



15 YEAR ABSOLUTE NNN GROUND LEASE

SUBJECT PROPERTY PHOTO

TD BANK GROUND LEASE

12391 W Sunrise Blvd, Plantation (Fort Lauderdale), FL 33323

Exclusively listed by:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

BRANDON HANNA

Managing Partner

248.702.0290

bhanna@encorereis.com

RYAN VINCO

Managing Partner

248.702.0299

ryan@encorereis.com

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
PLANTATION FORT LAUDERDALE	5
MIAMI FT. LAUDERDALE WEST PALM BEACH MSA	6
TD BANK TENANT PROFILE	7
SURVEY	8
PROPERTY PHOTO	9
PROPERTY PHOTO	10
PROPERTY PHOTO	11
PROPERTY PHOTOS	12
AERIAL MAP	13
AERIAL MAP	14
RETAIL MAP	15
LOCAL MAP	16
REGIONAL MAP	17
LOCATION MAP	18
AERIAL MAP	19
DEMOGRAPHICS	20

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$7,803,529
NOI:	\$331,650
Cap Rate:	4.25%
Land Acreage:	1.11 Acres
Year Built:	2017
Building Size:	2,900
Price / SF:	\$2690.87

LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	15+ Years
Original Lease Term:	20 Years
Commencement Date:	June 1, 2015
Current Term Expiration:	May 31, 2035
Options:	Four, 5 Years - 270 Day Notice
Increases:	10% Every 5 Years
Guarantor:	T.D. Bank, N.A.
Right of First Offer:	20 Days
Estoppel:	20 Days

PROPERTY HIGHLIGHTS

- Absolute NNN Ground Lease - Zero Landlord Obligations
- High End 2017 Construction - 15 Years Remaining with 10% Increases Every 5 Years and in Options
- This Building was Awarded LEED Certification at the Gold Level by the U.S. Green Building Council in 2018
- Tenant is an Essential Business - NYSE: TD
- Investment Grade Tenant - S&P Rated AA- by Standard & Poor's
- TD Bank is the Eighth Largest Bank in the United States by Total Assets with more than \$36.1 Billion in Annual Revenues and \$1.3 Billion in Assets
- Phenomenal Location in the Miami-Fort Lauderdale-WPB MSA
- Hard Corner Location at a Signalized Intersection with Strong Traffic Counts
- Trophy Location Adjacent to Sawgrass Mills Mall and Surrounded by the "Who's Who" of Retailers
- Located in a Strong Area Demographically - Densely Populated Area with High End Demographics
- Sawgrass Mills Outlet is the Largest Single Story Outlet Mall in the United States | 2.383 Million Square Feet | Over 350 Retailers
- Average Household Income within 1-Mile Exceeds \$111,135
- In the Middle of Many High End Apartment and Residential Complexes

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	15+ Years
Original Lease Term:	20 Years
Commencement Date:	June 1, 2015
Current Term Expiration:	May 31, 2035
Options:	Four, 5 Years - 270 Day Notice
Increases:	See Annualized Operating Data
Guarantor:	T.D. Bank, N.A.
Right of First Offer:	20 Days
Estoppel:	20 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 5 - 10	\$331,650.00	\$27,637.50
Years 11 - 15	\$364,815.00	\$30,401.25
Years 16 - 20	\$401,296.50	\$33,441.38
Option 1 (Years 21 - 25)	\$441,426.15	\$36,785.51
Option 2 (Years 26 - 30)	\$485,568.77	\$40,464.06
Option 3 (Years 31 - 35)	\$534,125.64	\$44,510.47
Option 4 (Years 36 - 40)	\$587,538.21	\$48,961.52
Base Rent (2,900 SF)		\$114.36
Net Operating Income		\$331,650.00

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

PLANTATION | FORT LAUDERDALE

LOCATION OVERVIEW

Plantation's natural environment is unsurpassed by other South Florida cities. Situated among thousands of trees are safe, friendly neighborhoods, world-class recreation facilities and a stable business community. It is geographically centered in Broward County, and is home to a number of large national firms, including Motorola Solutions, National Beverage, Magic Leap and Kaplan University. The City of Plantation was incorporated in April of 1953, and has expanded into a growing, vibrant municipality, with a residential population exceeding 88,000.

The City of Plantation is rich in amenities, a competitive business environment and beautifully landscaped streets. You will find an urban environment intermixed with a "hometown" lifestyle, achieved through thoughtful comprehensive planning and the vision and support of our City Council, staff and volunteer organizations.

