust Bank (S&P: A-) is one of the 20 largest banks in the U.S with total assets in excess of \$220.4 billion, more than 22,889 employees and 1,400 locations. As of March 31, 2019, SunTrust reported TTM total revenues of \$9.3 billion and TTM net income of \$2.6 billion.



## RECENTLY-EXTENDED NNN LEASE WITH ANNUAL RENT INCREASES

SunTrust Bank's ±9-year NNN lease features 1.5% annual increases throughout the remainder of the current term and in its next two (out of six) remaining renewal options.



## STRONG DEPOSITS

Healthy branch deposit base of approximately \$50.42 million as of June 30, 2018.



## COMMITMENT TO SITE

SunTrust recently extended their lease by 12 years in 2016, demonstrating their continued commitment to the site.



## EXCELLENT ACCESS & VISIBILITY

The Property is located with excellent access and visibility on a hard corner at the signalized intersection of Peach Orchard Road (Traffic Count: 28,900 VPD) and Harold Road.



## STRATEGIC LOCATION

SunTrust is strategically located adjacent to Zaxby's and diagonally across from a shopping center that is anchored by Save-A-Lot, Big Lots, Family Dollar and Rent-A-Center.



## PRIMARY RETAIL & COMMERCIAL CORRIDOR

The site benefits from its location within one of Augusta's primary retail and commercial corridors with 5.6 MSF of retail, 6.4 MSF of industrial and 3,682 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include CVS, O'Reilly Auto Parts, Advance Auto Parts, Sherwin-Williams, Lowe's Home Improvement, Food Lion, Applebee's, Chick-fil-A, Walgreens, IHOP, Burger King, Krispy Kreme, Taco Bell, Tires Plus, Church's Chicken, Checkers, Dunkin Donuts, Wendy's, Cook Out and Subway, among several others.



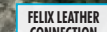
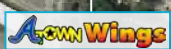
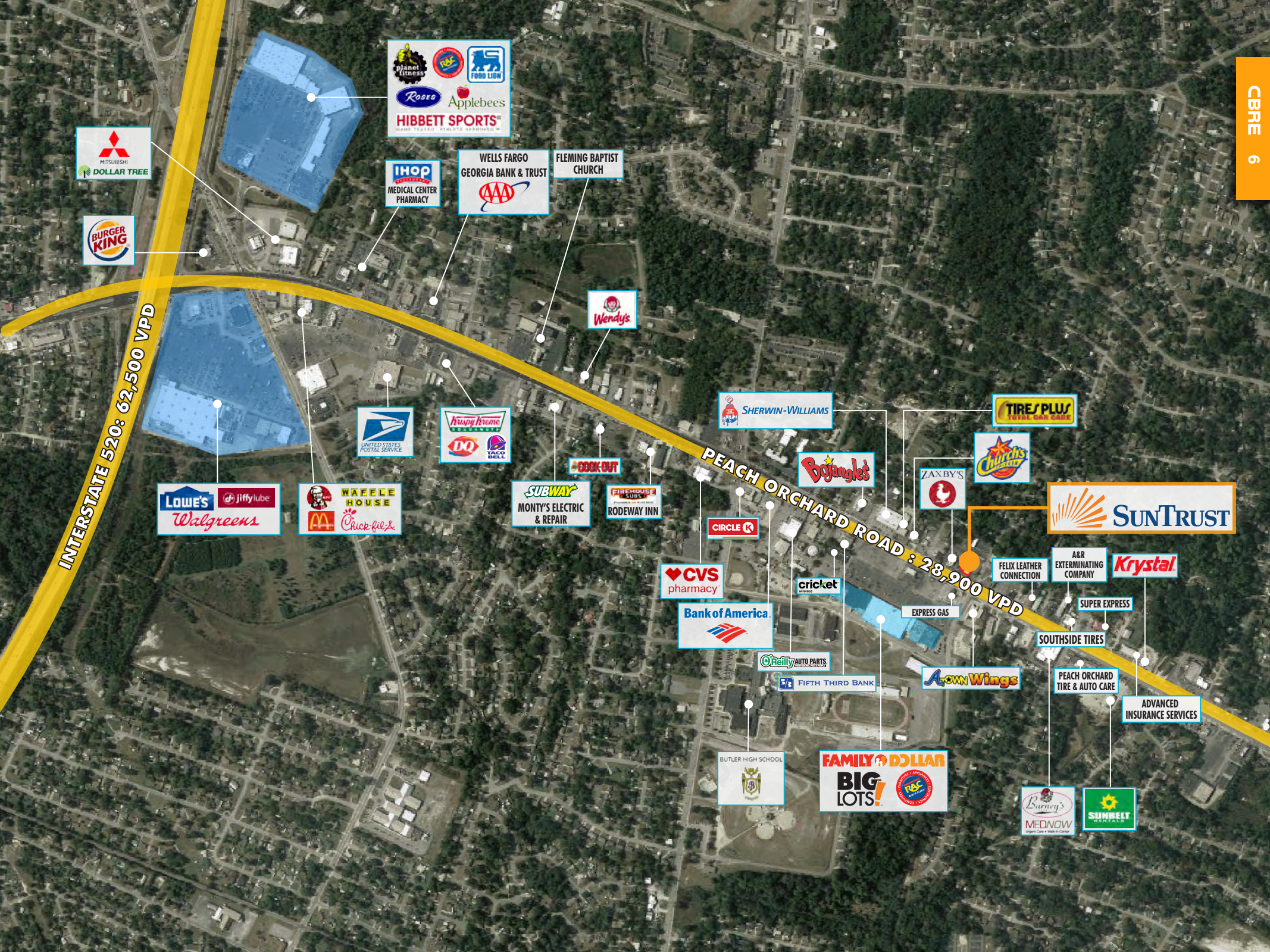
## AUGUSTA MSA ADVANTAGE

