

SunTrust Bank

EXCLUSIVE NET-LEASE OFFERING



Actual Site Photo

OFFERING MEMORANDUM



107 Bushnell Plaza – Bushnell, Florida 33513

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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

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Investment Highlights

PRICE: \$1,806,532 | CAP: 5.60% | RENT: \$101,166



About the Investment

- ✓ Absolute Triple Net (NNN) Lease | ~11 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

- ✓ Dense Retail Corridor | CVS Pharmacy, Dollar General, Family Dollar, Marathon, Goodyear Tire, Pizza Hut, Boost Mobile, Advance Auto Parts and More
- ✓ Strong Traffic Counts | North Main Street | More than 10,600 Vehicles Per Day
- ✓ Strong Academic Presence | Less than One Mile from South Sumter High School and Bushnell Elementary School | Total Enrollment Exceeds 1,800 Students
- ✓ Compelling Location Fundamentals | Less than Two Miles from Dade Battlefield Historic State Park | United States National Historic Landmark
- ✓ Positive Real Estate Fundamentals | Less than 30 Miles from Leesburg International Airport | Central Hub for Air Transportation and Business in Lake County, Florida | Approximately 60,000 Aircraft Operations Per Year

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: \$1,806,532 | CAP: 5.60% | RENT: \$101,166



Property Description

Property	SunTrust Bank
Property Address	107 Bushnell Plaza
City, State, ZIP	Bushnell, FL 33513
Year Built / Renovated	1999
Building Size	12,394
Lot Size	+/- 0.7 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$1,806,532
CAP Rate	5.60%
Annual Rent	\$101,166
Price / SF	\$146
Rent / SF	\$8.16

Lease Summary

Property Type	Net Leased Bank
Lease Expiration	12/31/2029
Lease Term Remaining	11.2
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

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
1/1/2019 - 12/31/2019	\$101,166	\$8,430	1.50%
1/1/2020 - 12/31/2020	\$102,683	\$8,557	1.50%
1/1/2021 - 12/31/2021	\$104,224	\$8,685	1.50%
1/1/2022 - 12/31/2022	\$105,787	\$8,816	1.50%
1/1/2023 - 12/31/2023	\$107,374	\$8,948	1.50%
1/1/2024 - 12/31/2024	\$108,984	\$9,082	1.50%
1/1/2025 - 12/31/2025	\$110,619	\$9,218	1.50%
1/1/2026 - 12/31/2026	\$112,278	\$9,357	1.50%
1/1/2027 - 12/31/2027	\$113,963	\$9,497	1.50%
1/1/2028 - 12/31/2028	\$115,672	\$9,639	1.50%
1/1/2029 - 12/31/2029	\$117,407	\$9,784	1.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a SunTrust Bank located at 107 Bushnell Plaza in Bushnell, Florida. The site constructed in 1999, consists of roughly 12,394 rentable square feet of building space on estimated 0.7 acre parcel of land.

SunTrust Bank is subject to an absolute triple-net (NNN) lease. The annual rent is \$101,166. 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.



