



*ACTUAL SITE PHOTOS



OFFERING
MEMORANDUM

SUNTRUST

ABSOLUTE NNN GROUND LEASE

9933 SOWDER VILLAGE SQUARE MANASSAS, VA 20109

OFFERING MEMORANDUM
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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The Kase Group is pleased to exclusively present for sale this SunTrust Bank located in Manassas, Virginia. The property is subject to an absolute NNN ground lease with zero landlord responsibilities or expenses.

SunTrust's initial 20 year lease ends in June of 2028. The asset benefits from extremely rare 10% rental increases in the initial term of the lease and in each of the two - 5 year option periods.

The lease is corporately guaranteed by SunTrust Banks, Inc., a publicly traded, investment grade credit tenant rated A- by Standard & Poor's.

The asset is an ideal pad site within the 102,000 SF, Super Target-anchored Center at Innovation. The Center is strategically located on Nokesville Road (VA-28) just west of the interchange with Prince William Parkway (VA-234), an intersection considered the "Main and Main" of Manassas, Virginia.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN GROUND LEASE

ZERO LANDLORD OBLIGATIONS

10% INCREASES EVERY 5 YEARS

SUNTRUST CORPORATE GUARANTY - NYSE: STI

S&P RATED A- INVESTMENT GRADE CREDIT

SITUATED NEAR MAJOR NATIONAL RETAILERS

WASHINGTON, DC MSA WITH STRONG DEMOGRAPHICS

OFFERING SPECIFICATIONS

PRICE \$7,446,154

CAP RATE 6.50%

NOI \$484,000

SQUARE FOOTAGE 4,180

YEAR BUILT 2008

FINANCIAL SUMMARY

SUNTRUST • ABSOLUTE NNN LEASE

9933 SOWDER VILLAGE SQUARE MANASSAS, VA 20109

\$7,446,154 • 6.50%

SUMMARY

TENANT NAME	Suntrust
SQUARE FOOTAGE	4,180
ANNUAL RENT	\$484,000
LEASE START	June 30, 2008
LEASE ENDS	June 30, 2028
OPTIONS	Two, 5-Year
INCREASES	10% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
2018-2023	\$484,000	6.50%
2023-2028	\$532,400	7.15%
OPTION 1	\$585,640	7.86%
OPTION 2	\$644,204	8.65%

TENANT OVERVIEW



SUNTRUST BANKS

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 two business segments: Consumer and Wholesale. 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 December 31, 2017, SunTrust had total assets of \$206 billion and total deposits of \$160 billion. The Company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services.