The City of Plantation's public/private golf facility, Plantation Preserve Golf Course and Club, includes a challenging, 18-hole championship golf course, a beautiful clubhouse with stunning panoramic views, state of the art practice facilities including a private Member-only practice area, Everglades-inspired wetlands situated throughout the back nine, and a 55-acre, 1.1 mile linear multi-use trail that is one-of-a-kind in the country and safely bisects the front and back nines. We also expanded our park system with two new signature parks: Plantation Woods, a forest themed park and water playground located in Plantation's Historic District (Fig Tree Lane and Palm Tree Road); and Camp Everglades, an Everglades-inspired park located Plantation Acres at Volunteer Park (W. Sunrise Boulevard). The Helen B. Hoffman Plantation Library is one of the few municipal libraries in a county where most libraries are regionally operated.

Plantation's Police Department is nearly 200 strong and its Volunteer Fire Department is the largest and one of the highest rated volunteer departments in the State of Florida. There are ten public schools to educate elementary, middle and high school-aged children and numerous day care, charter and private schools.

Plantation boasts one of the lowest millage rates in Broward County and a strong-Mayor form of government that is committed to quality redevelopment and neighborhood stabilization through world class recreation facilities. The City's business districts – Plantation Gateway, Plantation Midtown and Plantation Technology Park – offer an alternative to the congestion and fast pace of a downtown.



TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

MIAMI | FT. LAUDERDALE | WEST PALM BEACH MSA



LOCATION OVERVIEW

Miami-Fort Lauderdale-West Palm Beach MSA is consisting of Miami-Dade, Broward, and Palm Beach counties. The land area is 6,137 sq. mi (15,890 km sq.) Miami-Dade, Broward and Palm Beach counties are the first, second, and third most populous counties in Florida, and Miami-Dade with 2,761,581 people, is the seventh most populous county in the United States. The three counties together are known as the Greater Miami Area and have principal cities including, Miami, Fort Lauderdale, West Palm Beach, Hialeah, Pembroke Pines and Boca Raton. Besides its association with the South Florida region, which includes the Everglades and the Florida Keys, it is also synonymous with an area known collectively as the "Gold Coast."

The Census Bureau also defines a wider region based on commuting patterns, the Miami-Fort Lauderdale-Port St. Lucie, FL CSA, with an estimated population of 6,723,472. This includes the four additional counties of Martin, St. Lucie, Indian River, and Okeechobee.

Because the population of South Florida is largely confined to a strip of land between the Atlantic Ocean and the Everglades, the Miami urbanized area is about 100 miles (160 km) long (north to south), but never more than 20 miles (32 km) wide. The Miami MSA is longer than any other urbanized area in the United States except for the New York MSA.

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323



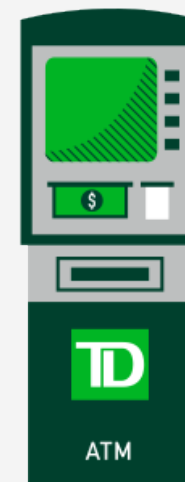
Bank

OVERVIEW

Company:	TD Bank, N.A.
Founded:	1852
Parent Company:	Toronto-Dominion Bank
Credit Rating	S&P AA-
Total Revenue:	\$36.1 Billion (CAD)
Net Income:	\$10.5 Billion (CAD)
Headquarters:	Cherry Hill, New Jersey/Toronto Canada
Website:	tdbank.com

- Over 1,125 Branches in the United States and 3,157 ATMs
- S&P Credit Rating: "AA-" | NYSE Symbol: TD
- Eighth Largest Bank in the United States by Total Assets with more than \$36.1 Billion in Revenue and \$1.3 Billion in Assets

TD BANK TENANT PROFILE



TENANT OVERVIEW

TD Bank, America's Most Convenient Bank® is one of the 10 largest banks in the U.S., with over 27,000 employees and deep roots in the community dating back more than 150 years. The Bank offers a broad array of retail, small business and commercial banking products and services to more than 9 million customers through its extensive network of approximately 1,250 convenient locations throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida.

In addition to banking products, TD Bank and its subsidiaries offer customized private banking and wealth management services through TD Wealth® and vehicle financing and dealer commercial services through TD Auto Finance.

TD Bank is a member of TD Bank Group and a subsidiary of The Toronto-Dominion Bank of Toronto, Canada, a top 10 financial services company in North America. The Toronto-Dominion Bank trades on the New York and Toronto stock exchanges under the ticker symbol "TD"

TD Bank is the eight largest bank in the United States by total assets with more than \$36.1 Billion in annual revenues and \$1.3 Billion in Assets.

