

SUNTRUST BANK

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



5705 High Point Rd - Greensboro, NC 27407

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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.

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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: \$2,011,723 | CAP: 5.50% | RENT: \$110,645



About the Investment

- ✓ Absolute Triple Net (NNN) Lease | 8+ Years Remaining
- ✓ Attractive 1.5% Annual Rental Increases
- ✓ Investment Grade Tenant | A- Rating (S&P)
- ✓ Six (6), Five (5)-Year Tenant Renewal Options
- ✓ Corporate Tenant | Corporate Guarantee
- ✓ In 2016, SunTrust Bank Executed its Renewal Option Early & Extended the Term of the Lease by 10 Years

About the Location

- ✓ Robust Demographics | Population Exceeds 125,559 Individuals Within a 5-Mile Radius
- ✓ Compelling Location Fundamentals | Less Than Twelve Miles from Piedmont Triad International Airport | 3rd Busiest Airport in North Carolina | Serves Over 848,261 Passengers Annually
- ✓ Strong Academic Presence | Within Three Miles of Guilford Technical Community College | Over 15,134 Students Enrolled
- ✓ Strong Traffic Counts | Over 18,000 Vehicles Per Day on High Point Road
- ✓ Positive Real Estate Fundamentals | Within Nine Miles of Downtwon Greensboro

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



Representative Photo



Representative Photo



Financial Analysis

PRICE: \$2,011,723 | CAP: 5.50% | RENT: \$110,645



Property Description

Property	SunTrust Bank
Property Address	5705 High Point Road
City, State, ZIP	Greensboro, NC 27407
Year Built / Renovated	1989
Building Size	3,131
Lot Size	+/- 2.0 Acres
Type of Ownership	Fee Simple

The Offering

Purchase Price	\$2,011,723
CAP Rate	5.50%
Annual Rent	\$110,645
Price / SF	\$643
Rent / SF	\$35.34

Lease Summary

Property Type	Net Leased Bank
Lease Expiration	12/31/2027
Lease Term Remaining	8.3
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	1.5% Annually
Options to Renew	Six (6), Five (5)-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
1/1/2019 - 12/31/2019	\$110,645	\$9,220	1.50%
1/1/2020 - 12/31/2020	\$112,304	\$9,359	1.50%
1/1/2021 - 12/31/2021	\$113,989	\$9,499	1.50%
1/1/2022 - 12/31/2022	\$115,699	\$9,642	1.50%
1/1/2023 - 12/31/2023	\$117,434	\$9,786	1.50%
1/1/2024 - 12/31/2024	\$119,196	\$9,933	1.50%
1/1/2025 - 12/31/2025	\$120,984	\$10,082	1.50%
1/1/2026 - 12/31/2026	\$122,799	\$10,233	1.50%
1/1/2027 - 12/31/2027	\$124,640	\$10,387	1.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a SunTrust Bank located at 5705 High Point Rd in Greensboro, North Carolina. The site constructed in 1989, consists of roughly 3,131 rentable square feet of building space on estimated 2.0 acre parcel of land.

SunTrust Bank is subject to an absolute triple-net (NNN) lease. The annual rent is \$110,645. In 2016, SunTrust Bank executed its renewal option early & extended the term of the lease by 10 Years. There are six (6), five (5)-year tenant renewal options.