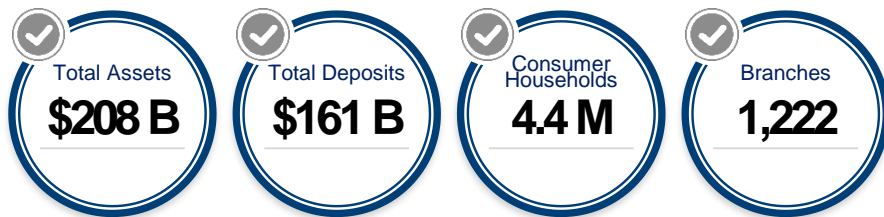
Tenant Overview



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

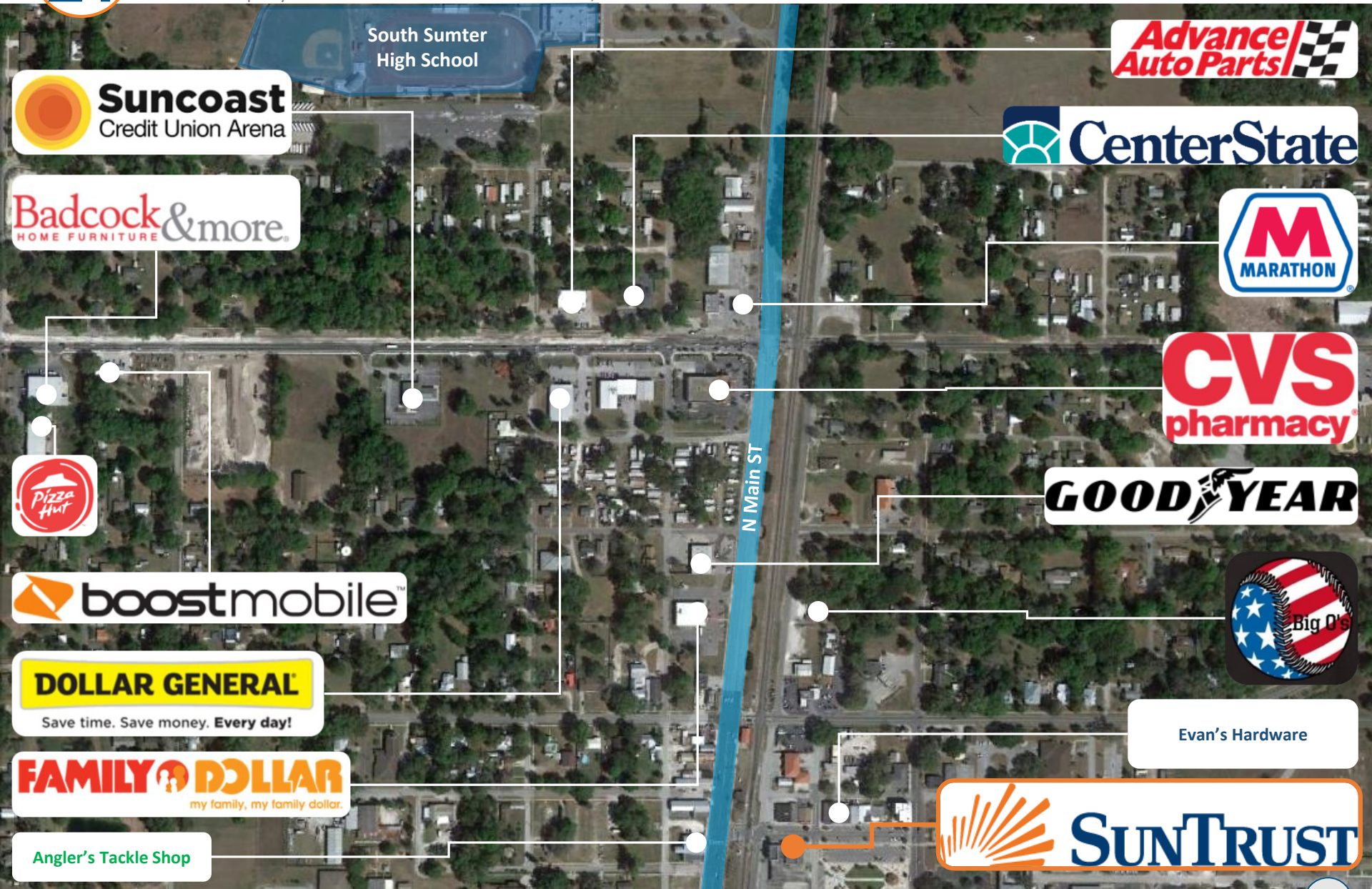


Representative Photo



Surrounding Area

Property Address: 107 Bushnell Plaza – Bushnell, Florida 33513





Location Overview

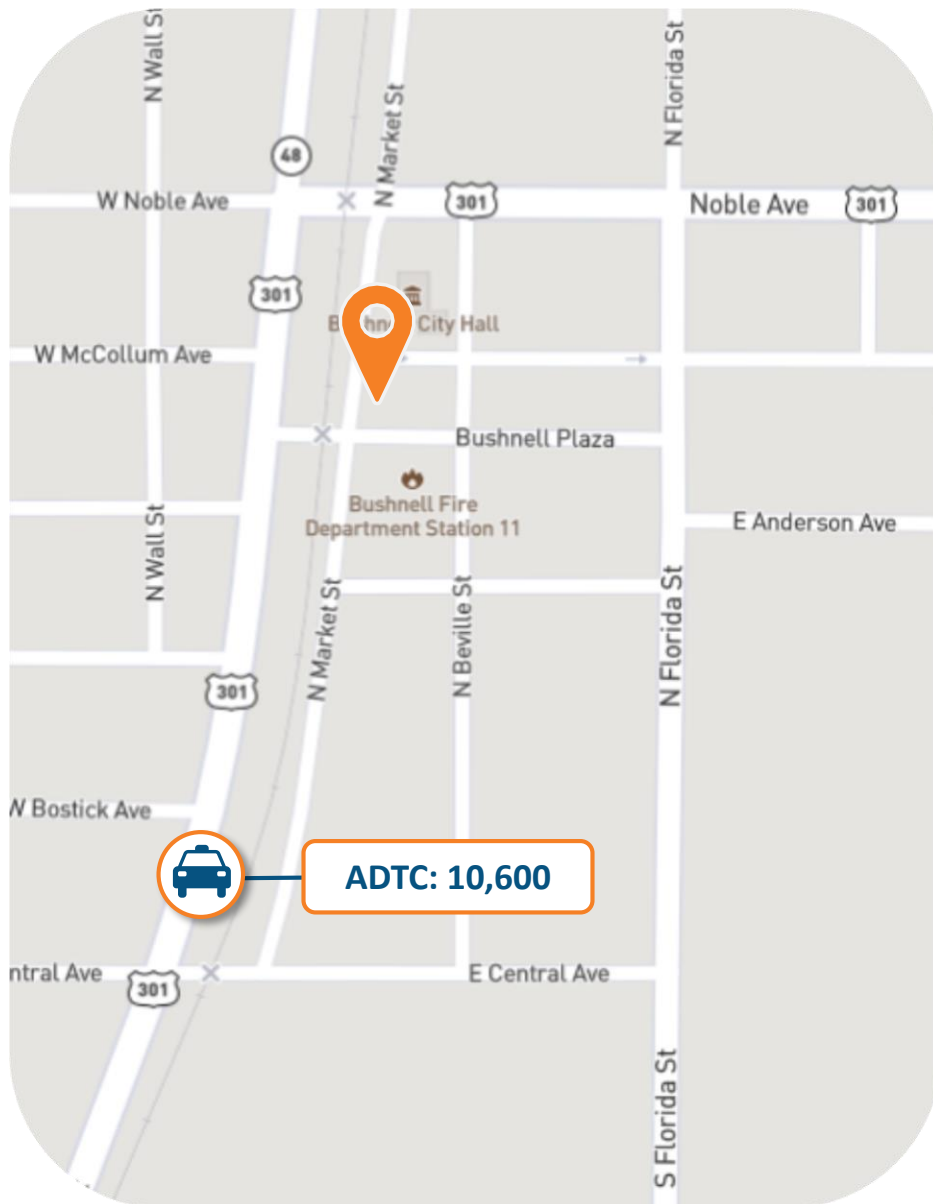
Property Address: 107 Bushnell Plaza – Bushnell, Florida 33513



The subject investment property is located at 107 Bushnell Plaza in Bushnell, Florida. This SunTrust is strategically located on Bushnell Plaza just off North Main Street. North Main Street boasts an average daily traffic count in excess of 10,600 vehicles. There are more than 7,023 individuals residing within a three radius of the subject property and more than 11,165 individuals within a five-mile radius.

The subject property benefits from being positioned in a dense retail corridor, surrounded by a healthy mix of local and national tenants. Major national tenants in the immediate area include: CVS Pharmacy, Dollar General, Family Dollar, Marathon Gas Station, Goodyear Tire, Pizza Hut, Boost Mobile, Advance Auto Parts, and more. This SunTrust Bank is also located within one mile from South Sumter High School and Bushnell Elementary School, which together boast a combined enrollment in excess of 1,800 students. Additionally, the subject property is located within two miles of the Dade Battlefield Historic State Park, which is a United States National Historic Landmark. Leesburg International Airport is less than 30 miles down the road and serves as the central hub for air transportation and business in Lake County, Florida. The Leesburg International Airport experiences approximately 60,000 aircraft operations every year.

