



HIGH DEPOSIT BRANCH
\$3,308,636
5.50% CAP RATE
FORT WORTH, TEXAS

OFFERING MEMORANDUM



THE WOODMONT COMPANY



ACTUAL PROPERTY

INVESTMENT SUMMARY

PRICE	\$3,308,636
CAP RATE	5.50%
ANNUAL INCOME	\$181,975
RETURN AS OF DEC. '23	6.42%
RETURN AS OF DEC. '28	7.09%
RETURN AS OF DEC. '33	7.96%
YEARS REMAINING ON LEASE	1.5
OPTIONS REMAINING	TWO, 5YRS EACH
RENT ESCALATIONS	10% EACH OPTION

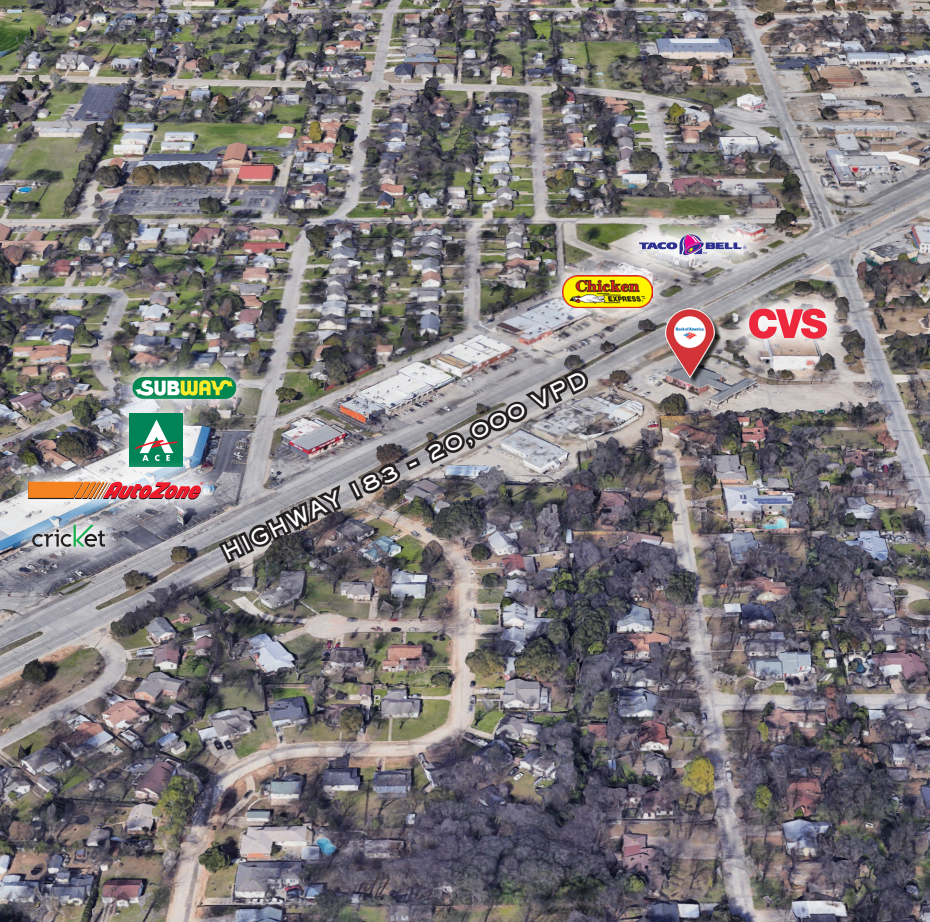
INVESTMENT HIGHLIGHTS

- **+24 Years at location**
- **Strong local economy**
- **Limited Responsibilities**
- **#2 Bank in U.S.**
- **High Profile Location**
- **High Credit Rating:** Aa2 (Moody's), A+ (S&P), AA- (Fitch)

[**Click Here For Video**](#)

