

FILE PHOTO

SECURE
NET LEASE



SUNTRUST BANK

\$4,348,000 | 5.70% CAP

1225 Tamiami Trail, Punta Gorda, FL 33950

- ✓ Investment Grade Tenant (S&P BBB+)
- ✓ Absolute NNN - No Landlord Responsibilities
- ✓ Substantial Branch Deposits of Over \$142M
- ✓ Highly Trafficked Retail Corridor - 49.4k VPD

INVESTMENT OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FLORIDA

\$4,348,000 | 5.70% CAP



\$247,858

NOI



±6,481 SF

BUILDING AREA



±1.59 ACRES

LAND AREA



1981

YR BUILT



100%

OCCUPANCY



NNN

LEASE TYPE

- ✓ Investment Grade Tenant (S&P BBB+)
- ✓ Absolute NNN (No Landlord Responsibilities)
- ✓ Long Term Corporate Lease with Approx. 8.5 Years Remaining
- ✓ 1.5% Annual Rent Increases with Six (6) Five (5) Year Options
- ✓ Substantial Branch Deposits of Over \$142 Million
- ✓ Subject Property has the 3rd Largest Deposit Base in Punta Gorda
- ✓ Oversized Lot (1.59 Acres) with 51 Parking Spaces
- ✓ Located on Signalized Corner
- ✓ Four Points of Ingress/Egress

SECURE

NET LEASE

CONTACT FOR DETAILS

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BROKER OF RECORD

STEPHEN J. NOYOLA

PRESIDENT

Commercial Property Ventures, Inc.