PUBLICLY TRADED



1,400+ LOCATIONS

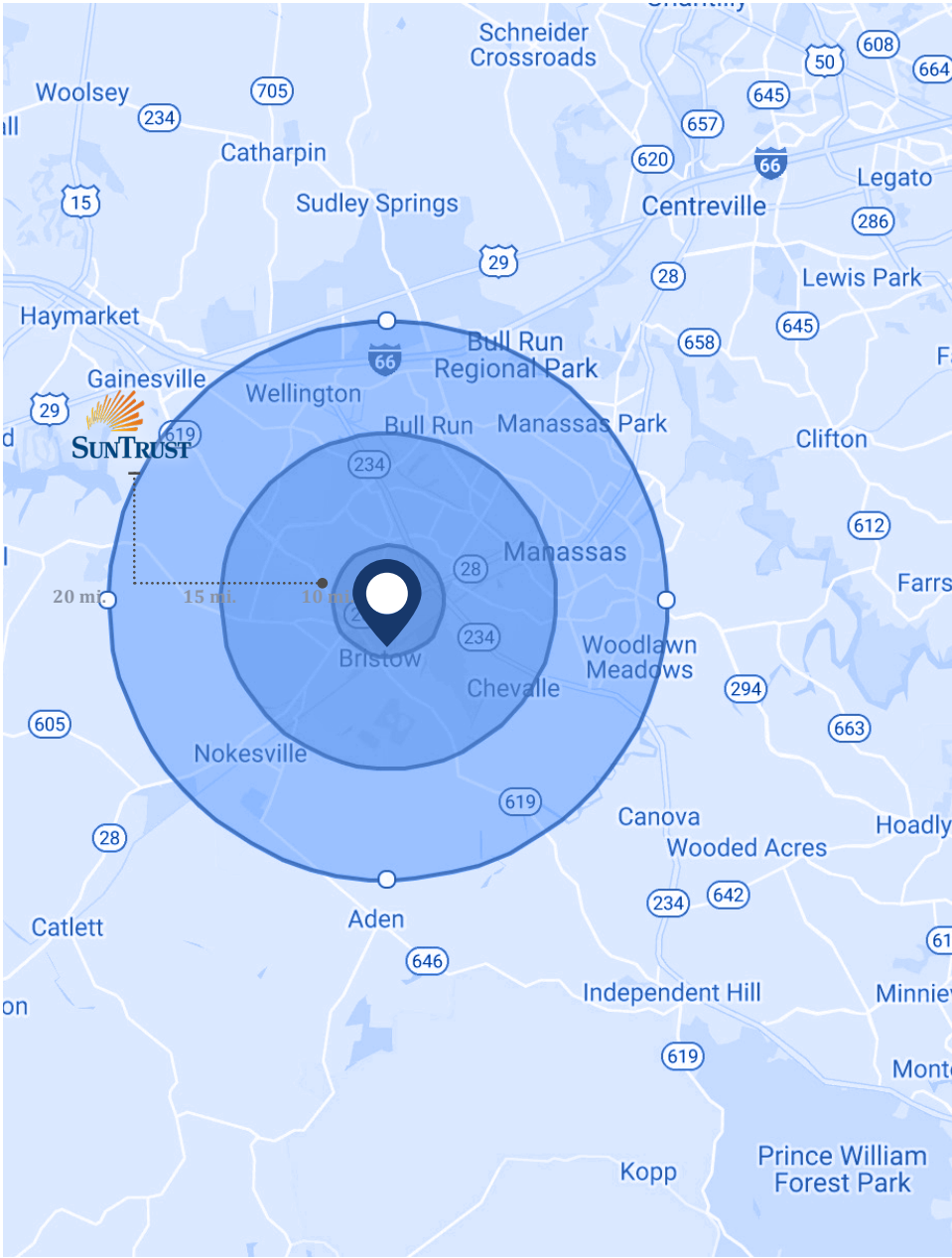