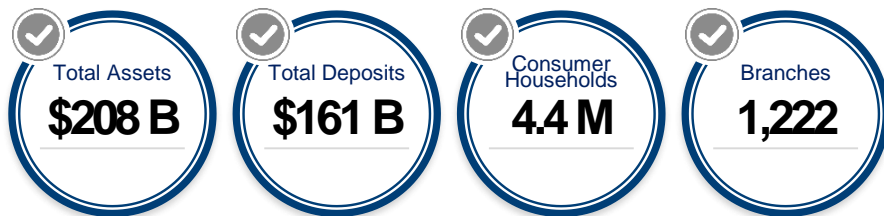
Tenant Overview



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

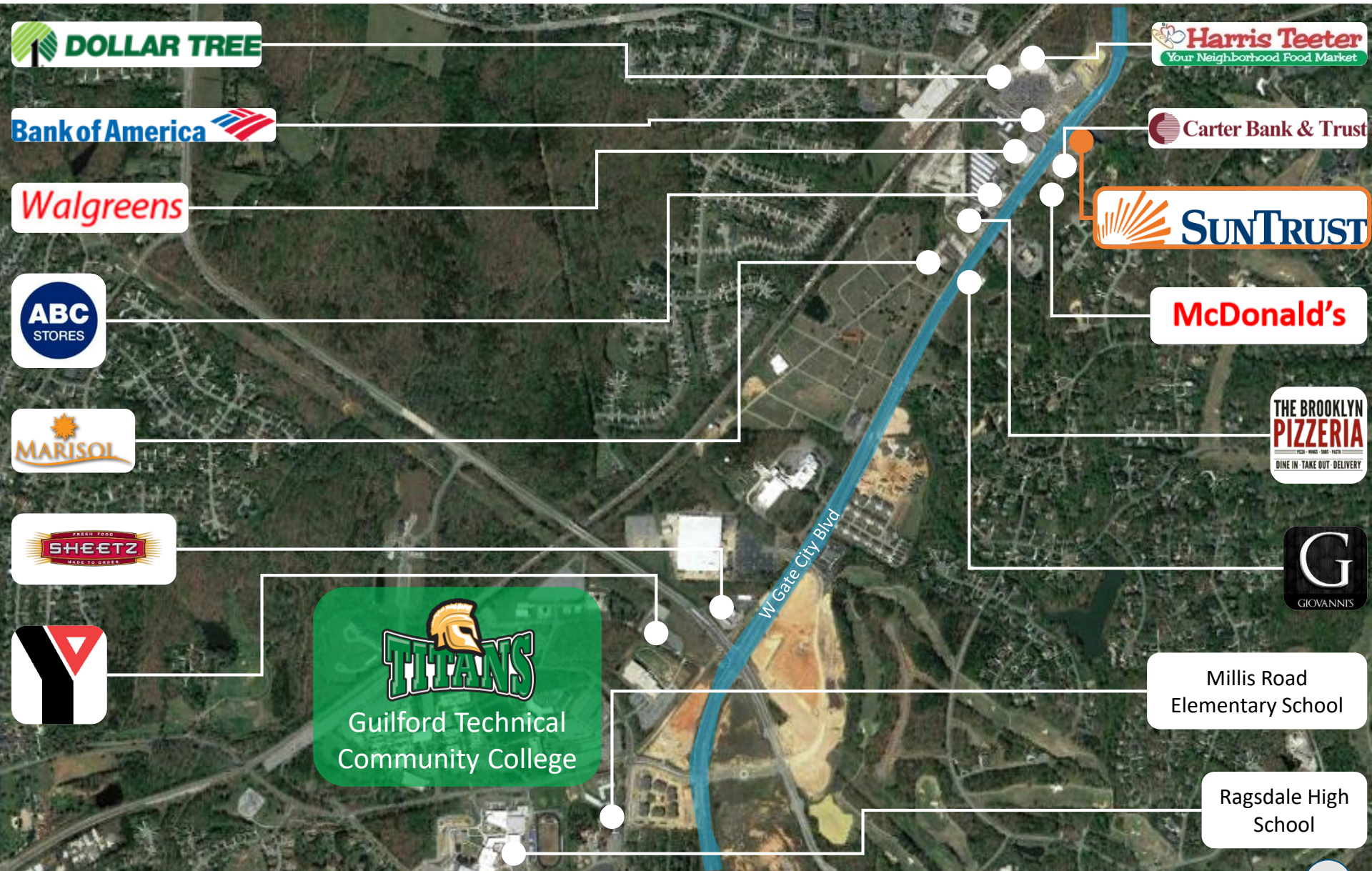


Representative Photo



Surrounding Area

Property Address: 5705 High Point Rd - Greensboro, NC 27407





Location Overview

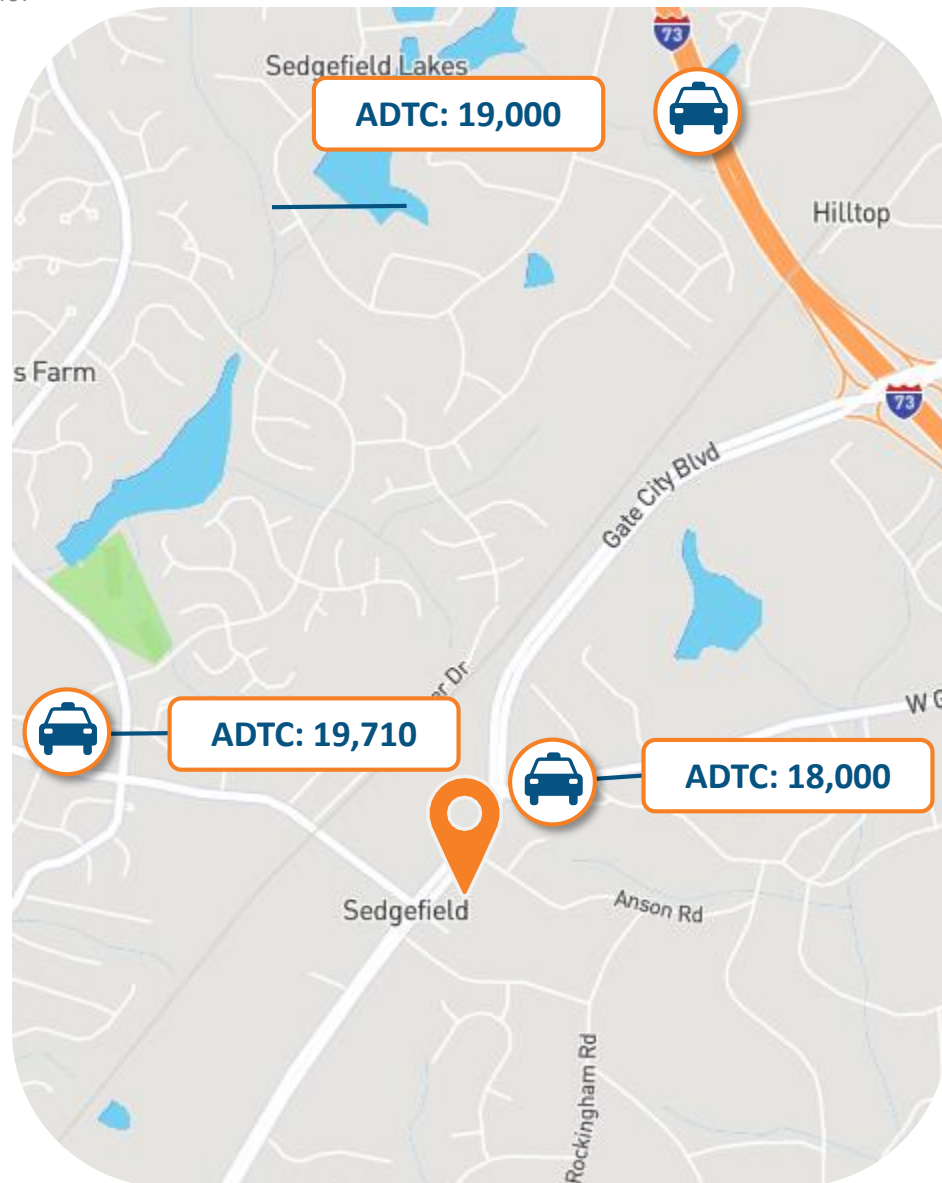
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The subject investment property is situated on High Point Rd, which boasts average daily traffic counts exceeding 18,000 vehicles respectively. High Point Rd intersects with the Mackay Rd and Interstate-73, which brings an additional 19,710 and 19,000 vehicles into the immediate area on average daily. There are more than 43,256 individuals residing within a three-mile radius of the property and more than 125,559 individuals within a five-mile radius.