License # BK3051175

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

TENANT OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FLORIDA



SUNTRUST BANK

A GEORGE BANKING CORPORATION

\$206B

ATMS
11 STATES

\$205B

TOTAL ASSETS

\$162.5B

CORP BRANCH
DEPOSITS

BBB+

S&P CREDIT
RATING

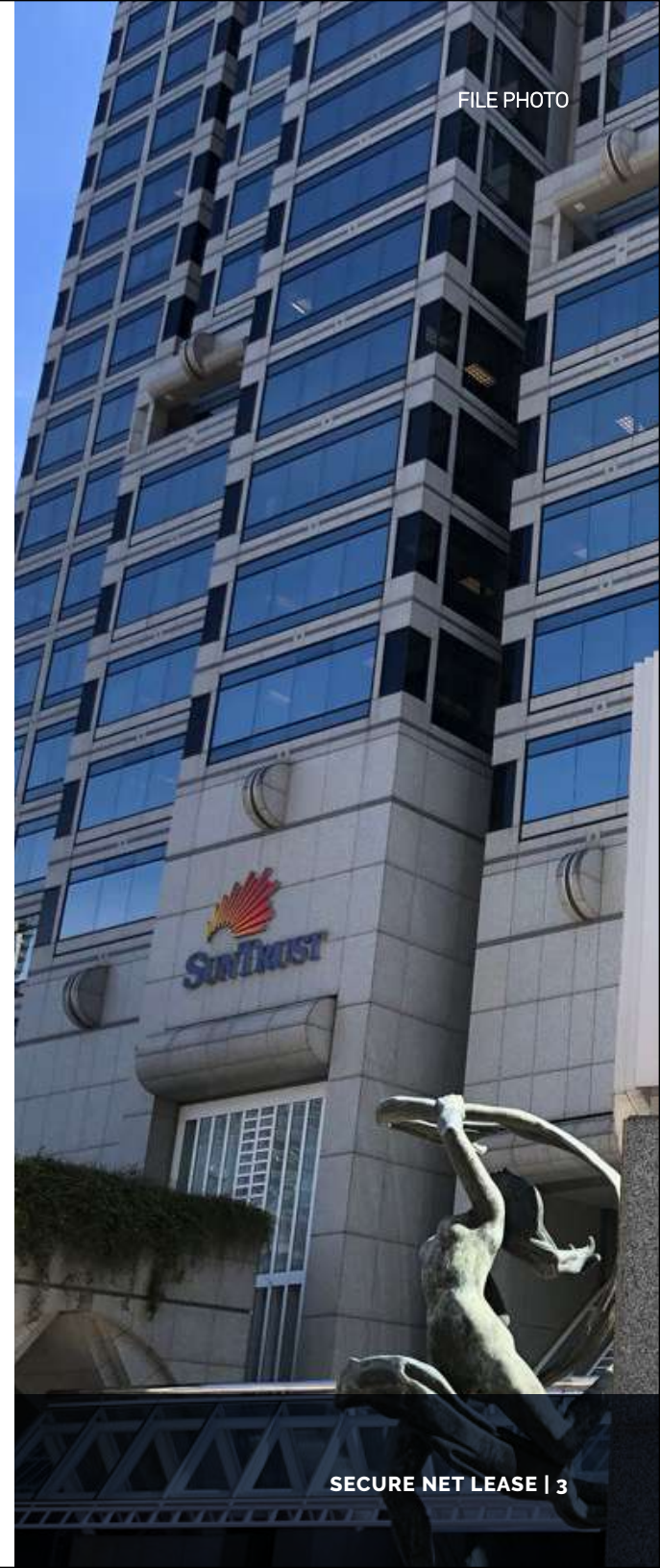
A3

MOODY'S
RATING

SunTrust Banks, inc. (NYS: STI) 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 over 1,400 branch locations and over 2,160 ATM network through 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 March 31, 2018, SunTrust had total assets of \$205 billion and total deposits of \$162 billion. The company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services. SunTrust is BBB+ rated and is ranked #303 on the Fortune 500 list.

FILE PHOTO



LEASE OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FLORIDA

| | |
|-----------------------|--------------------------------|
| LEASE COMMENCEMENT | 03/28/2008 |
| LEASE EXPIRATION | 09/30/2028 |
| LEASE TERM REMAINING | ~8.5 Years |
| LEASE TYPE | Absolute NNN |
| LEASE GUARANTOR | Corporate Guarantee |
| RENT INCREASES | 1.5% Annual |
| 4/1/2020 - 3/31/2021 | \$247,857.63 |
| 4/1/2021 - 3/31/2022 | \$251,575.49 |
| 4/1/2022 - 3/31/2023 | \$255,349.12 |
| 4/1/2023 - 3/31/2024 | \$259,179.36 |
| 4/1/2024 - 3/31/2025 | \$263,067.05 |
| 4/1/2025 - 3/31/2026 | \$267,013.05 |
| 4/1/2026 - 3/31/2027 | \$271,018.25 |
| 4/1/2027 - 09/30/2028 | \$275,083.52 |
| OPTIONS | Six (6) Five (5) Years Options |
| ROFR | 10 Days |

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SITE OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FL



