

SunTrust Bank

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



202 South Salem Street – Apex, NC 27502

Confidentiality and Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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 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 Real Estate Investment Services, Inc. ("M&M") 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 M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Table of Contents

Investment Highlights	4
Financial Analysis	5
Tenant Overview	6
Surrounding Area	7
Location Overview	8
Property Photos	9
Surrounding Area Photos	10
Maps	11-12
Demographics / Market Overview	13-14





Investment Highlights

PRICE: \$2,042,666 | CAP: 5.75% | RENT: \$117,453



About the Investment

- ✓ Absolute Triple Net (NNN) Lease | ~9 Years Remaining
- ✓ Attractive 1.5% Annual Rental Increases
- ✓ Investment Grade Tenant | A- Rating (S&P)
- ✓ One (1), Three (3)-Year; Five (5), Five (5)-Year Tenant Renewal Options
- ✓ Corporate Tenant | Corporate Guarantee
- ✓ SunTrust Bank Executed Two (2) Renewal Options Early & Extended the Term of the Lease by 12 Years

About the Location

- ✓ Robust Demographics | Population Exceeds 157,375 Individuals Within a 5-Mile Radius
- ✓ Compelling Location Fundamentals | Located in the Heart of Downtown Apex | In Close Proximity to Many Family Owned Boutiques, Restaurants, and Antique Shops
- ✓ Strong Academic Presence | Within Five Miles from Baucom Elementary, Apex Middle School, and Apex High School | Combined Enrollment Exceeds 4,135 Students
- ✓ Strong Traffic Counts | Over 71,063 Vehicles Per Day on Hillside Avenue
- ✓ Positive Real Estate Fundamentals | Within Ten Miles of Raleigh, North Carolina

About the Tenant / Brand

- ✓ Investment Grade Tenant | A- Rating (S&P)
- ✓ SunTrust Banks, Inc. is one of the nation's largest and strongest financial services companies, with total assets of \$208 billion and total deposits of \$161 billion as of June 30, 2018
- ✓ SunTrust currently operates 1,222 branches, 2,062 ATMs and employs over 23,200 individuals
- ✓ The company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services





Financial Analysis

PRICE: \$2,042,666 | CAP: 5.75% | RENT: \$117,453



Property Description

Property	SunTrust Bank
Property Address	202 S Salem Street
City, State, ZIP	Apex, NC 27502
Year Built / Renovated	1935
Building Size	3,835
Lot Size	+/- 0.5 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$2,042,666
CAP Rate	5.75%
Annual Rent	\$117,453
Price / SF	\$533
Rent / SF	\$30.63

Lease Summary

Property Type	Net Leased Bank
Lease Expiration	12/31/2027
Lease Term Remaining	9.2
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.5% Annually
Options to Renew	One (1), Three (3)-Year; Five (5), Five (5)-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
1/1/2019 - 12/31/2019	\$117,453	\$9,788	1.50%
1/1/2020 - 12/31/2020	\$119,215	\$9,935	1.50%
1/1/2021 - 12/31/2021	\$121,003	\$10,084	1.50%
1/1/2022 - 12/31/2022	\$122,818	\$10,235	1.50%
1/1/2023 - 12/31/2023	\$124,661	\$10,388	1.50%
1/1/2024 - 12/31/2024	\$126,531	\$10,544	1.50%
1/1/2025 - 12/31/2025	\$128,429	\$10,702	1.50%
1/1/2026 - 12/31/2026	\$130,355	\$10,863	1.50%
1/1/2027 - 12/31/2027	\$132,310	\$11,026	1.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a SunTrust Bank located at 202 South Salem Street in Apex, North Carolina. The site constructed in 1935, consists of roughly 3,835 rentable square feet of building space on estimated 0.5 acre parcel of land.