The subject property benefits from being well-positioned off of Interstate-73. Major national tenants include: Walgreens, Harris Teeter, McDonalds, Dollar Tree, Sheetz, and Bank of America. This SunTrust Bank also benefits from being situated within a five-mile radius Guilford Technical Community College. Guilford Technical Community College has a total enrollment exceeding 15,134 students. Guilford Technical Community College is a public community college in the Piedmont Triad of North Carolina and also has campuses in Jamestown and High Point.

The Greensboro and the surrounding Piedmont Triad area economies were originally centered around textiles, tobacco, and furniture. Greensboro's central proximity in the state has made it a popular place for families and businesses. Interstate 85, Interstate 40 and Interstate 73 were built to intersect at this city, helping Greensboro evolve into a logistics hub. FedEx invested \$300 million in Greensboro with its mid-Atlantic air-cargo and sorting hub at Piedmont Triad International Airport. The city's workforce benefits from its many institutions of higher education, including Bennett College, Elon University School of Law, Greensboro College, Guilford College, North Carolina Agricultural and Technical State University, and the University of North Carolina at Greensboro. Downtown Greensboro has attracted development investment in recent years with such new construction as Yadkin Bank Park. The Southside neighborhood has been redeveloped as an award-winning, neotraditional-style neighborhood featuring walkability, compact blocks, and local amenities and services. Among Greensboro's many notable attractions, some of the most popular include the Wet 'n Wild Emerald Pointe water park, the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, and the Greensboro Coliseum Complex, which hosts various sporting events, concerts, and other events.