1981
YR BUILT



±6,481 SF
BUILDING AREA



±1.59 ACRES
LAND AREA

NEIGHBORING RETAILERS

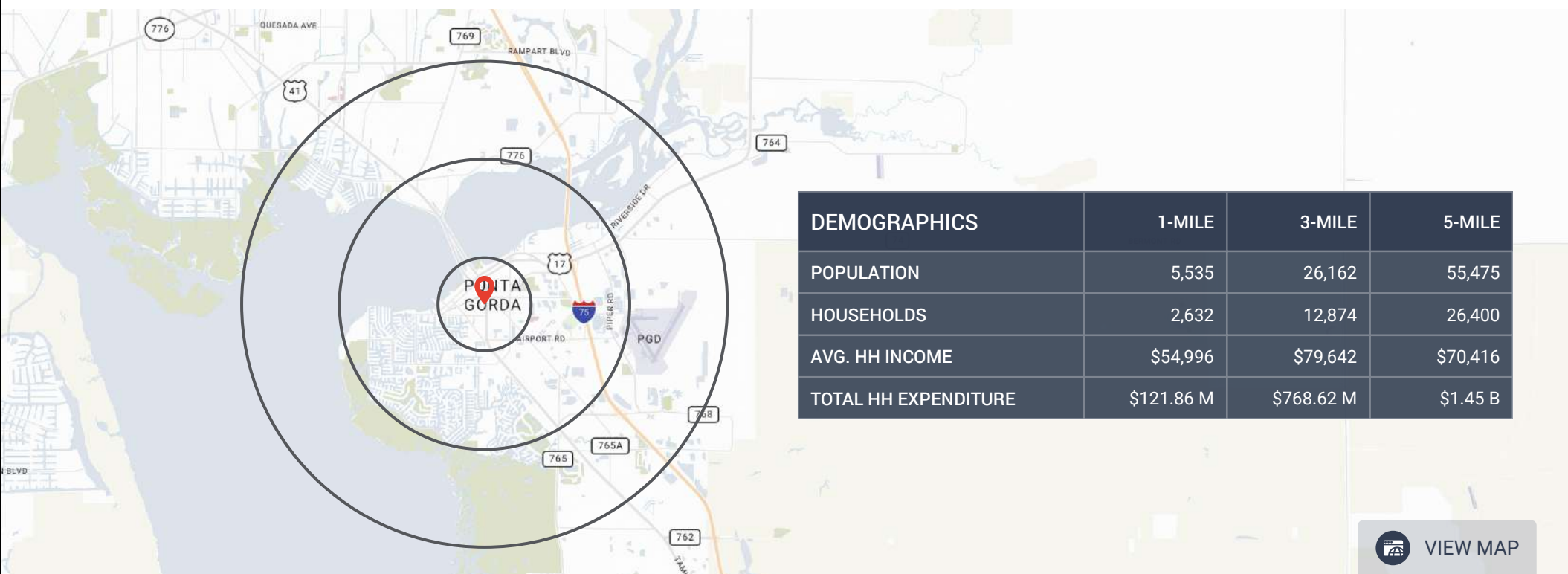
| | |
|----------------|-----------------|
| Walmart | Walgreens |
| Dollar Tree | Bank of America |
| ACE Hardware | The Home Depot |
| Dunkin' Donuts | Subway |
| CVS Pharmacy | Goodwill |
| Publix | Good Years |

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LOCATION OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FLORIDA



ECONOMIC DRIVERS (# of Employees in Punta Gorda)

| | | |
|---|---|-----------------------------------|
| County of Charlotte (2,000) | Punta Gorda Associated (230) | Furman's, Inc. (170) |
| Punta Gordon Hma, Inc. (680) | Palm Chevrolet-Oldsmobile Inc. (230) | T.Q. Pizza, Inc. (160) |
| Walmart, Inc. (350) | Smugglers Enterprises Inc. (185) | United Parcel Service, Inc. (158) |
| Palm Chrysler Plymouth Dodge Jeep (300) | Ambitrans Medical Transport, Inc. (180) | Home Depot U.S.A. Inc. (150) |
| Supermedia LLC (254) | A&D Constructors, Inc. (175) | Publix Super Markets, Inc. (150) |

LOCATION OVERVIEW

SUNTRUST BANK | PUNTA GORDA, FLORIDA



PUNTA GORDA FLORIDA



173,236
POPULATION



\$70,416
AVERAGE HOUSEHOLD INCOME

Punta Gorda is a city in Charlotte County, Florida. As of the 2010 census the city had a population of 16,641. It is the county seat of Charlotte County and the only incorporated municipality in the county. Punta Gorda lies on the south bank of the tidal Peace River and the eastern shore of Charlotte Harbor, an arm of the Gulf of Mexico. U.S. Route 41, the Tamiami Trail, runs through the center of the city, leading south 23 miles to Fort Myers and northwest 30 miles to Venice. The southern terminus of U.S. Route 17 is in the center of Punta Gorda.