- **Performing Branch:** Branch has consistently increased deposits YOY for last 5yrs 23% increase in deposits since 2015. 9.27% increase in last year.
- **Convenient Location:** A key intersection in trade area with combined traffic counts of approx. 30,000 VPD & convenient in/out access to both roads and 9 drive-thru lanes.
- **+24 Year Commitment:** Bank of America has had a strong presence in the immediate area since 1997. 1.5 Years remain on the 2nd exercised option with Two, 5 Year Options remaining.
- **Limited Responsibilities:** Ownership responsibilities limited to foundation and exterior walls. Taxes, Insurance and maintenance paid directly by Bank of America.
- **Essential Business:** Financial institutions have been deemed an "Essential Business" providing assurance the tenant will be able to remain open and operating.
- **Leading Institution:** Lease is backed by the 2nd largest bank in U.S with A- S&P Rating and over 2 Trillion in assets.





INVESTMENT HIGHLIGHTS

SECURE, LONG-TERM INVESTMENT

Scheduled Rent Increases: Automatic 10% rent increases are in place for each of the remaining Two, 5 year Options, providing investors a tremendous hedge against inflation.

Essential Needs Business & Recession Resistant Business: As an “Essential Needs” business, financial institutions have proven to be extremely resistant to economic downturns, making this type of real estate investment ideal for investors seeking long term stability.

Passive Income & Limited Responsibilities: The NN Lease has very limited Landlord responsibilities which provides investors passive income with protection against possible increases in expenses. Tenant is responsible for all property taxes, utilities and maintenance. The Landlord’s responsibility is limited to the building’s foundation & exterior walls, which are of masonry construction.

TENANT STRENGTH:

- #2 Largest U.S. Bank by Total Assets (2020)
- #1 in U.S. Retail Banking Advice Study (2019) – JD. Power
- Best Bank in the World (2019) – Global Finance Magazine

EXCELLENT REAL ESTATE FUNDAMENTALS

High Profile Real Estate: The property is located at a major intersection (with curb-cuts to both roads) serving the communities of West Fort Worth, River Oaks & Westover Hills with tremendous exposure to area residents and workforce.

Vibrant & Strong Local Economy: The Dallas-Fort Worth Metroplex is the 4th largest MSA in the country, with Tarrant county being one of the fastest growing areas in the nation. The immediate area is home to over 43,000 employees & 3,100 business including nearby employers such as Lockheed Martin, Carswell Naval Air Station & Joint Reserve Base.

Strong Population Growth: The population is growing by 1.4% annually in a 5 mile radius showings strong growth trends in the market.

IDEAL CANDIDATE FOR 1031 EXCHANGE

Long Term Lease: A new Lease with 15 years remaining on the initial term is in place with very limited ownership responsibilities.

National Brand: Bank of America is a nationally recognized leader in the banking industry operating over 4,000 locations across the country with over \$1.7 trillion in deposits and over \$2.1 trillion in assets.

Free & Clear Delivery: Property is being delivered unencumbered, free & clear of any existing debt.