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323









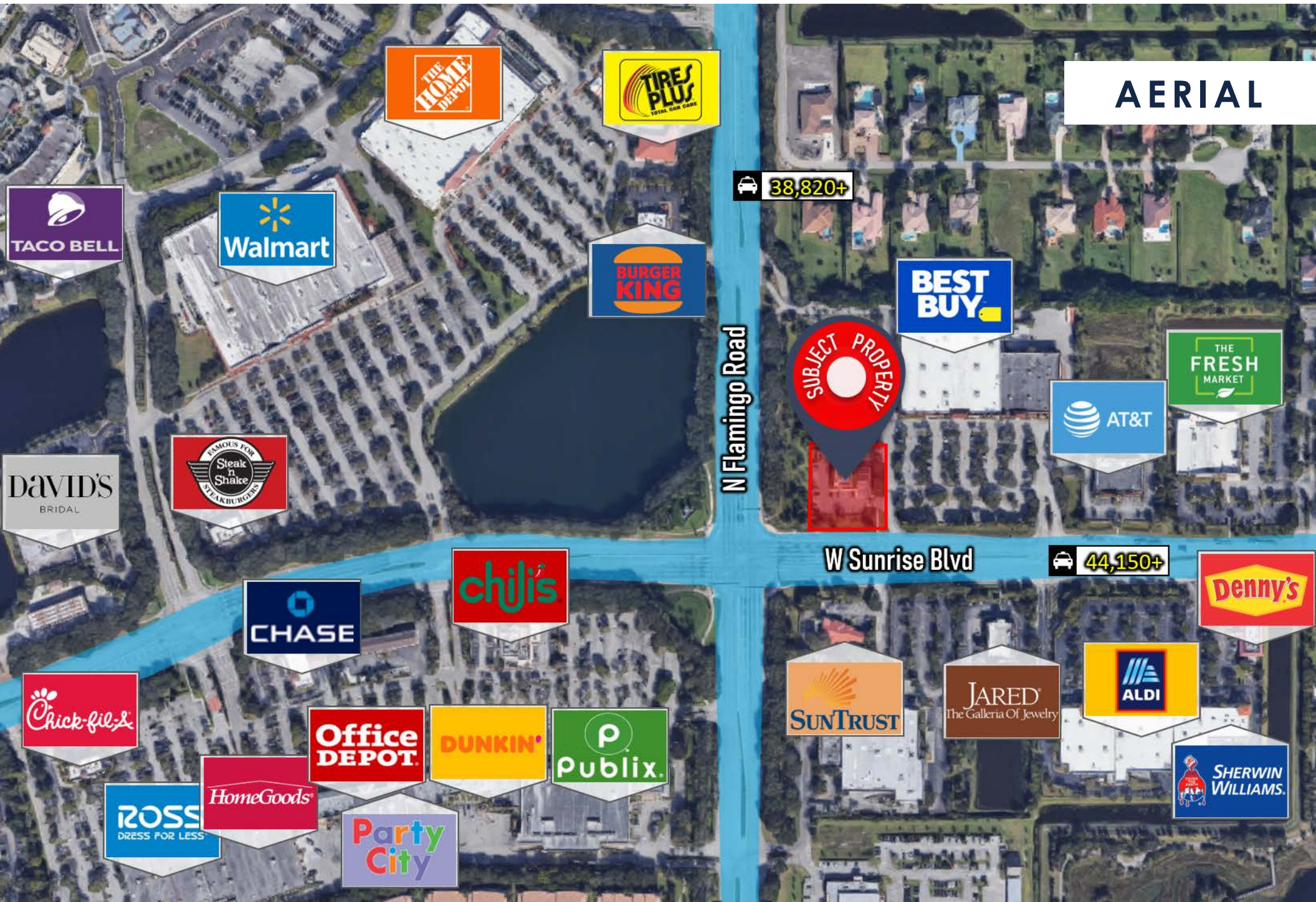


W Sunrise Blvd

44,150+



AERIAL



38,820+

44,150+

Sawgrass Mills – Over 350 Stores



 **BB&T CENTER**

 **38,820+**

N Flamingo Road

 **Pollo Tropical**
CITRUS MARINATED

 **Wendy's**

 **Arby's**


 **TGI FRIDAYS**

 **sam's club**

 **Walmart**

 **THE HOME DEPOT**

W Sunrise Blvd

 **44,150+**

SUBJECT PROPERTY

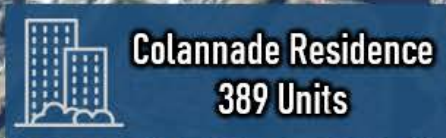
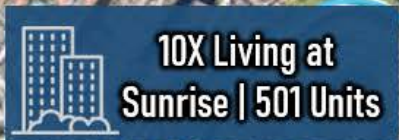
 **THE FRESH MARKET**