Bushnell is located in the middle of the state of Florida and is the county seat of Sumter County. Bushnell is less than 60 miles from Orlando, the fourth-largest city in Florida. Orlando is known as “The Theme Park Capital of the World” and includes SeaWorld Orlando, Walt Disney World, Universal Studios Florida, Fun Spot America Orlando, and more. In 2016, its tourist attractions and events drew more than 68 million visitors. With the exception of Walt Disney World, most major attractions are located along International Drive. Orlando is also home to the University of Central Florida, which is the largest university campus in Florida and the second-largest in the United States in terms of enrollment. In 2017, the Orlando International Airport handled 44,611,265 passengers making it the busiest airport in the state of Florida and the 11th-busiest airport in the United States. Orlando is a major industrial and hi-tech center and is nationally recognized as a cluster of innovation in digital media, agricultural technology, aviation, aerospace and software design. More than 150 international companies have facilities in Metro Orlando.







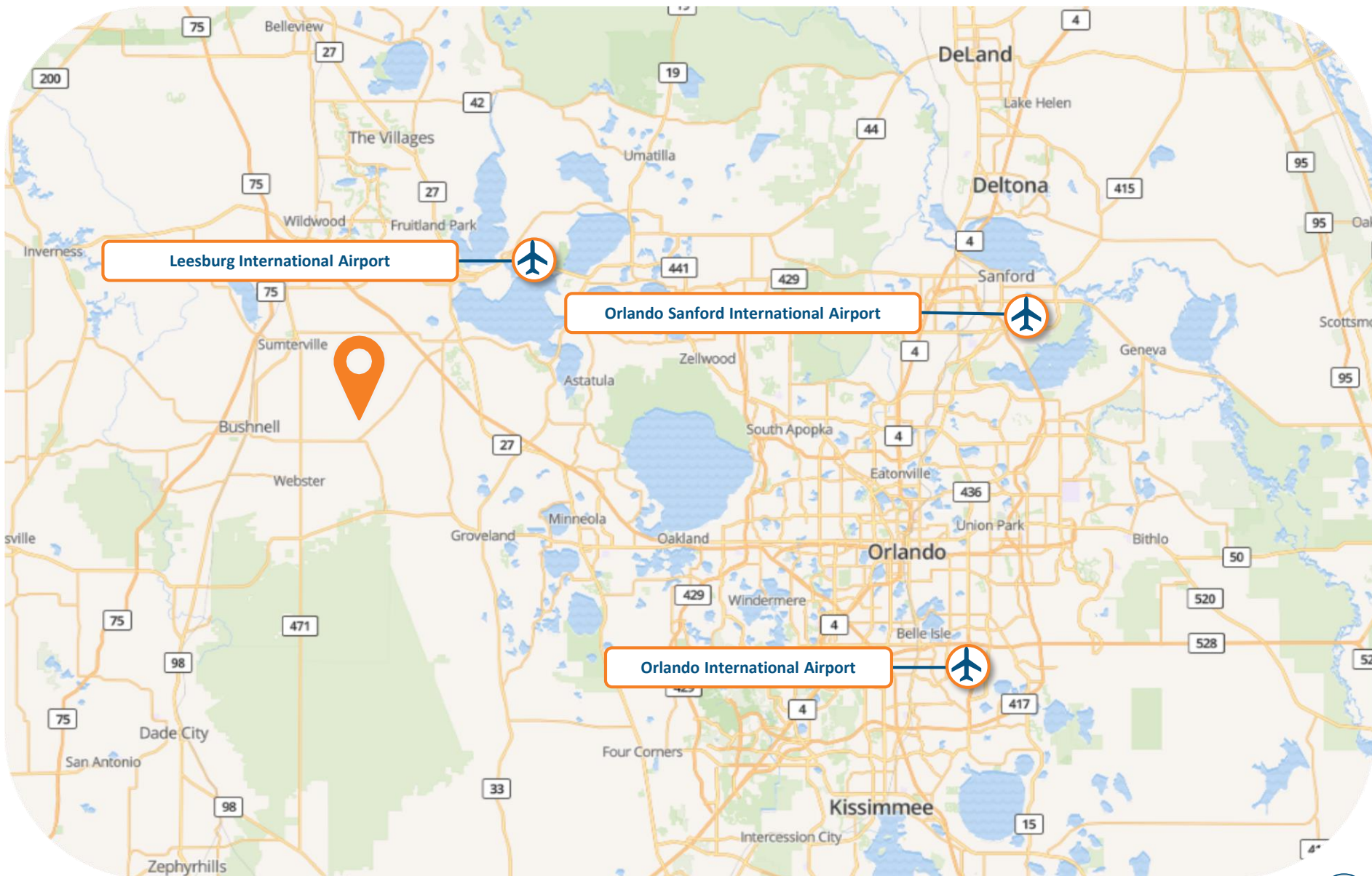
Surrounding Area Photos





Local Map

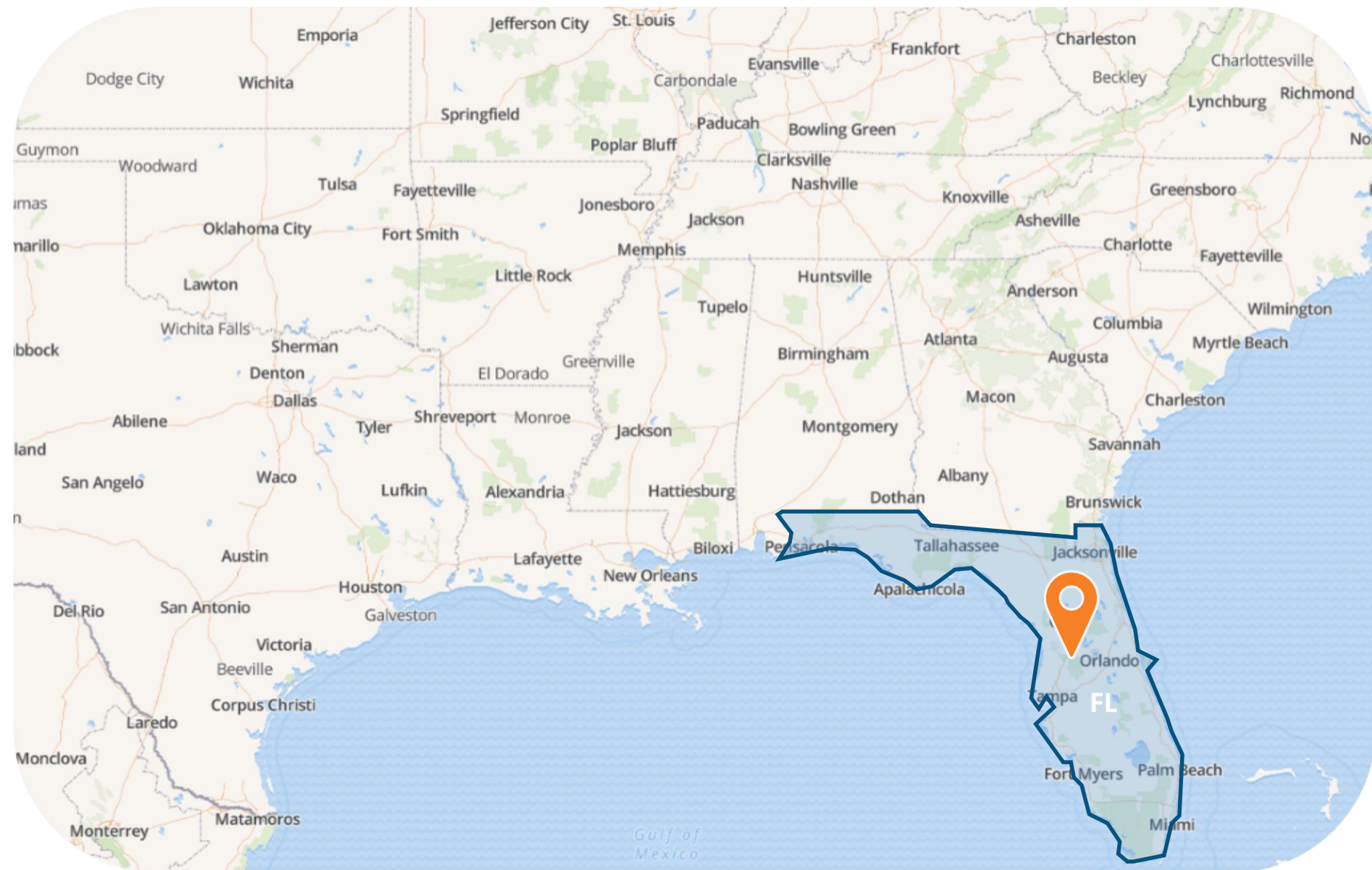
Property Address: 107 Bushnell Plaza – Bushnell, Florida 33513