Situated along the central eastern border of Georgia, the city of Augusta (officially Augusta-Richmond County) is a consolidated city-county that lies across the Savannah River from South Carolina. Located roughly two hours east of downtown Atlanta via I-20, Augusta is Georgia's second-largest city and comprises the Augusta-Richmond County, GA-SC (MSA Population: 600,151). During the early and mid-20th century, Augusta became a major resort town of the Eastern United States due to its warm climate. Augusta is mainly notable for hosting The Masters golf tournament each spring, which lures over 200,000 visitors from around the world to the Augusta National Golf Club.

## DEMOGRAPHICS

1-Mile Pop	1 Mile AHI	3-Mile Pop	3-Mile AHI	5-Mile Pop	5-Mile AHI	Traffic Counts
8,521	\$41,774	47,816	\$43,469	112,517	\$49,776	Peach Orchard Road: 28,900 VPD







# LEASE SUMMARY

<b>TENANT</b>	SunTrust Bank	
<b>RENT COMMENCEMENT</b>	March 28, 2008	
<b>LEASE EXPIRATION</b>	September 30, 2028	
<b>LEASE TERM REMAINING</b>	±9 Years	
<b>LEASE TYPE</b>	Absolute NNN	
<b>FIRST RENEWAL OPTION</b>	4/1/2019 - 3/31/2020:	\$146,863
	4/1/2020 - 3/31/2021:	\$149,066
	4/1/2021 - 3/31/2022:	\$151,302
	4/1/2022 - 3/31/2023:	\$153,572
	4/1/2023 - 3/31/2024:	\$155,875
	4/1/2024 - 3/31/2025:	\$158,213
	4/1/2025 - 3/31/2026:	\$160,587
	4/1/2026 - 3/31/2027:	\$162,995
<b>RENT INCREASES</b>	4/1/2027 - 3/31/2028:	\$165,440
	4/1/2028 - 3/31/2029:	\$167,922*
	1.5% annual increases	
<b>REMAINING RENEWAL OPTIONS</b>	Six 5-year options remaining	
<b>OPTION RENT</b>	10/1/2028 - 3/31/2029:	\$83,961*
	4/1/2029 - 3/31/2030:	\$170,441
	4/1/2030 - 3/31/2031:	\$172,997
	4/1/2031 - 3/31/2032:	\$175,592
	4/1/2032 - 3/31/2033:	\$178,226
	4/1/2033 - 3/31/2034:	\$180,900
	4/1/2034 - 3/31/2035:	\$183,613
	4/1/2035 - 3/31/2036:	\$186,367
	4/1/2036 - 3/31/2037:	\$189,163
	4/1/2037 - 3/31/2038:	\$192,000
<b>OPTION RENT INCREASES</b>	4/1/2038 - 9/30/2038:	\$194,880
	Options 4-7:	FMRV
Options 2-3: 1.5% annual increases		
Options 4-7: FMRV		