SNAPSHOT: D/FW

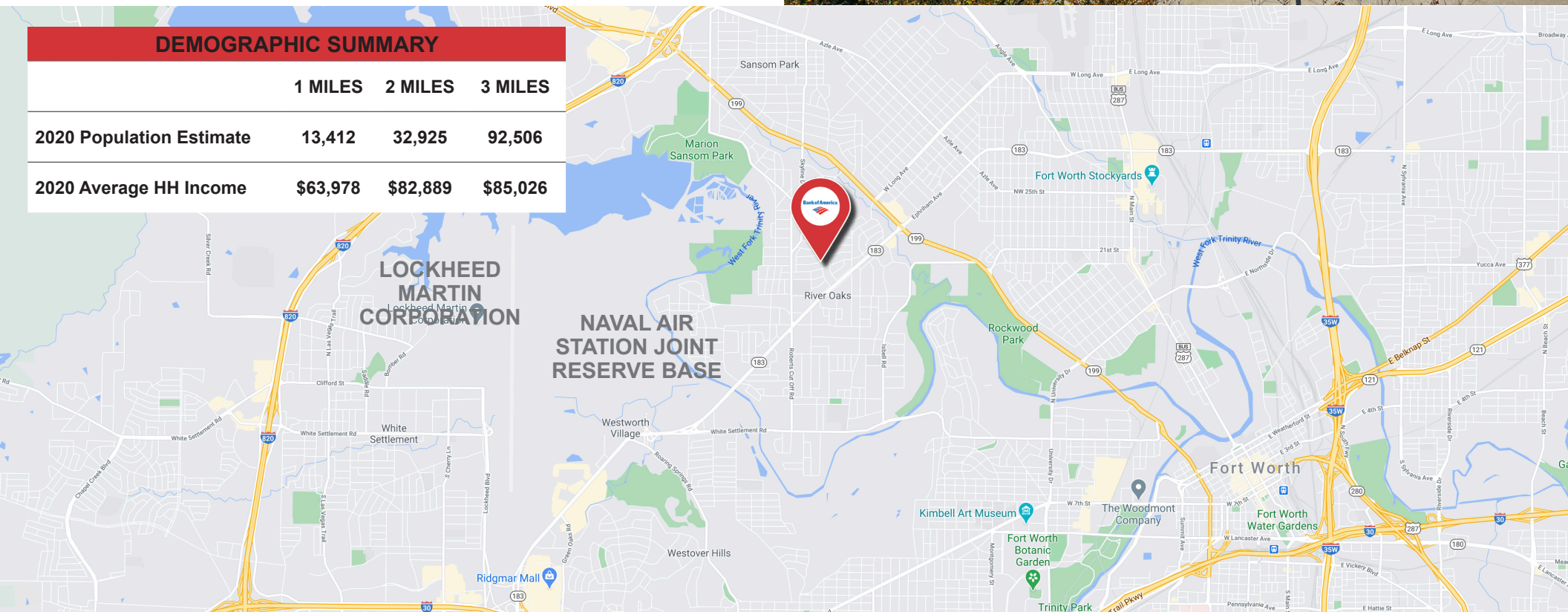
The region now boasts 7.5 million people, making it the fourth largest metro area in the United States, trailing only the New York, Los Angeles and Chicago areas. Dallas-Fort Worth led the nation's metro areas in job growth in 2018, according to new data from the Bureau of Labor Statistics. the area ranked first in numeric population growth from 2017 to 2018 among U.S. metro areas with at least 1 million residents.