Regional Map

Property Address: 107 Bushnell Plaza – Bushnell, Florida 33513





Demographics

Property Address: 107 Bushnell Plaza – Bushnell, Florida 33513



1 Mile 3 Miles 5 Miles

POPULATION

2022 Projection	3,323	7,389	11,591
2017 Estimate	3,155	7,032	11,165
2010 Census	2,743	6,047	9,462
2000 Census	2,473	5,263	8,457

INCOME

Average	\$55,999	\$55,517	\$54,263
Median	\$43,205	\$42,292	\$40,817
Per Capita	\$19,920	\$24,091	\$22,812

HOUSEHOLDS

2022 Projection	1,176	3,198	4,890
2017 Estimate	1,090	2,975	4,611
2010 Census	931	2,527	3,875
2000 Census	819	2,207	3,449

HOUSING

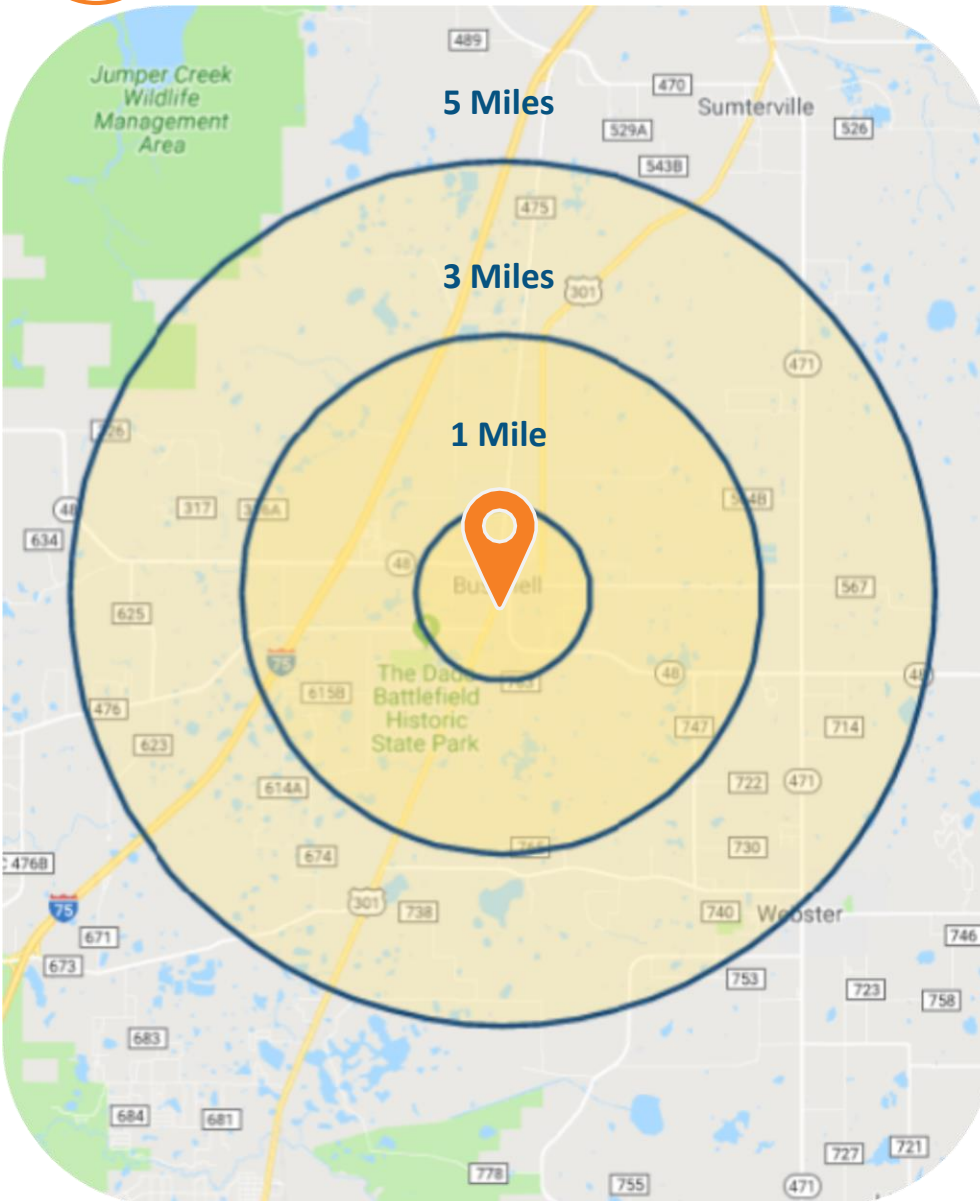
2017	\$123,886	\$125,829	\$124,325
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EMPLOYMENT

