

Senior Vice President Investments Sonny.Molloy@marcusmillichap.com

Direct: (678) 808-2763

Senior Associate

Jared.Kaye@marcusmillichap.com

Direct: (678) 808-2821

Associate

Case. Roytek @marcus millichap. com

Direct: (678) 808-2758





NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2016 Marcus & Millichap. All rights reserved.







OFFERING HIGHLIGHTS

Price	\$2,688,889
Cap Rate	6.75%
NOI	\$181,500
Rent Escalations	10% Every 5 Years (Base Term & Option Periods)
Year Built	2007
Building GLA	4,985 SF
Lot Size	1.62 Acres

TOP ATLANTA MSA EMPLOYERS

Delta Air Lines	Publix Super Markets		
Emory University & Emory Healthcare	WellStar Health System		
The Home Depot	The Kroger Co.		
Northside Hospital	AT&T		
Piedmont Healthcare	UPS		

INVESTMENT OVERVIEW

Optimal Market Demographics

- Located within a desirable metro of Atlanta
- Atlanta MSA is the 8th largest economy in the U.S. & 17th largest in the world
- \pm 19,826 & \pm 81,501 people within a 3- & 5-mile radius, respectively
- Affluent trade area with average household incomes of \pm \$108,227 (1-mi) & \pm \$96k (3- & 5-mi)
- Robust population growth since 2000: ±17% (1-mi); ±45% (3-mi); 51% (5-mi)
- 5-mile population is expected to grow by $\pm 13\%$ by 2023
- Cobb County is home to 5 Fortune 500 companies

Fundamental Real Estate

- Located directly off Cobb Parkway NW with $\pm 34{,}100$ vehicles per day, and Dallas Acworth Hwy NW with $\pm 19{,}210$ vehicles per day
- Multiple points of ingress and egress
- Ample parcel size of ± 1.62 acres
- Close proximity to WellStar Acworth Health Park (0.4-mi)
- Located across the street from Governor's Town Square, a Publix anchored shopping center $(\pm 68,658 \text{ SF})$ and a newly developed strip center $(\pm 8,165 \text{ SF})$ anchored by Walgreens

Favorable Lease Structure

- Initial term of 20 years with ±8 years left
- Five (5) 5-year renewal options
- 10 percent rental increase in 2022 and in each option period
- Ground lease with zero LL responsibilities

Desirable Investment Grade Tenant

- Investment grade tenant with A- rating (S&P)
- Corporate guarantee by SunTrust Banks, Inc
- SunTrust is one of the nation's largest and strongest financial services firms with total assets of \$208 billion and total deposits of \$161 billion as of June 30, 2018
- SunTrust currently operates 1,222 branches, 2062 ATMs and employs over 23,200 individuals