SunTrust Bank is subject to an absolute triple-net (NNN) lease. The annual rent is \$117,453. SunTrust Bank executed two (2) renewal options early & extended the term of the lease by 12 years. There is One (1), Three (3)-Year and Five (5), Five (5)-Year Options.



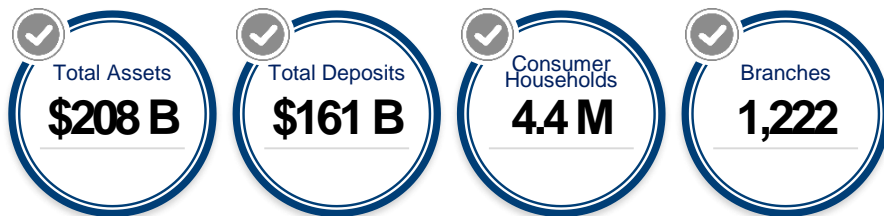
Tenant Overview



About SunTrust Bank

SunTrust Banks, Inc. is one of the nation's largest and strongest financial services companies, with total assets of \$208 billion and total deposits of \$161 billion as of June 30, 2018, but most importantly, they are an organization driven by purpose and a personal touch. SunTrust Bank is a purpose-driven company dedicated to Lighting the Way to Financial Well-Being for the people, businesses, and communities it serves. SunTrust leads onUp, a national movement inspiring Americans to build financial confidence. 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. The Company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services.

SunTrust delivers a full suite of products and financial services to serve the needs of their consumer, business, corporate and institutional clients. Their businesses are organized into two segments: Consumer, which includes Private Wealth Management and Mortgage, and Wholesale. Consumer brings together the resources of the company to provide clear and unbiased financial guidance to consumer and small business clients in the Southeast, Mid-Atlantic and select national markets. Wholesale focuses on helping businesses across the country by delivering a comprehensive suite of financial services including lending, liquidity management, treasury and payment, M&A advisory and capital raising.



Representative Photo



Representative Photo



Surrounding Area

Property Address: 202 South Salem Street – Apex, NC 27502





Location Overview

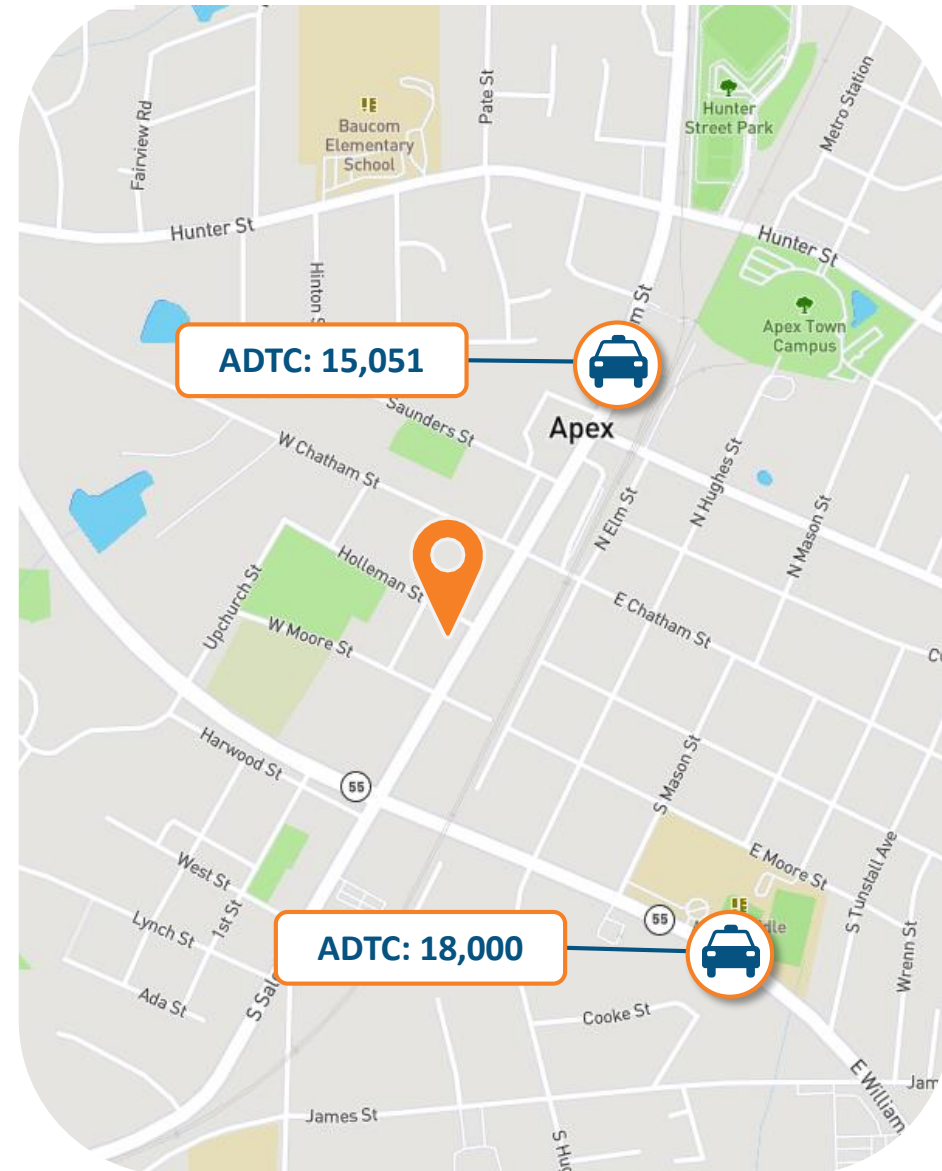
Property Address: 202 South Salem Street – Apex, NC 27502