Punta Gorda and Port Charlotte are located in Southwest Florida at the confluence of the Peace River and Charlotte Harbor. Charlotte Harbor is the second largest harbor in the state of Florida and offers 125 miles of pristine boating water. In addition to great boating, Punta Gorda/Port Charlotte has a lot to offer golf enthusiasts. In 2005, Golf Digest ranked Punta Gorda #3 on their list of best cities for golf in the country. In 2003, MSN House and Home ranked Punta Gorda #4 on their "America's Best Places to Live" list. Money Magazine has also ranked Punta Gorda the #1 city in Florida several times in the last 10 years. Come see why Punta Gorda/Port Charlotte is the place to live and play in Southwest

Florida. Charlotte County is a mainly agricultural and residential area, with the towns of Punta Gorda and Port Charlotte located at the head of Charlotte Bay along Florida's Gulf Coast. Punta Gorda has the character of a small port town while neighboring Port Charlotte is a large planned community. Both towns are quiet and residential with a substantial percentage of retirees and winter residents. Compared to other Gulf Coast cities they are not particularly touristy.

\$353.2 M

PUNTA GORDA AIRPORT ACCOUNTS
IN ANNUAL ECONOMIC OUTPUT

**#1 CITY IN
FLORIDA**

RANKING OF MONEY MAGAZINE
SEVERAL TIMES IN LAST 10
YEARS

CAPE CORAL - FORT MYERS MSA AMONG FASTEST GROWING CITIES IN US

April 9, 2018 *(Lee County Economic Development)*

The Cape Coral-Fort Myers MSA is experiencing some of the biggest overall surges, including growth rates and job projections according to Forbes' annual list of America's fastest-growing cities. The publication provides a holistic picture of places on the upswing. They look at growth of population, employment, wages and economic output. They also use home price growth as a proxy for wealth.

Fort Myers is 2018's fastest-growing U.S. city, according to the personal finance website WalletHub. Fort Myers was at the top of the nationwide ranking, with only two other Florida cities breaking into the top 20. To determine where the most rapid local economic growth occurred over a period of seven years, WalletHub compared 515 U.S. cities across 15 key metrics. The data set ranges from population growth to college-educated population growth to unemployment rate decrease. Fort Myers ranks first overall and first in terms of small-city growth. The ranking pertains to city proper, excluding cities in the surrounding metro area.

The city of Cape Coral is the No. 1 "Boomtown" in the U.S., according to an annual study done by SmartAsset.



[CLICK HERE TO READ MORE](#)

PUNTA GORDA TOPS THE LIST OF FASTEST GROWING RETIREMENT TOWNS

Ken Poirier, February 13, 2019 *(Paradise in Punta Gorda)*

It's been no secret Southwest Florida has been a mecca for retirees for generations. According to Realtor.com Punta Gorda has been identified as the fastest growing retirement town in the USA. Local neighborhoods like Punta Gorda Isles and Burnt Store Isles offer the ability and convenience of having your boat in your backyard.

Downtown Punta Gorda now has 4 great hotel with lots of restaurants with some on the waterfront. Always a favorite is Fishermen's Village which has been expanding and improving over these past 15 years. These things among others with careful planning has placed Punta Gorda on the map for a lot of good reasons.

Back in August 2004 Punta Gorda took a direct hit from Hurricane Charley's 145 mph plus winds. This was national news and for most it was the first time they had ever heard of Punta Gorda. The historic city was devastated to the extent that one wondered how it could recover. Well over the past 15 years not only did Punta Gorda rebuild (employing the strictest building codes in the state of Florida) but paid close attention to its historic pass and core values. By doing so it never lost its charm or small-town feel.