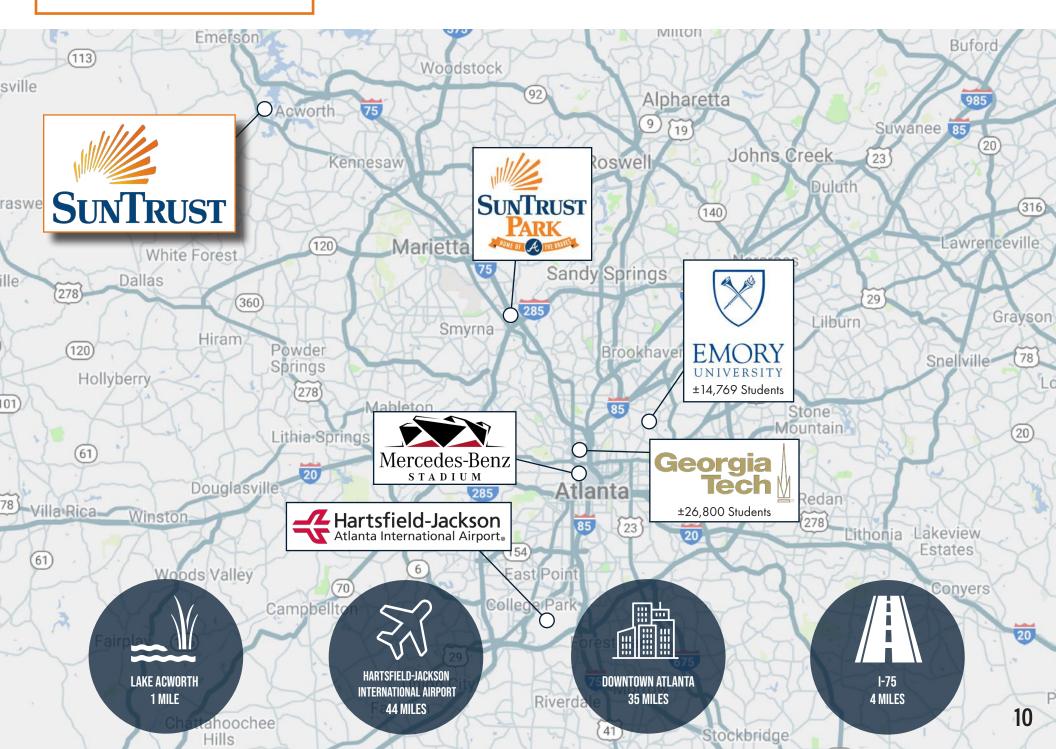
AERIAL



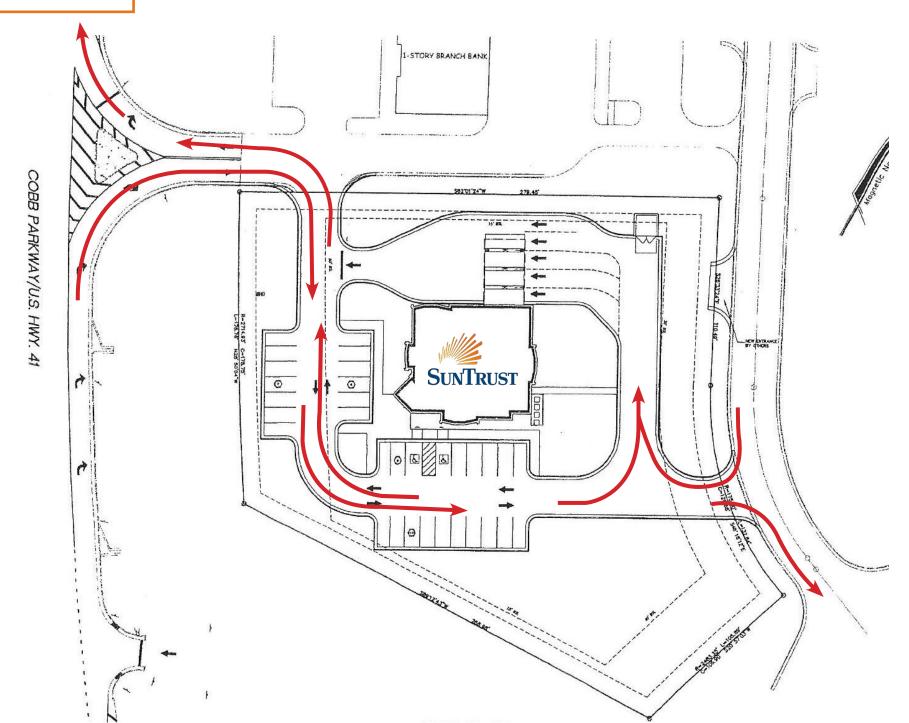
AERIAL



REGIONAL MAP



SITE PLAN



PROPERTY PHOTOS









TRAFFIC GENERATORS











LOCATION OVERVIEW

Acworth, Georgia is located about **35** miles northwest of Atlanta minutes off of I-75 in Cobb County. The historic downtown and small-town feel of Acworth provides many leisure opportunities for families, foodies, and outdoor enthusiasts alike. Acworth is located in the foothills of the North Georgia mountains and is nestled along the banks of Lake Acworth and Lake Allatoona, hence its nickname "The Lake City". Lake Acworth is a 260-acre man-made lake located just southwest of the city of Acworth and adjacent to Allatoona Lake. A 1,500-foot long dam separates Lack Acworth from Allatoona Lake. The dam also supports a heavily trafficked bridge on Lake Acworth Drive (Hwy 92).