The subject investment property is situated on South Salem Street, which boasts average daily traffic counts exceeding 15,051 vehicles respectively. South Salem Street intersects with East Williams Street, which brings an additional 18,000 vehicles into the immediate area on average daily. There are more than 64,507 individuals residing within a three-mile radius of the subject property and more than 157,375 individuals within a five-mile radius.

The subject property benefits from being well-positioned in a dense retail corridor consisting of many national and local tenants, shopping centers, and first and secondary schools. National tenants include: Pizza Hut, Family Dollar, Compare Foods, First Bank, and First National Bank among others. The location is in the center of downtown Apex and surrounded by many family owned restaurants and businesses. Some of these tenants include: Common Grounds Coffee, The Provincial, Salem Street Pub, Buttercream's Bakeshop, Apex Wings, Yamato Japanese Cuisine, Anna's Pizzeria, The Rusty Bucket, and Peak City Bar and Grill. This SunTrust Bank is also within a Five-mile radius of first and secondary schools including: Baucom Elementary, Apex Middle School, and Apex High School, which have a combined enrollment exceeding 4,135 students.

Apex, a city in Wake County, North Carolina is situated just under ten miles from Raleigh, North Carolina, the second largest city in the state. Apex has a charming downtown, top-notch schools, and a community spirit that draws more than 15,000 people, or more annually to the Peak Fest street fair. In recent years Apex has become known for it's newly developed tech triangle. There are many high-paying tech-industry jobs. More than 200 companies, including IBM, Cisco, and pharma giant GlaxoSmithKline, have offices in Apex and employ upwards of 50,000 workers. Due to the close proximity to the tech triangle, Apex schools are continuously influenced by the business around it and have become some of the top schools in not only North Carolina, but the entire United States. Downtown Apex is filled with many cute and chic boutique stores, bakery's, and restaurants. The city's spiking popularity is also influenced by it's close proximity to Raleigh, North Carolina. Raleigh, is a stately and energetic capital city that offers an affordable way to enjoy history and culture. The city also has over 150 parks, lakes, and green ways, and there is ample opportunity for the enjoyment of golf, biking, swimming, boating, and other outdoor activities.