Property Photo





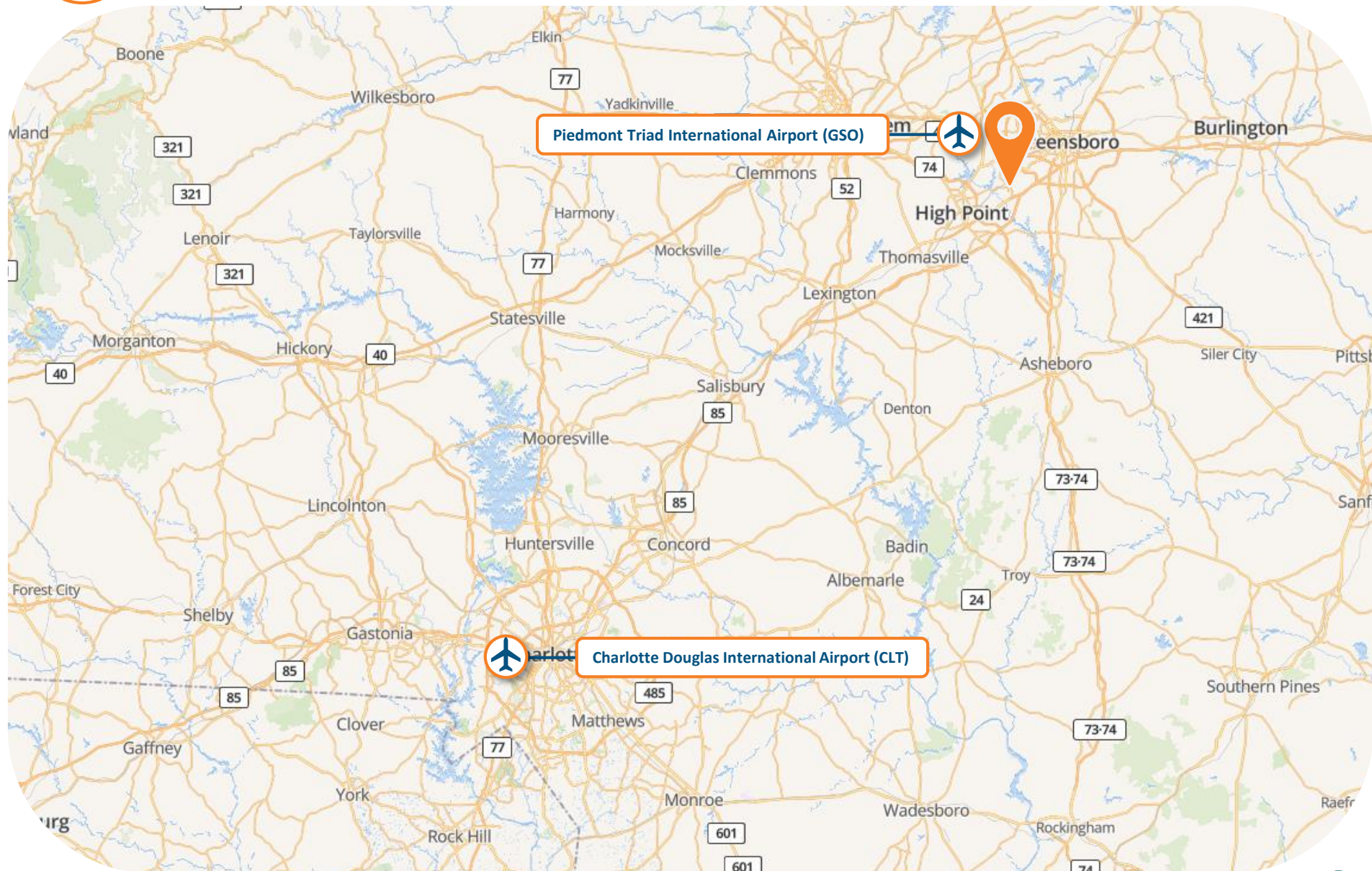
Surrounding Area Photos





Local Map

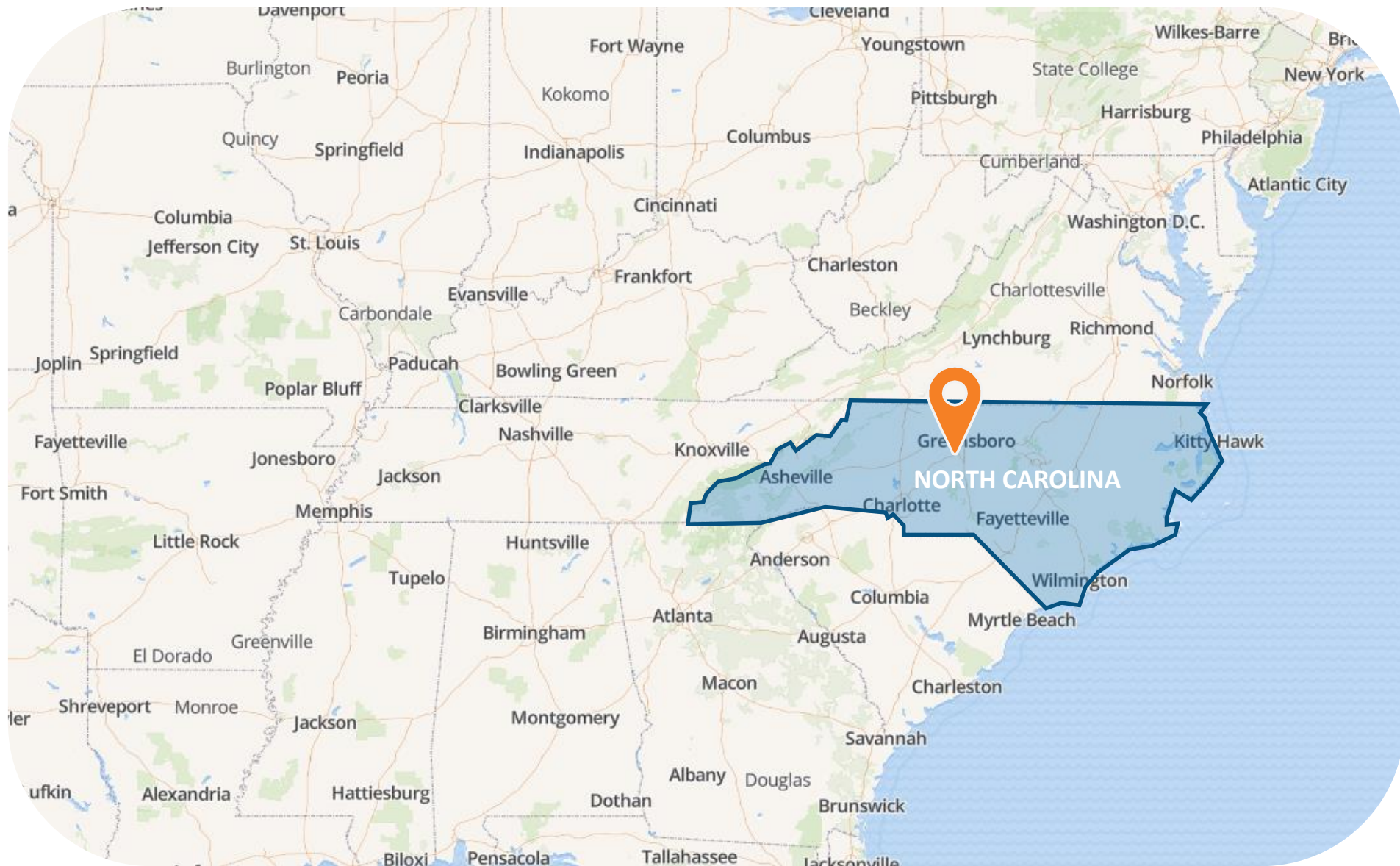
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Regional Map