The city boasts a rich history, a charming downtown, abundant outdoor recreational activities, a vibrant restaurant scene, and an active festival and events calendar. Acworth is one of the best family-friendly destinations in the Atlanta region. Additionally, Acworth is part of the Cobb County school system, the second-largest school system in Georgia. All Cobb County schools are accredited by the Southern Association of Colleges and Schools (SACS), and the district is among the first to have earned district-wide accreditation.

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders and the region now has a population of roughly 5.7 million people. Over the next five years the region is expected to add nearly 500,000 residents. Atlanta ranks fifth in the nation in the number of Fortune 500 headquarters with 17 companies, including UPS, Delta Airlines and Coca-Cola. The metro also ranks among the highest in the nation for job growth. Nearly 400,000 jobs were added in the last four years. A pro-business environment and affordability helped Atlanta rise to second in the nation in job creation last year.









ATLANTA MSA HIGHLIGHTS

INDUSTRY

- Atlanta is home to headquarters of 26 Fortune 500 and Fortune 1,000 companies
- Part of the second-highest job growth area in the country as of April 2017
- At<mark>lanta MSA</mark> is 8th-largest economy in the country and 17th-largest in the world
- One of top 100 wealthiest counties in the country (*U.S. News & World Report*)

TOURISM

- Generated over \$30 billion in direct, indirect and "induced" economic impact in 2016 in Metro Atlanta
- 51+ million visitors annually
- Home to 5 professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Atlanta United FC, Atlanta Dream

HEALTH & HIGHER EDUCATION

- Over 30 hospitals in the metro area
- 4 hospitals ranked among Georgia's best hospitals according to U.S. News & World Report
- Home to over 30 colleges and universities, including Georgia Institute of Technology, Emory University, and Georgia State University
- Emory University ranked 21st on U.S. News & World Report's National University Rankings and Georgia Tech ranked 34th

DEMOGRAPHICS

Under \$9,999

Average Household Income

1.02%

\$108,227

4.29%

\$96,272

3.85%

\$97,077

2018 Estimate

POPULATION	1 - MILE	3 - MILE	5 - MILE	POPULATION PROFILE	1 - MILE	3 - MILE	5 - MILE
2023 Projection	1,872	22,237	92,072	20 to 34 Years	14.7%	15.9%	16.8%
2018 Estimate	1,769	19,286	81,501	35 to 59 Years	43.1%	38.5%	37.7%
Growth 2018 - 2023	5.92%	12.16%	12.97%	60 to 74 Years	13.0%	14.3%	12.7%
2010 Census	1,578	17,358	72,709	Age 75+	2.7%	4.1%	3.7%
2000 Census	1,353	11,942	48,212	2018 Median Age	41.7	40.2	38.1
Growth 2000 - 2018	30.75%	61.50%	69.05%	2018 Population 25 + by Education Level	1,195	13,362	52,981
HOUSEHOLDS				Elementary (0-8)	2.14%	3.47%	2.68%
2023 Projections	667	7,756	31,809	Some High School (9-11)	7.18%	7.39%	6.50%
2018 Estimate	624	6,898	27,930	High School Graduate (12)	25.32%	25.42%	24.98%
Growth 2018 - 2023	6.82%	12.44%	13.89%	Some College (13-15)	24.11%	22.93%	22.78%
2010 Census	554	6,023	24,892	Associates Degree Only	7.93%	8.22%	8.14%
2000 Census	476	4,325	16,808	Bachelors Degree Only	19.31%	18.82%	22.39%
Growth 2000 - 2018	31.09%	59.49%	66.17%	Graduate Degree	11.24%	11.74%	11.44%
2018 HOUSEHOLDS	BY INCOME			2018 POPULATION BY R	ACE		
\$200,000 or More	6.92%	5.57%	5.50%	% White Population	85.86%	82.23%	75.40%
\$150,000 - \$199,999	9.11%	7.55%	8.37%	% Black Population	7.43%	10.75%	15.35%
\$100,000 - \$149,999	20.36%	21.17%	21.39%	% Asian Population	2.03%	1.97%	2.96%
\$75,000 - \$99,999	18.97%	16.17%	16.54%	% American Indian, Eskimo, Aleut Population	0.11%	0.33%	0.33%
\$50,000 - \$74,999	15.94%	17.67%	18.53%	% Hawaiian or Pacific Islander	0.04%	0.04%	0.05%
\$35,000 - \$49,999	13.11%	10.33%	9.96%	Population			
\$25,000 - \$34,999	3.65%	6.26%	6.93%	% Multi-Race Population	2.04%	2.28%	2.69%
\$15,000 - \$24,999	9.81%	7.68%	6.14%	% Other Population	2.49%	2.40%	3.23%
\$10,000 - \$14,999	1.10%	3.32%	2.79%	DAYTIME POPULATION			