<b>TAXES</b>	Tenant shall pay all Real Estate Taxes for the Leased Property that become due and payable during the Term of this Lease.
<b>INSURANCE</b>	During the Term, Tenant shall maintain at its sole cost and expense the following insurance: (a) insurance against loss or damage under an "all risk" extended coverage insurance policy, which shall include coverage against all risks of direct physical loss, including loss by fire, lightning and other risks which at the time are included under "extended coverage" endorsements. Such insurance shall be in amounts not less than the replacement cost of the improvements on the Lease Property; and (b) commercial general liability insurance against claims for bodily injury, death or property damage occurring within or on the Leased Property, which shall provided minimum protection with a combined single limit in an amount not less than \$3,000,000 for bodily injury, death and property damage in any one occurrence. So long as Tenant maintains a credit rating of BBB+/Baa1, Tenant may self-insure.
<b>REPAIRS &amp; MAINTENANCE</b>	Tenant shall, at its sole cost and expense, promptly perform all maintenance, repairs, refurbishing and replacement work to the Leased Property, and shall keep the Leased Property in good condition and repair, in accordance with standards customarily applied by owners or tenants of Comparable Properties.
<b>ROFR</b>	Yes, 10 days.

\*Lease expires on 9/30/2028, meaning only \$83,961 of NOI is guaranteed in the initial term. The remaining \$83,961 would roll into the renewal option, if exercised.