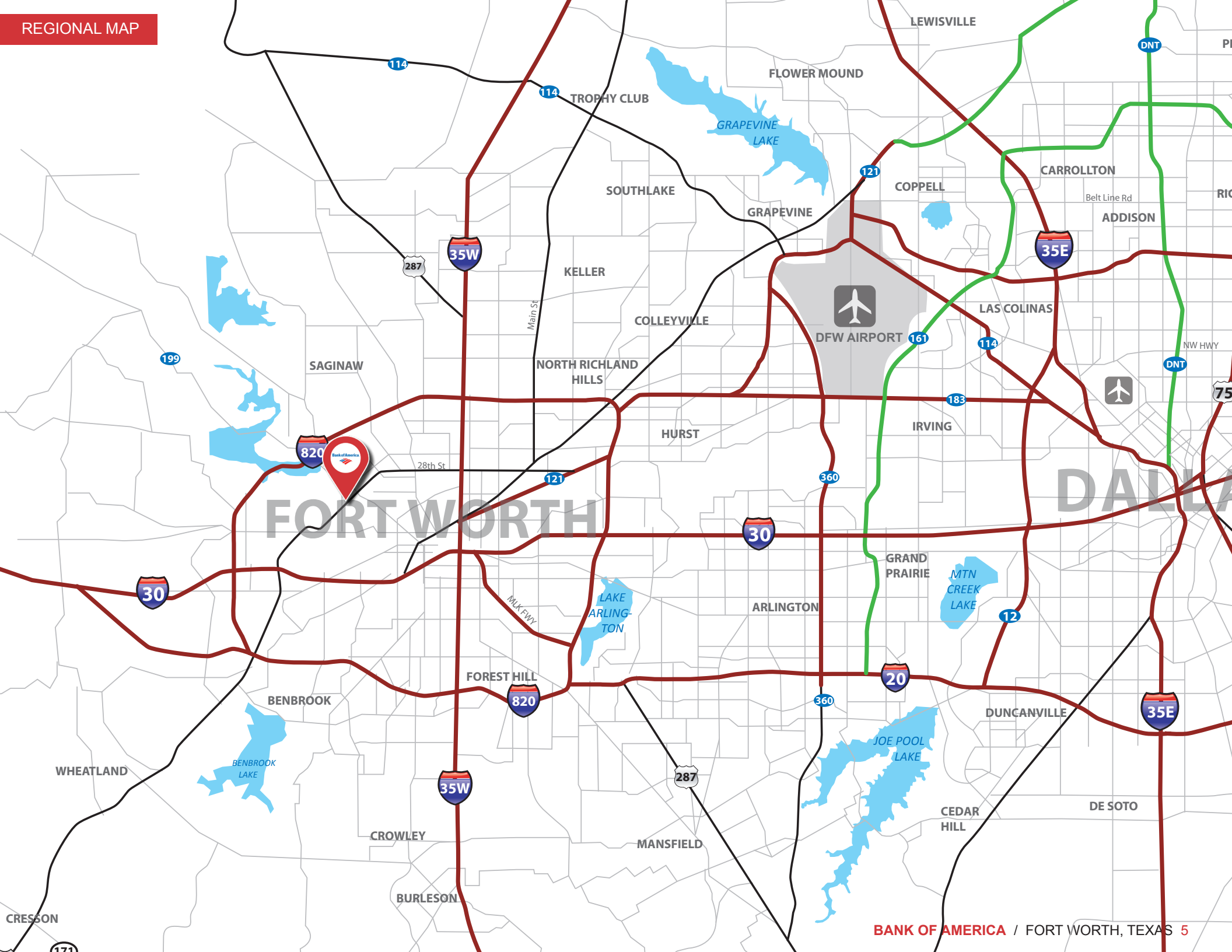
The Dallas-Fort Worth Metroplex (DFW, the Metroplex) is the largest Metropolitan Statistical Area (MSA) in Texas and the fourth largest in the United States. This dynamic 12-county region is the economic and cultural hub of the region commonly referred to as North Texas or the Metroplex.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to low cost of living, a business friendly environment, a strong base of well-educated and skilled employees, and robust access to both U.S. and world markets through its transportation network.



DEMOGRAPHIC SUMMARY			
	1 MILES	2 MILES	3 MILES
2020 Population Estimate	13,412	32,925	92,506
2020 Average HH Income	\$63,978	\$82,889	\$85,026



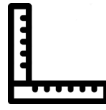


PROPERTY KEY FACTS



LOCATION

5351 River Oaks Blvd
Fort Worth, TX 76114



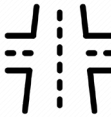
BUILDING AREA

Property consists of a bank building
approx. +/- 4,301 SF



TRAFFIC COUNTS

River Oaks Blvd: 19,469 VPD
Roberts Cut Off Road: 7,331 VPD



SITE

Bank of America is located at
SWC of River Oaks Blvd and
Roberts Cut Off Road



PARKING

Bank of America has approx.
39 dedicated parking spaces,
providing a ration of 9 spaces per
1,000 SF



BUILT

Construction was completed in
1997



LAND AREA

Property consists of approx. 1.49
Acres (+/- 64,469 SF)