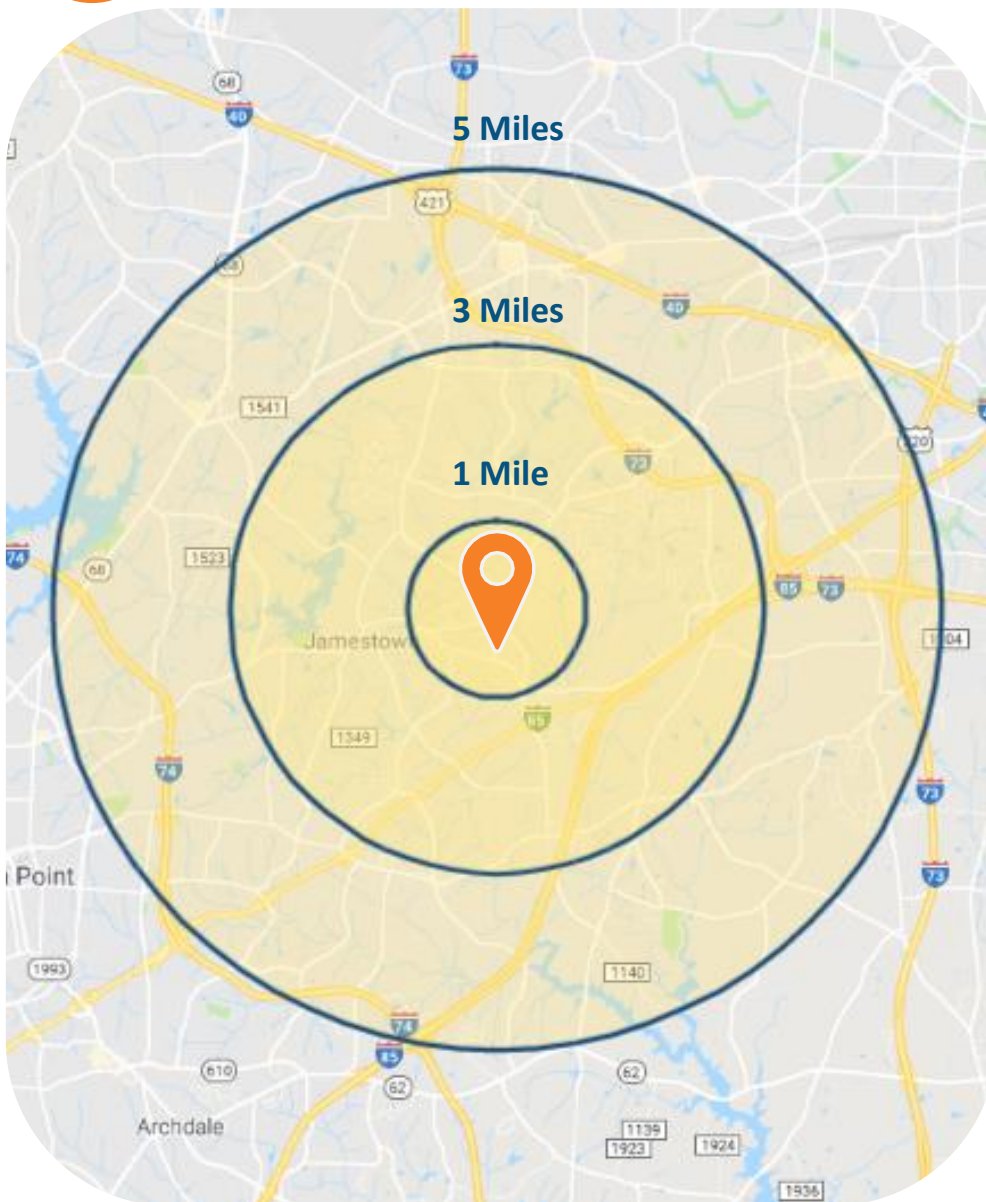
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Demographics