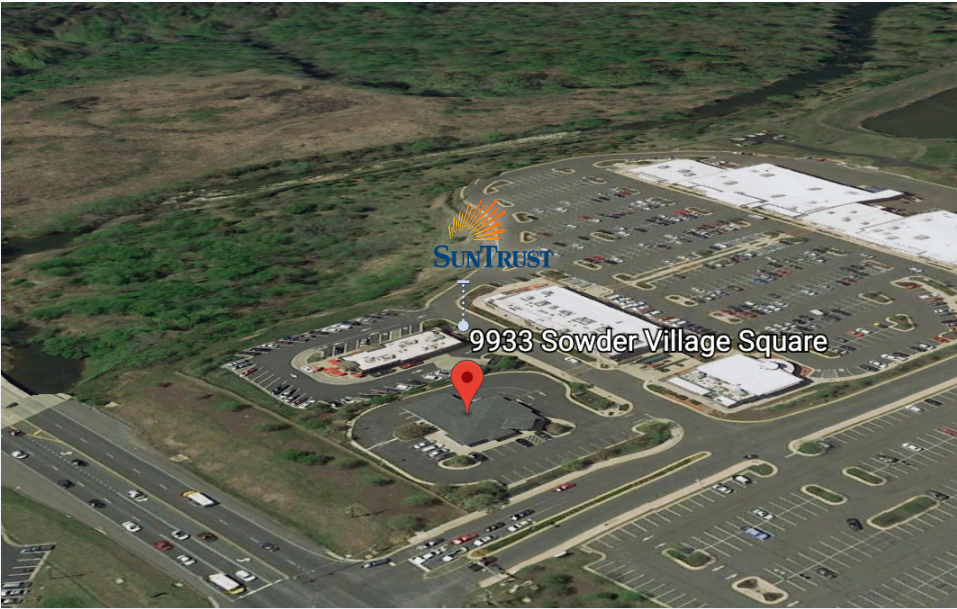
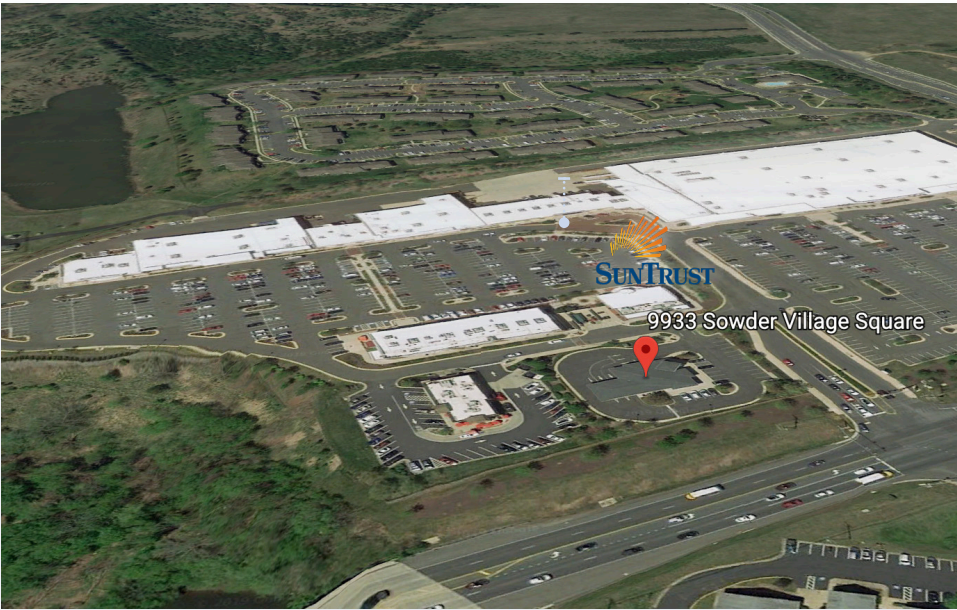