COUNTY

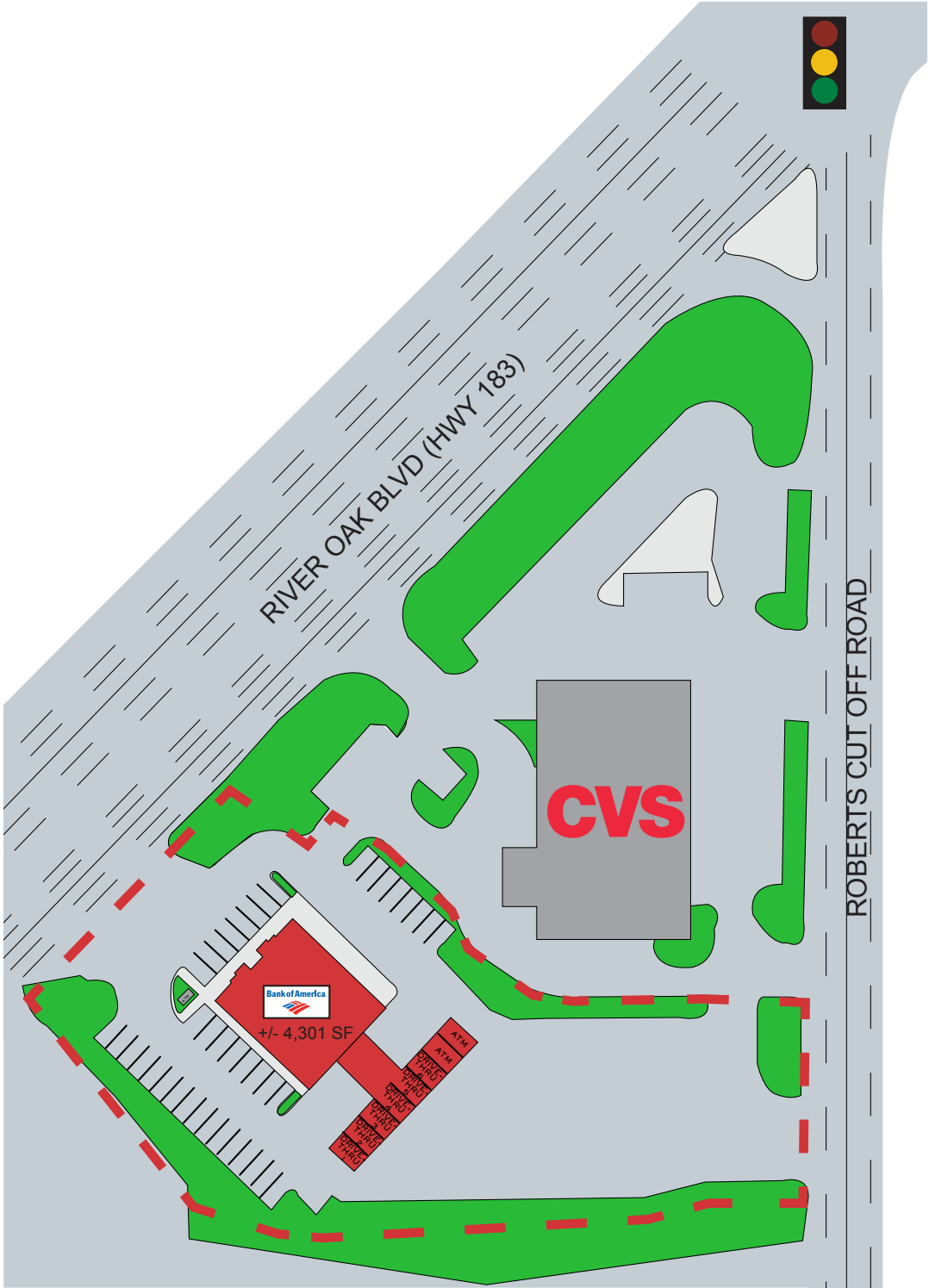
Tarrant