65,549

1,623

20,034





TENANT TRADE NAME	SunTrust Bank	
TENANT	SunTrust Bank, a Georgia banking corporation	
LEASE GUARANTOR	SunTrust Bank, a Georgia banking corporation	
S&P CREDIT RATING	A-	
MOODY'S CREDIT RATING	A3	
HEADQUARTERS	Atlanta, GA	









TENANT SUMMARY

SunTrust Banks, Inc. operates as the holding company for SunTrust Bank that provides various financial services for consumers. businesses, corporations, and institutions in the United States. It operates through two segments, Consumer and Wholesale. The Consumer segment provides deposits and payments; home equity and personal credit lines; auto, student, and other lending products: credit cards: discount/online and full-service brokerage products; professional investment advisory products and services; and trust services, as well as family office solutions. This segment also offers residential mortgage products in the secondary market. The Wholesale segment provides capital markets solutions, including advisory, capital raising, and financial risk management, as well as lease financing solutions; cash management services and auto dealer financing solutions; and construction, mini-perm, and permanent real estate financing, as well as tailored financing and equity investment solutions. This segment also offers treasury and payment solutions, such as operating various electronic and paper payment types, which comprise card, wire transfer, automated clearinghouse, check, and cash; and provides services clients to manage their accounts online. The company offers its products and services through a network of traditional and in-store branches. automated teller machines. Internet. mobile. and telephone banking channels.

FINANCIAL SUMMARY

THE OFFERING

Price:

Property Address:

Cap Rate:

GLA:

Lot Size:

Year Built:

Type of Ownership:

6.75%

11-15

LEASE SUMMARY

Property Subtype:

Tenant:

Rent Increases:

6.75%

1.62 Acres

4,985 SF

\$2,688,889

4386 Cobb Parkway NW Acworth, GA 30101

2007

Ground Lease

10% Every Five (Base Term & Options) Guarantor: Lease Type: Lease Commencement: Lease Expiration: Lease Term:

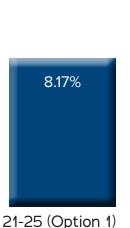
Renewal Options: Landlord Responsibility:

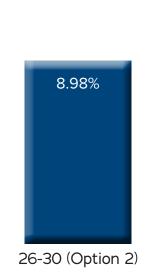
Tenant Responsibility:

CAM, Taxes, Insurance, Utilities















Net Leased Bank

SunTrust Bank

Ground Lease

January 5, 2007

January 31, 2027

Five (5), 5 Year

Corporate

20 Years

None

Lease Year



Senior Vice President Investments Sonny.Molloy@marcusmillichap.com

Direct: (678) 808-2763

Senior Associate Jared.Kaye@marcusmillichap.com

Direct: (678) 808-2821

Case.Roytek@marcusmillichap.com

Direct: (678) 808-2758



Marcus & Millichap