Property Photo



Representative Photo

SunTrust Bank – Apex, NC

Marcus & Millichap

9



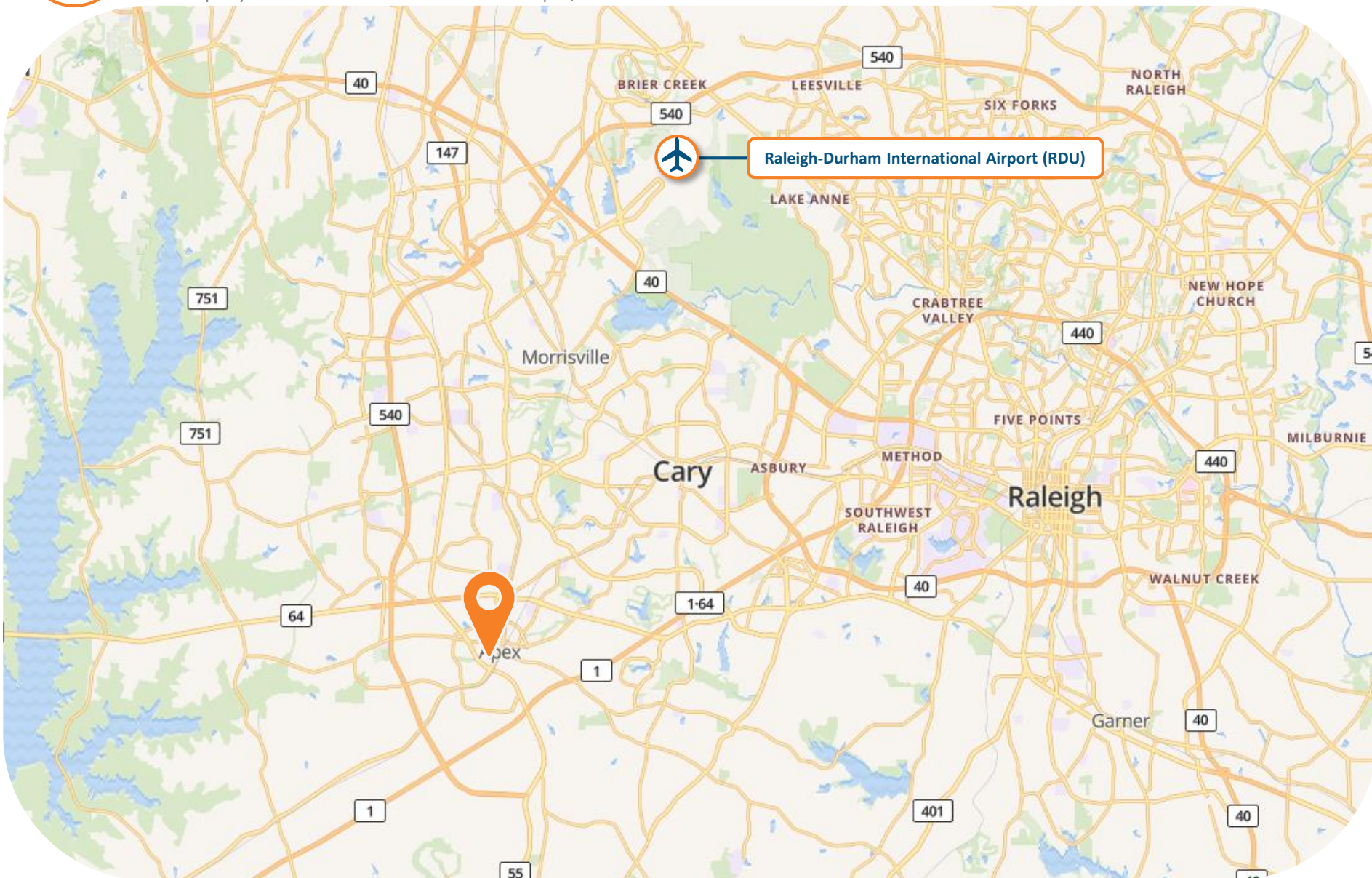