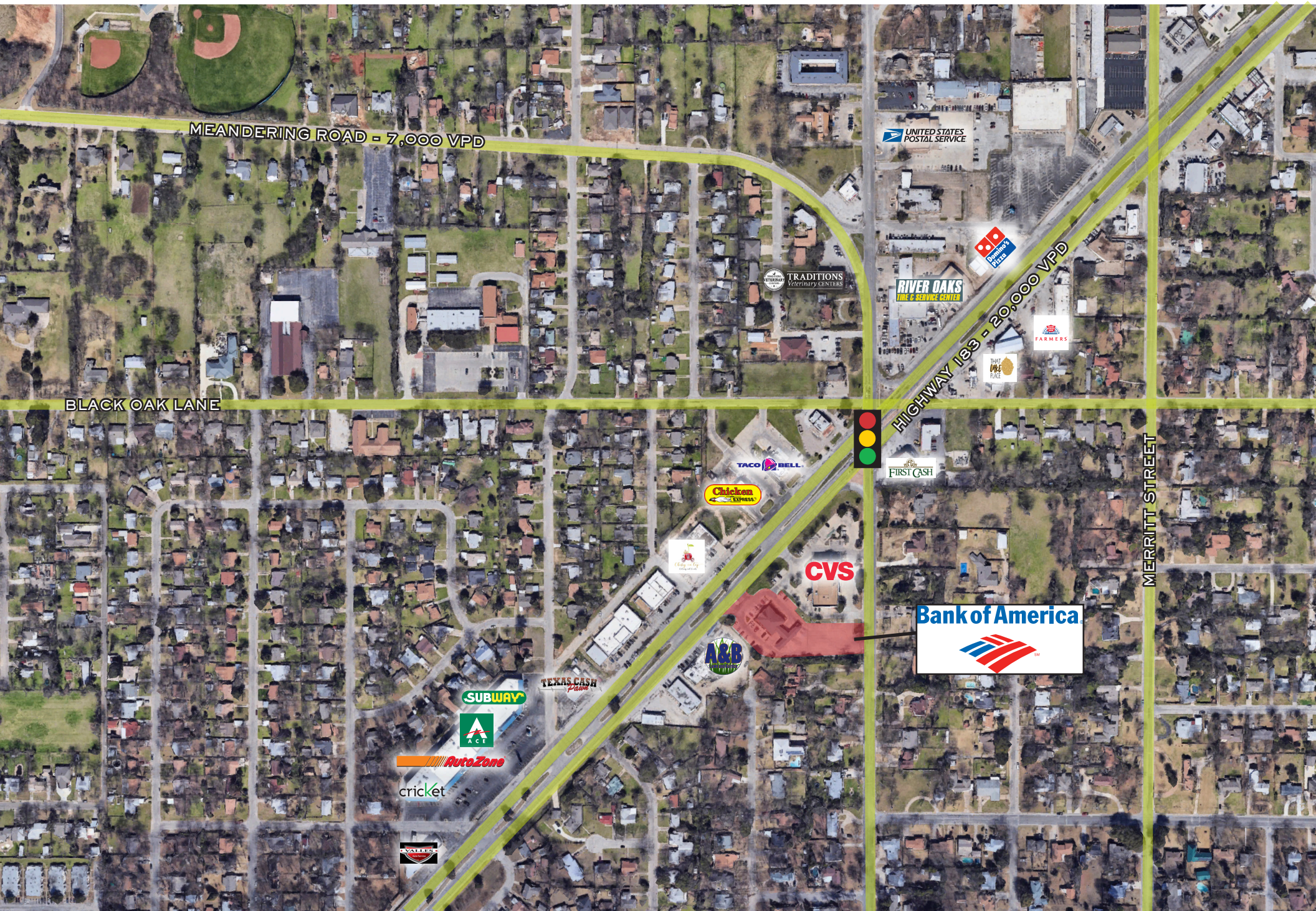


ZONING

C-3 (Retail)