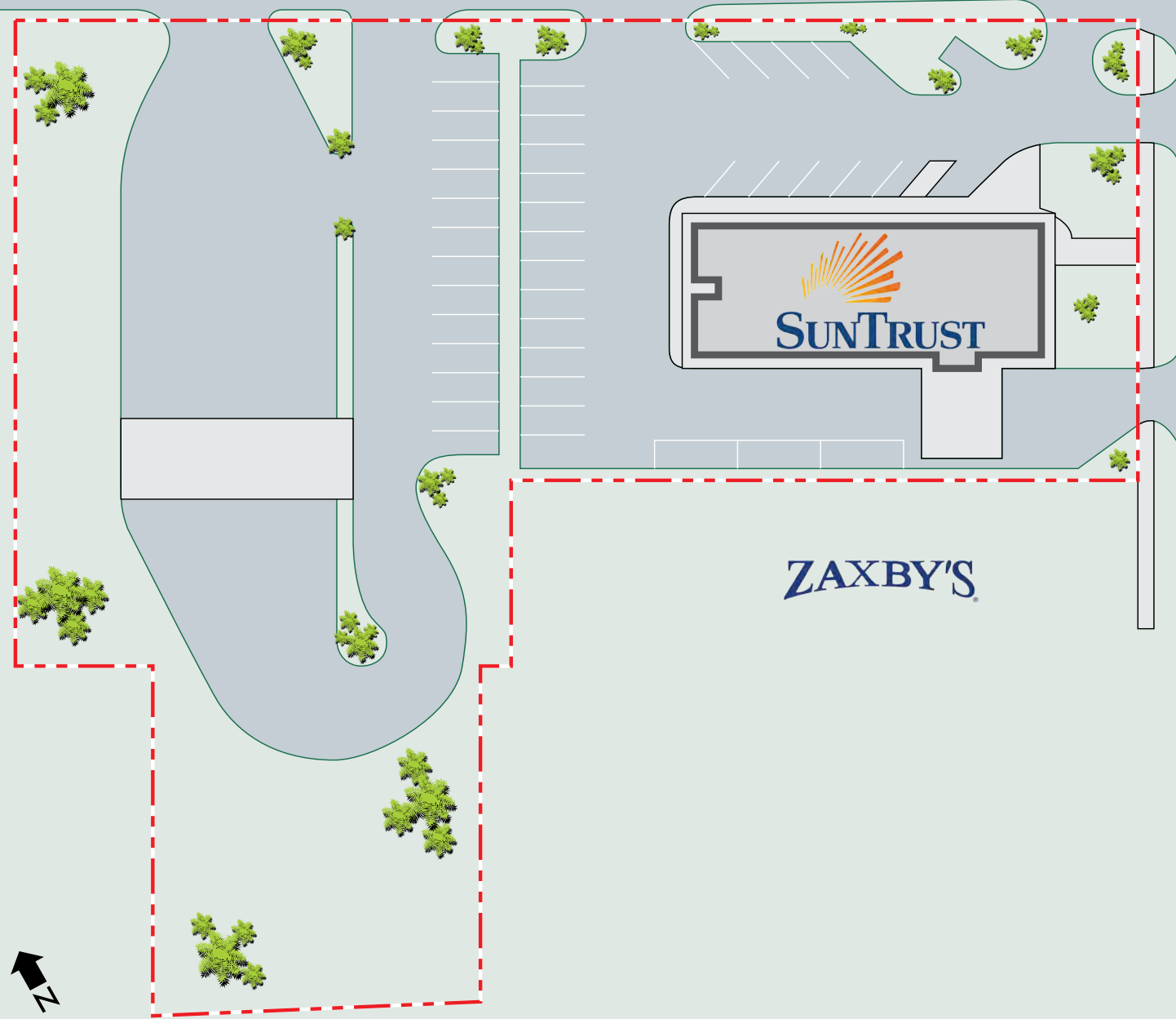


HAROLD ROAD

PEACH ORCHARD ROAD: 28,900 VPD

ZAXBY'S

SUNTRUST





# TENANT OVERVIEW

SunTrust Bank (S&P: A-) is the primary operating entity of SunTrust Banks, Inc. (NYSE: STI), which is one of the 20 largest banks in the U.S with total assets in excess of \$220.4 billion and deposits of \$162.2 billion. Founded in 1984 and headquartered in Atlanta, Georgia, SunTrust is a leading provider of financial services with 22,899 employees and 1,400 branches (located primarily in Florida, Georgia, Maryland, North Carolina, South Carolina, Tennessee, Virginia, and the District of Columbia). The company offers a full line of financial services for consumers, businesses, corporations, institutions, and not-for-profit entities. Other subsidiaries of SunTrust Banks, Inc. provide capital markets, mortgage banking, securities brokerage, online consumer lending, and asset and wealth management services. As of March 31, 2019, SunTrust reported TTM total revenues of \$9.3 billion and TTM net income of \$2.6 billion.

## COMPANY OVERVIEW

CREDIT RATING	S&P: A-
TTM TOTAL REVENUE	\$9.3B (3/31/2019)
TTM NET INCOME	\$2.6B (3/31/2019)
TOTAL ASSETS	\$220.4B (3/31/2019)
NUMBER OF LOCATIONS	1,400+
NUMBER OF EMPLOYEES	22,899
HEADQUARTERS	Atlanta, GA
FORTUNE RANKING	#304



## AREA OVERVIEW

Downtown Riverfront



Augusta National Golf Club



## AUGUSTA, GA MSA

Situated along the central eastern border of Georgia, the city of Augusta (officially Augusta-Richmond County) is a consolidated city-county that lies across the Savannah River from South Carolina. Located roughly two hours east of downtown Atlanta via I-20, Augusta is Georgia's second-largest city and comprises the Augusta-Richmond County, GA-SC (MSA Population: 600,151). During the early and mid-20th century, Augusta became a major resort town of the Eastern United States due to its warm climate. Augusta is mainly notable for hosting The Masters golf tournament each spring, which lures over 200,000 visitors from around the world to the Augusta National Golf Club.



# AREA OVERVIEW

## AUGUSTA, GA MSA

### Economy

Driven by defense, the federal government and healthcare, the greater Augusta area is in the midst of economic expansion. Leisure and hospitality also act as important economic drivers along with the Augusta National Golf Club. A number of dynamic changes are transforming the area into a Cyber District, including the Army Cyber Command at Fort Gordon, the opening of the Hull McKnight Georgia Cyber Center for Innovation and Training, and the relocation of the technology giant, Unisys. In addition, local schools and colleges have improved their computer-related education as an effort to create a cyber-savvy workforce. Over the next few years, the city expects a rapid influx of over 10,000 residents due to the opening of the Army Cyber Command. Augusta benefits from its state-of-the-art medical institutions, stable economic base in Fort Gordon, and reduced exposure to cyclical downturns due to government and healthcare. To accommodate Augusta's long-term growth potential, a new artery—Interstate 14— is proposed to connect the city to Louisiana, Mississippi and Alabama.

### TOP EMPLOYERS

U.S. Army Signal Center & Fort Gordon	25,264
Westinghouse Savannah River Co.	11,068
Georgia Regents University	6,470
Augusta University	4,656
Augusta University Hospitals	3,054
James A. Haley Veterans Hospital	2,082
Bridgestone Corp.	1,855
East Central Regional Hospital	1,488
Sitel Corp.	1,300
E-Z-GO/Textron	1,277

### Healthcare

Augusta University is the state's only public health sciences graduate university. In addition to the University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.

### Augusta National Golf Club

Situated on the former Fruitland Nursery site, Augusta National Golf Club is one of the most famous golf clubs in the world. Opened for play since 1933, the club has hosted the annual Masters Tournament since 1934. In 2017, the Masters had over \$35 million in revenue from ticket sales and a \$127.5 million+ economic impact on the Augusta-area economy. In 2018, the Augusta National Golf Club was ranked #1 of the Top 100 Platinum Golf & Country Clubs by Club Leaders Forum.



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