Surrounding Area Photos





Local Map

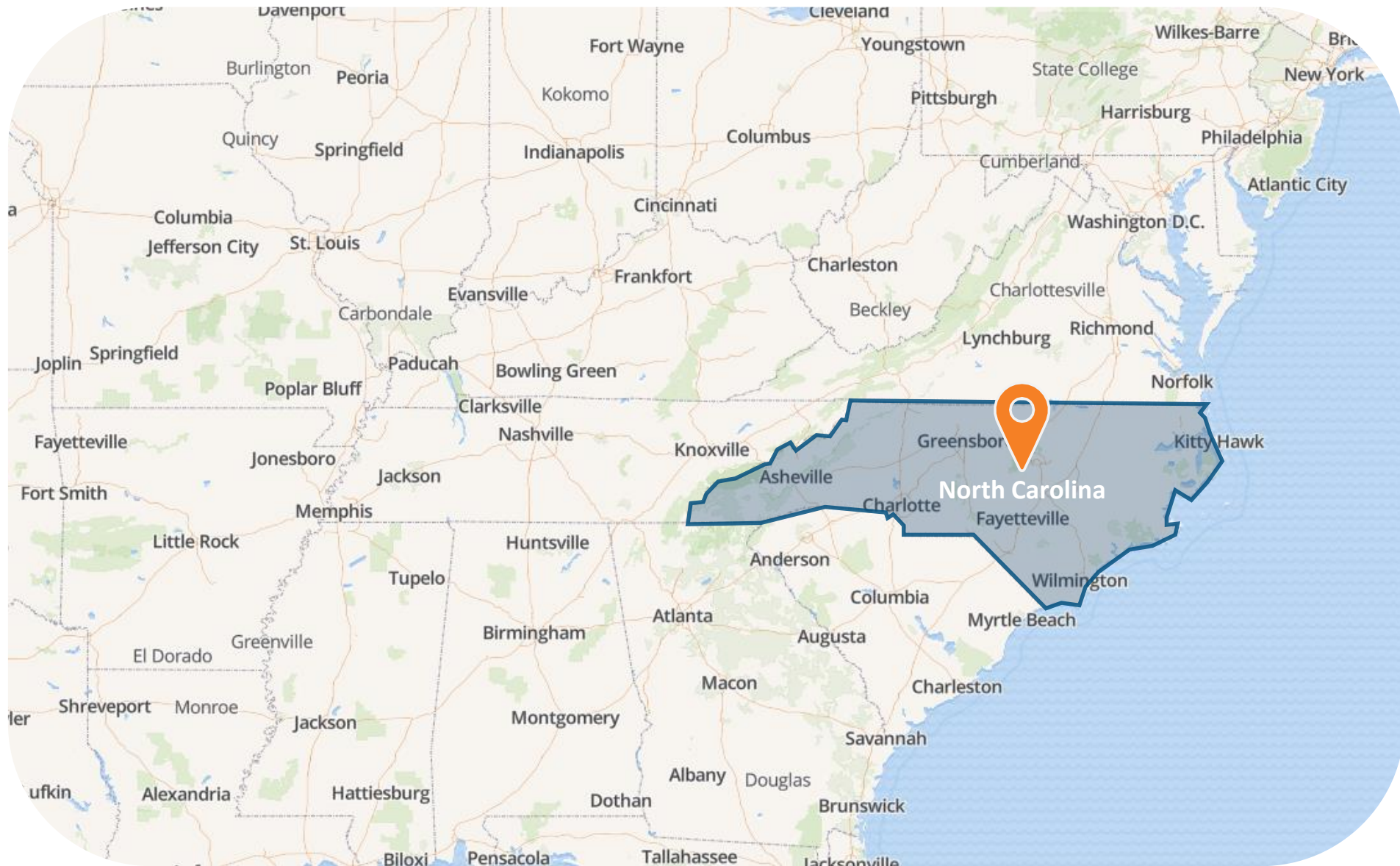
Property Address: 202 South Salem Street – Apex, NC 27502