TENANT OVERVIEW

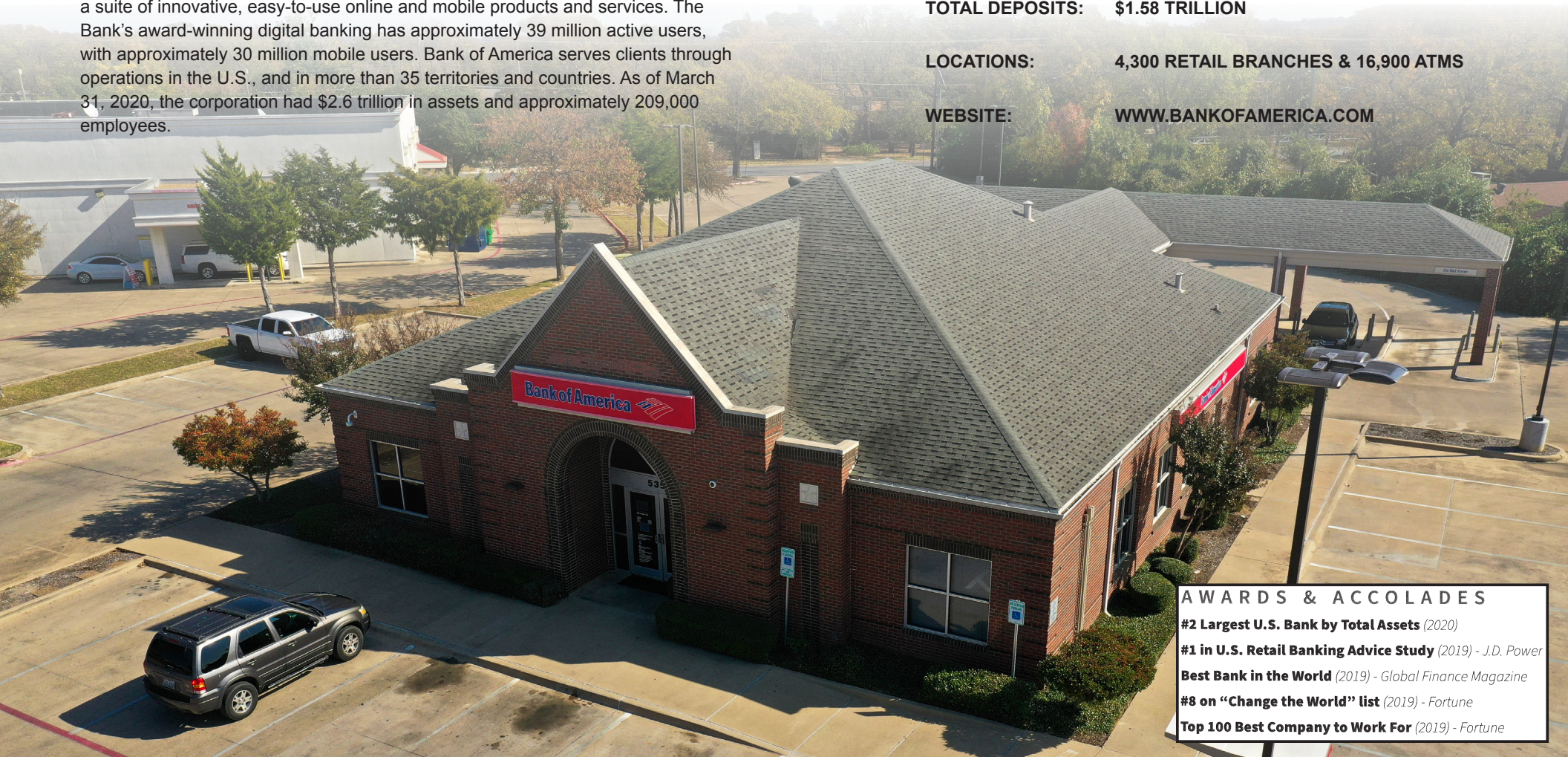
Bank of America Corporation, through its subsidiaries, provides various banking and financial products and services for individual consumers, small and middle market businesses, institutional investors, corporations, and governments in the United States and internationally. The company was founded in 1874 and is based in Charlotte, North Carolina. Today, the company has a retail building footprint that covers 90% of the U.S. population and serves approximately 66 million consumer and small business clients with approximately 4,300 retail financial centers, 3,000 lending centers, 2,700 financial centers, 2,100 businesses centers, and 16,900 ATMs.

The company is a global leader in wealth management, corporate and investment banking, and trading across a broad range of asset classes. Bank of America offers industry-leading support to approximately 3 million small business owners through a suite of innovative, easy-to-use online and mobile products and services. The Bank's award-winning digital banking has approximately 39 million active users, with approximately 30 million mobile users. Bank of America serves clients through operations in the U.S., and in more than 35 territories and countries. As of March 31, 2020, the corporation had \$2.6 trillion in assets and approximately 209,000 employees.