24,000+ EMPLOYEES

LOCATION AERIAL



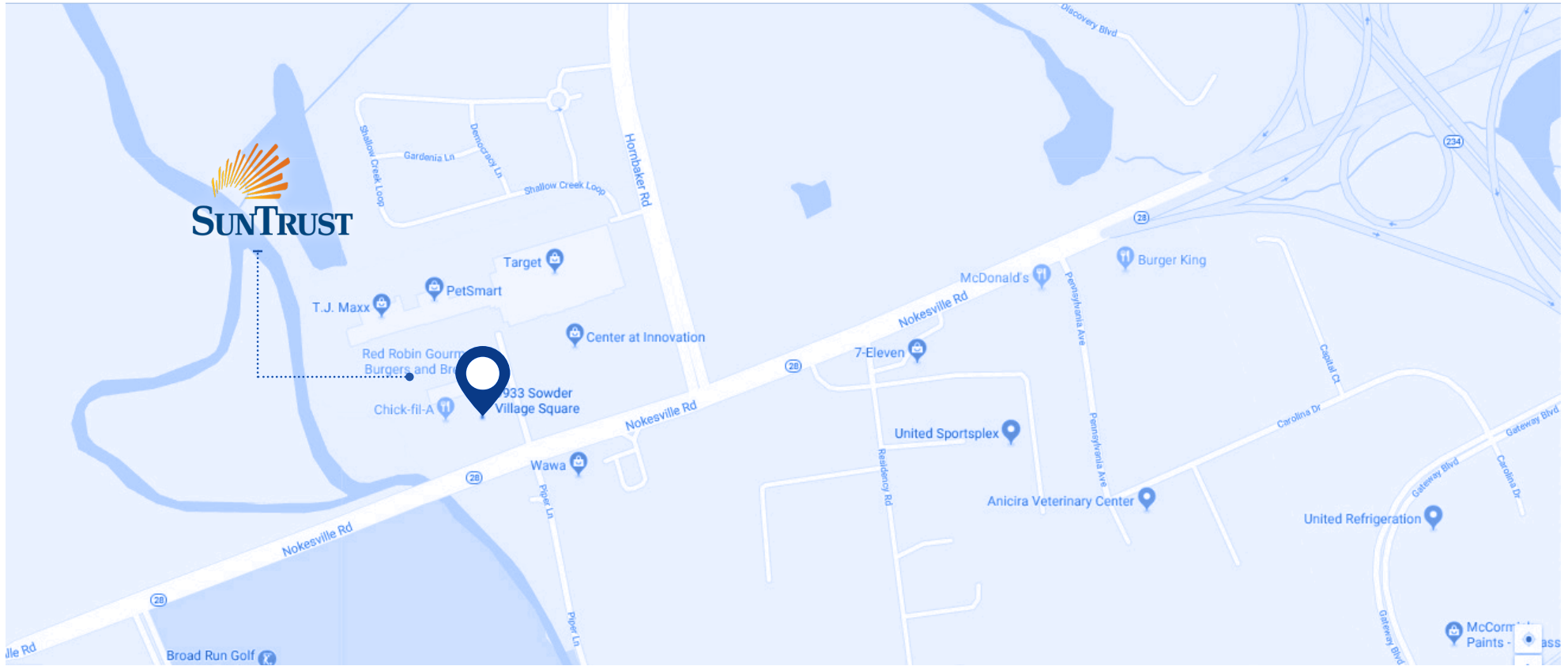
REGIONAL OVERVIEW



CENTER AT INNOVATION



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	48,696	148,793	343,936
TOTAL HOUSEHOLDS	15,175	46,902	111,688
AVERAGE HOUSEHOLD INCOME	\$110,813	\$90,226	\$106,493
AVERAGE AGE	33.40	33.90	35.70

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	48,696	148,793	343,936
TOTAL HOUSEHOLDS	15,175	46,902	111,688
PERSONS PER HOUSEHOLD	3.20	3.10	3.00
AVERAGE HOUSEHOLD INCOME	\$375,686	\$334,931	\$402,451
AVERAGE HOUSE VALUE	\$110,813	\$90,226	\$106,493
AVERAGE AGE	33.40	33.90	35.70
POPULATION WHITE	33,602	105,774	241,265
POPULATION BLACK	7,158	22,079	41,502
POPULATION AM, INDIAN, & ALASKAN	491	1,897	2,967
POPULATION ASIAN	5,167	12,625	44,188
POPULATION HAWAIIAN & PACIFIC ISLANDER	111	325	578
POPULATION OTHER	2,166	6,093	13,437

MANASSAS, VIRGINIA

Manassas is an independent city in the Commonwealth of Virginia. As of the 2014 Census, the population was 42,081. The city is surrounded by Prince William County and the independent city of Manassas Park.

Manassas serves as the seat of Prince William County. Manassas, Virginia is in Prince William County whose population has grown steadily due to the combined effects of migrant growth as well as natural growth. The County is the second largest and fourth fastest growing county in the state of Virginia by population. Population increased by 43% from 280,813 in 2000 to 402,002 in 2010. Moreover, continued growth is anticipated and the County's population is expected to approach 660,000 residents by 2040.

Prince William County has created a pro-business climate by expanding its targeted industry sectors, using fast-track permitting for targeted industries, competitive real estate and personal property tax rates, aggressive tax depreciation schedules and unique local financing opportunities. These, combined with business incentives offered by the Commonwealth of Virginia, make Prince William County a strong competitor for new business in both national and international markets.

MARKET OVERVIEW



Micron Announces Investment in its Semiconductor Manufacturing Plant in Manassas, Virginia

August 29, 2018

MANASSAS, Va., Aug. 29, 2018 (GLOBE NEWSWIRE) -- [Micron Technology, Inc.](#), (NASDAQ:MU) today announced plans to invest \$3 billion by 2030 to increase memory production at its plant in Manassas, Virginia, creating 1,100 new jobs roughly over the next decade. These investments are contemplated in Micron's long-term model to invest capital expenditure in the low thirties as a percent of revenue. The expansion will position the Manassas site — located about 40 miles west of Washington, D.C. — to support Micron's leadership in the rapidly growing market for high quality, high reliability memory products.



HQ2: Amazon picks New York City and Washington, D.C., for its new headquarters

Amazon said it will hire more than 25,000 employees in each location and open an "Operations Center of Excellence" in Nashville that will include more than 5,000 jobs.



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