Regional Map

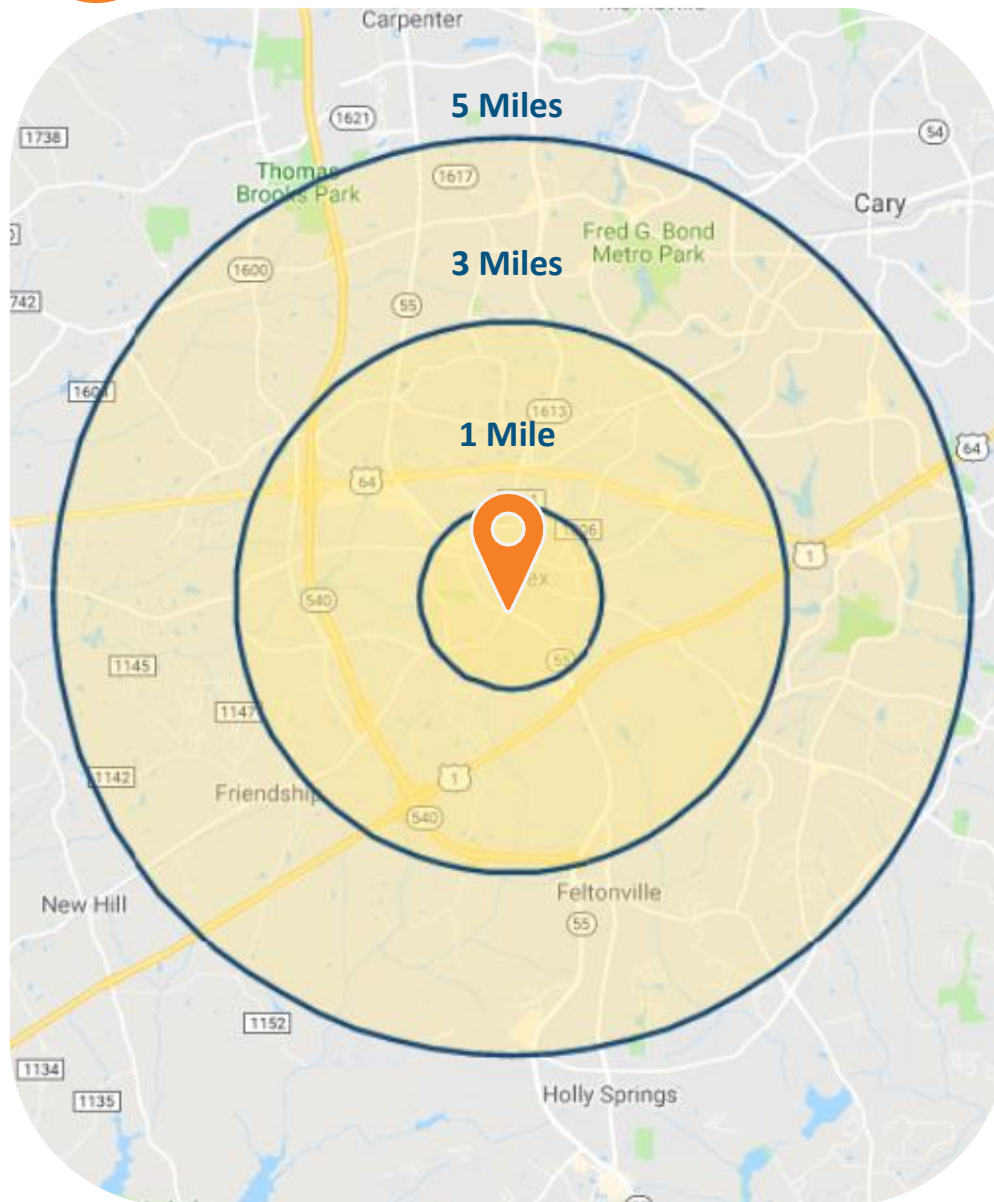
Property Address: 202 South Salem Street – Apex, NC 27502