Bank of America®



TICKER:	NYSE: BAC
CREDIT RATINGS:	Aa2 (MOODY'S), A+ (S&P), AA- (FITCH)
TOTAL ASSETS:	\$2.62 TRILLION
TOTAL DEPOSITS:	\$1.58 TRILLION
LOCATIONS:	4,300 RETAIL BRANCHES & 16,900 ATMS
WEBSITE:	WWW.BANKOFAMERICA.COM



AWARDS & ACCOLADES

#2 Largest U.S. Bank by Total Assets (2020)

#1 in U.S. Retail Banking Advice Study (2019) - J.D. Power

Best Bank in the World (2019) - Global Finance Magazine

#8 on "Change the World" list (2019) - Fortune

Top 100 Best Company to Work For (2019) - Fortune

LEASE SUMMARY

TENANT TRADE NAME	BANK OF AMERICA
LEASE GUARANTOR	CORPORATE
TYPE OF OWNERSHIP	FEE SIMPLE (LAND & IMPROVEMENTS)
LEASE TYPE	NN
INITIAL LEASE TERM	15 YEARS
TERM REMAINING	1.5 YEARS
LEASE COMMENCEMENT DATE	APRIL 1, 1997
LEASE EXPIRATION DATE	MARCH 31, 2022
RENEWAL OPTIONS	FOUR (4), 5YRS EACH
REMAINING OPTIONS	TWO (2)
3RD OPTION	\$200,173
4TH OPTION	\$220,190
FOUNDATION & EXTERIOR WALLS	LANDLORD RESPONSIBILITY
REAL ESTATE TAXES	TENANT RESPONSIBILITY
INSURANCE	TENANT RESPONSIBILITY
HVAC	TENANT RESPONSIBILITY
CAM	TENANT RESPONSIBILITY
REPAIRS & MAINTENANCE	TENANT RESPONSIBILITY
EARLY TERMINATION RIGHT	NONE





PROPERTY DETAILS

RENT SCHEDULE				
PERIOD		MONTHLY RENT	ANNUAL RENT	CAP RATE
2ND OPTION (EXERCISED)	4/1/17 - 3/31/22	\$15,165	\$181,975	5.50%
3RD OPTION	4/1/22 - 3/31/27	\$16,681	\$200,173	6.05%
4TH OPTION	4/1/27 - 3/31/32	\$18,349	\$220,190	6.65%

PROPERTY NAME:

BANK OF AMERICA

PROPERTY ADDRESS:

5351 RIVER OAKS BLVD.
FORT WORTH, TX 76114

COUNTY:

TARRANT

YEAR BUILT:

1997

GROSS LEASABLE AREA (GLA):

4,301 SF

LOT SIZE:

APPROX. 64,469 SF (1.47 ACRES)

INVESTMENT ADVISORS

TRIP GREEN

Sr. VP - Investment Sales
817.377.7763
tgreen@woodmont.com

ANDY THELEN

Associate - Capital Markets
817.377.7765
athelen@woodmont.com

WWW.WOODMONT.COM



THE WOODMONT COMPANY

CORPORATE OFFICE

2100 W. 7th Street
Fort Worth, Texas 76107
817.732.4000

DALLAS OFFICE

16633 N. Dallas Pkwy, Suite 320
Addison, Texas 75001
214.824.6091

NEWPORT BEACH OFFICE

620 Newport Center Dr, Suite 1100
Newport Beach, California 92660
949.698.1520

CONFIDENTIALITY & DISCLOSURE

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of enclosed property and is not to be used for any other purposes. This information should not, under any circumstances, be photocopied or disclosed to any third party without written consent of The Woodmont Company or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Woodmont Company, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Woodmont Company.

Neither The Woodmont Company nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Woodmont Company with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Woodmont Company and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Woodmont Company, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of the Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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 discussions with any entity at any time 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 Owner and The Woodmont Company from any liability with respect hereto.