2017 Daytime Population	3,873	8,059	11,484
2017 Unemployment	5.69%	5.62%	5.72%
2017 Median Time Traveled	25 Mins	26 Mins	28 Mins

RACE & ETHNICITY

White	88.51%	89.38%	89.06%
Native American	0.01%	0.01%	0.07%
African American	6.13%	5.10%	4.88%
Asian/Pacific Islander	0.60%	0.78%	0.85%





Market Overview

City: Orlando | County: Orange | State: Florida

Orlando, Florida

Orlando

is the county seat of Orange County, Florida and is the center of the Orlando metropolitan area, which had a population of 2,387,138, according to U.S. Census Bureau figures released in 2016. Orlando is one of the world's most visited tourist destinations, with over 68 million visitors in 2016. The two most significant tourist attractions include Walt Disney World and Universal Orlando Resort. Walt Disney World is the area's largest attraction with its many facets such as the Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom, Typhoon Lagoon, Blizzard Beach and Disney Springs. There are also many more tourist attractions located along International Drive, with one of these being the famous Orlando Eye. The city is one of the busiest American cities for conferences and conventions, containing the Orange County Convention Center, the second-largest convention facility in the United States. According to a 2009 Pew Research Center study, Orlando ranks as the fourth-most popular American city based on where people want to live.

Orlando is also a prominent location for film, television and electronic gaming industries, aided by the presence of Universal Studios, Disney's Hollywood Studios, Full Sail University, UCF College of Arts and Humanities, the Florida Interactive Entertainment Academy, and other entertainment companies and schools. The U.S. modeling, simulation and training industry is also centered on the Orlando region, with a particularly strong presence in the Central Florida Research Park adjacent to University of Central Florida. There are also many golf courses that can be found throughout Orlando, including the Bay Hill Club and Lodge, which is home to the Arnold Palmer Invitational. Two major league professional sports teams reside in Orlando, including the Orlando Magic of the National Basketball Association, and the Orlando City Soccer Club of Major League Soccer. Orlando is home to two non-profit hospital systems including Orlando Health and Florida Hospital. Orlando Health's Orlando Regional Medical Center is home to Central Florida's only Level 1 trauma center, and Winnie Palmer Hospital for Women and Babies and Florida Hospital Orlando have the area's only Level III neonatal intensive care units.

Major Employers

Employer	Estimated # of Employees
County of Sumter	568
US Air	367
Juvenile Justice Florida Dept	191
Walmart	110
Bushnell Elementary School	100
South Sumter Middle School	100
Scarc Inc	75
Winn-Dixie	75
University of Florida	74
South Sumter High School	70
Sonnys	65



Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

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