Property Address: 5705 High Point Rd - Greensboro, NC 27407



POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	6,512	44,826	134,053
2017 Estimate	6,008	43,256	125,559
2010 Census	5,558	40,451	117,965
2000 Census	5,011	36,100	101,252

INCOME

Average	\$87,037	\$77,438	\$64,292
Median	\$69,364	\$57,863	\$46,451
Per Capita	\$33,593	\$31,499	\$27,501

HOUSEHOLDS

2022 Projection	2,527	18,545	58,344
2017 Estimate	2,305	17,550	53,527
2010 Census	2,122	16,323	50,148
2000 Census	1,941	14,331	42,071

HOUSING

2017	\$188,669	\$173,076	\$147,443
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EMPLOYMENT

2017 Daytime Population	4,695	43,733	147,461
2017 Unemployment	3.38%	3.96%	4.39%
2017 Median Time Traveled	22 Mins	22 Mins	21 Mins

RACE & ETHNICITY

White	63.77%	53.59%	46.43%
Native American	0.02%	0.08%	0.11%
African American	21.66%	27.80%	35.82%
Asian/Pacific Islander	7.83%	9.17%	7.69%



Market Overview

City: Greensboro | County: Guilford | State: North Carolina

Greensboro, North Carolina

Greensboro is a city in North Carolina. Greensboro is the 3rd most populous city in North Carolina and the 68th most populous in the United States. Greensboro is the county seat and the largest city in the Guilford County and the surrounding Piedmont Triad metropolitan area. Greensboro and the surrounding Piedmont Triad area economies traditionally have been centered around textiles, tobacco, and furniture. Greensboro's central proximity in the state has made it a popular place for families and businesses. Interstate 85, Interstate 40 and Interstate 73 were built to intersect at this city, helping Greensboro evolve into a logistics hub. FedEx invested \$300 million in Greensboro with its mid-Atlantic air-cargo and sorting hub at Piedmont Triad International Airport. City leaders have been working to attract new businesses in the nanotech, high-tech, aviation and transportation/logistics sectors. The University of North Carolina at Greensboro and North Carolina A&T State University opened a joint research park, Gateway University Research Park.

The city's workforce benefits from its many institutions of higher education, including Bennett College, Elon University School of Law, Greensboro College, Guilford College, North Carolina Agricultural and Technical State University, and the University of North Carolina at Greensboro. Downtown Greensboro has attracted development investment in recent years with such new construction as Yadkin Bank Park. The Southside neighborhood has been redeveloped as an award-winning, neotraditional-style neighborhood featuring walkability, compact blocks, and local amenities and services. Among Greensboro's many notable attractions, some of the most popular include the Wet 'n Wild Emerald Pointe water park, the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, and the Greensboro Coliseum Complex, which hosts various sporting events, concerts, and other events.

Major Employers

Employer	Estimated # of Employees
Premium Trnsp Staffing Inc	2,564
Xpo Logistics Worldwide Govt	2,200
Ralph Lauren Corporation	1,518
Sunstates Security LLC	1,450
Sheraton	1,000
Xpo Logistics - Supply Chain	963
US Post Office	919
Goldsmith Seeds	900
Walmart	877
Keller Crescent Co	850
Pinnacle	850



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