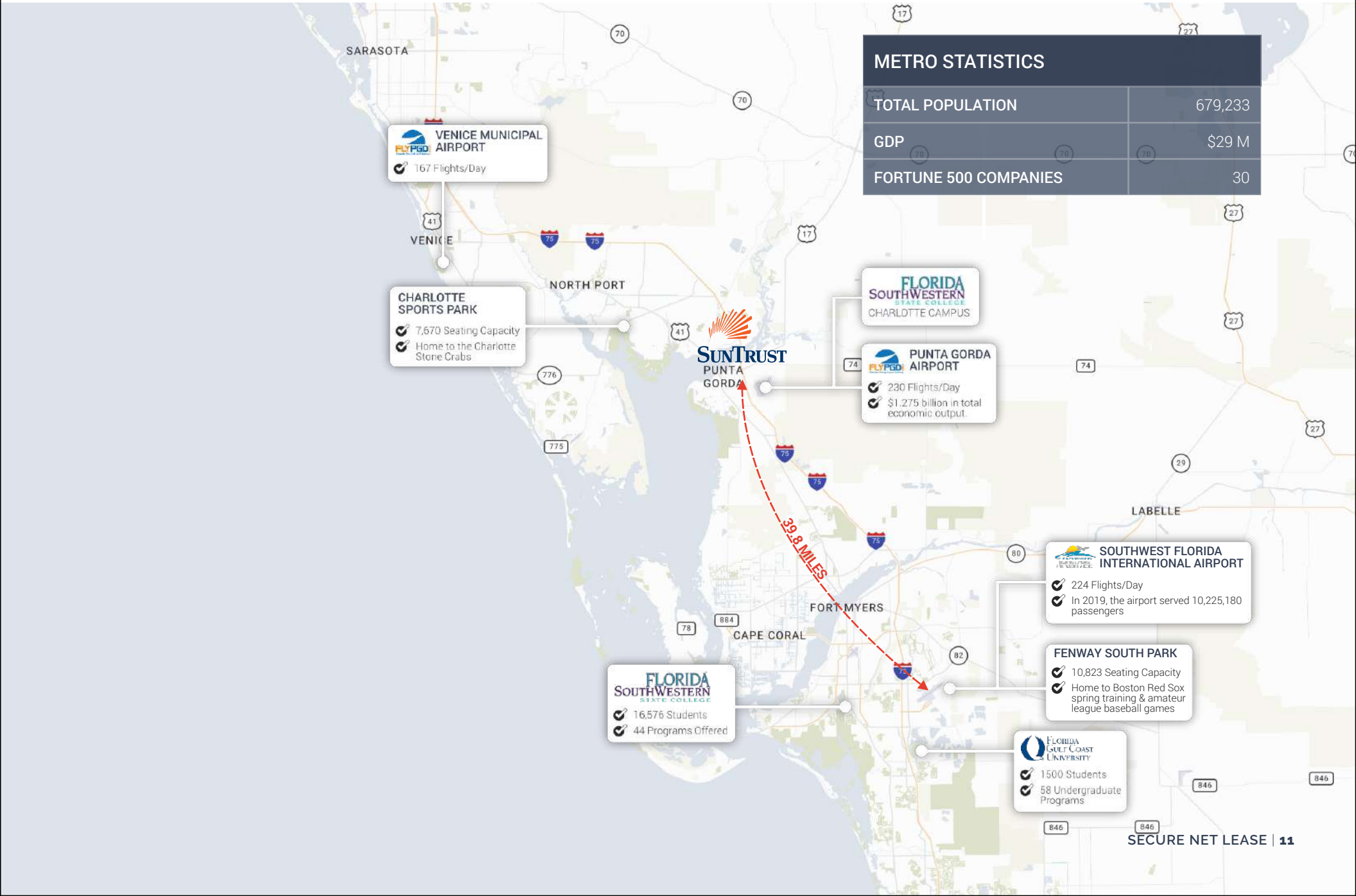
Over the years Punta Gorda has received many accolades for home affordability, low crime, beautiful city parks connected via waterfront sidewalks and world class boating and fishing. Couple this with balmy winter weather and you have paradise in Punta Gorda.



[CLICK HERE TO READ MORE](#)

CAPE CORAL - FORT MYERS MSA

SUNTRUST BANK | PUNTA GORDA, FLORIDA



| METRO STATISTICS | |
|-----------------------|---------|
| TOTAL POPULATION | 679,233 |
| GDP | \$29 M |
| FORTUNE 500 COMPANIES | 30 |

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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