Demographics

Property Address: 202 South Salem Street – Apex, NC 27502



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	12,312	64,507	157,375
2017 Estimate	10,909	57,564	142,501
2010 Census	8,437	46,734	118,399
2000 Census	6,724	30,315	83,133

INCOME

	1 Mile	3 Miles	5 Miles
Average	\$99,927	\$118,596	\$121,229
Median	\$81,894	\$96,585	\$95,056
Per Capita	\$36,744	\$41,370	\$43,911

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
Average	\$99,927	\$118,596	\$121,229
Median	\$81,894	\$96,585	\$95,056
Per Capita	\$36,744	\$41,370	\$43,911
Average	\$99,927	\$118,596	\$121,229

HOUSING

	1 Mile	3 Miles	5 Miles
2017	\$261,849	\$293,305	\$294,302

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2017 Daytime Population	11,814	51,194	119,813
2017 Unemployment	3.88%	3.27%	3.23%
2017 Median Time Traveled	27 Mins	26 Mins	26 Mins

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	71.79%	76.48%	75.27%
Native American	0.11%	0.08%	0.09%
African American	10.83%	7.12%	7.63%
Asian/Pacific Islander	6.43%	10.32%	11.39%



Market Overview

City: Apex | County: Wake | State: North Carolina

Raleigh, North Carolina

Apex is a city located just Ten miles outside of Raleigh, North Carolina. With an estimated 2017 population of 458,880 distributed over a land area of about 143 square miles, Raleigh is the capital of North Carolina, and the second largest city behind Charlotte. Located at the northeast part of the state, the city is the center of the Raleigh-Durham-Chapel Hill Combined Statistical Area (CSA), one of the states most populous areas. The estimated population of the Raleigh-Durham-Chapel Hill Statistical Area is just over 2.3 million. Raleigh's industrial base includes banking/finance services, electrical, medical, electronic, telecommunications equipment, clothing and apparel, food processing, paper products, and pharmaceuticals. Raleigh is a part of North Carolina's research triangle one of the county's largest and most successful research parks, and a major centers in the United States for high-tech and biotech research. The city also holds many prestigious public and private research institutions including North Carolina State University, Shaw University, and St. Augustine's University. Raleigh Public schools are also nationally respected and praised for their innovative efforts to maintain a socially, economically, and racial balanced system by using income as a prime factor in assigning students to schools.

Raleigh, while being a great place to call home is also a great place to visit with many fine attractions and points of interest. Art lovers can appreciate the North Carolina Museum of Art while those with an interest in science can enjoy The North Carolina Museum of Natural Sciences. History buffs can take a tour of the North Carolina State Capitol and a jaunt through the North Carolina Museum of History. And for outdoor lovers, Raleigh contains a number of parks, including Umstead and Pullen. Sports fans can also stop and watch the National Hockey League's Carolina Hurricanes.

Major Employers

Employer	Estimated # of Employees
Mmodal Inc	5,010
Sas Institute Inc	2,516
Kroger	1,013
IBM	881
Twr	500
Walmart	441
Cary Family YMCA	409
Harris Teeter LLC	401
Target	360
Syntel Inc	350
Siemens Med Solutions USA Inc	349



Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

Benjamin Yelm
Marcus & Millichap
151 Meeting Street Ste 450
Charleston, SC 29401
Tel: 843-952-2222
License: 303785



202 South Salem Street, Apex, North Carolina 27502