 **PETSMART**

 **BEST BUY**

 **ALDI**

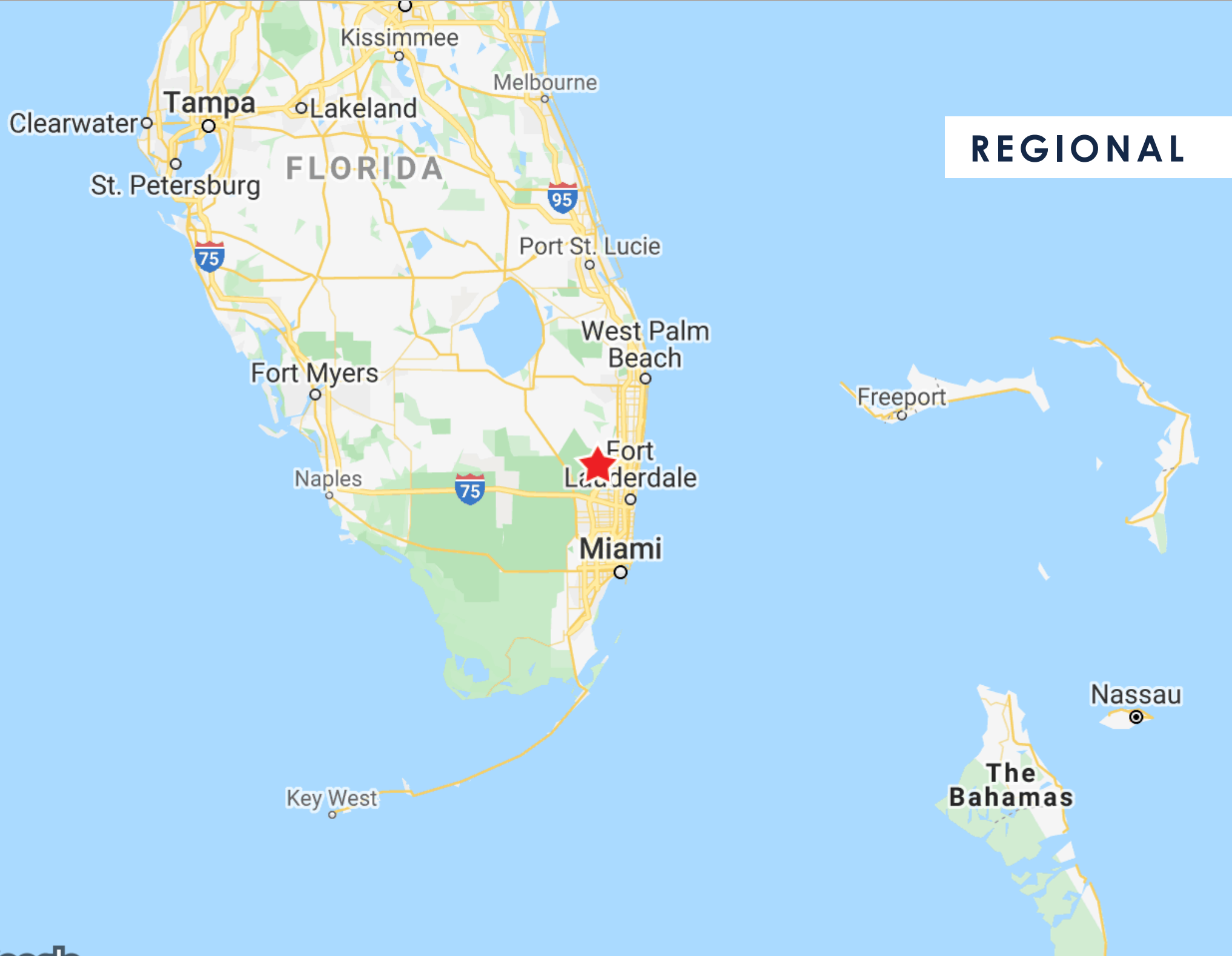
LOCAL



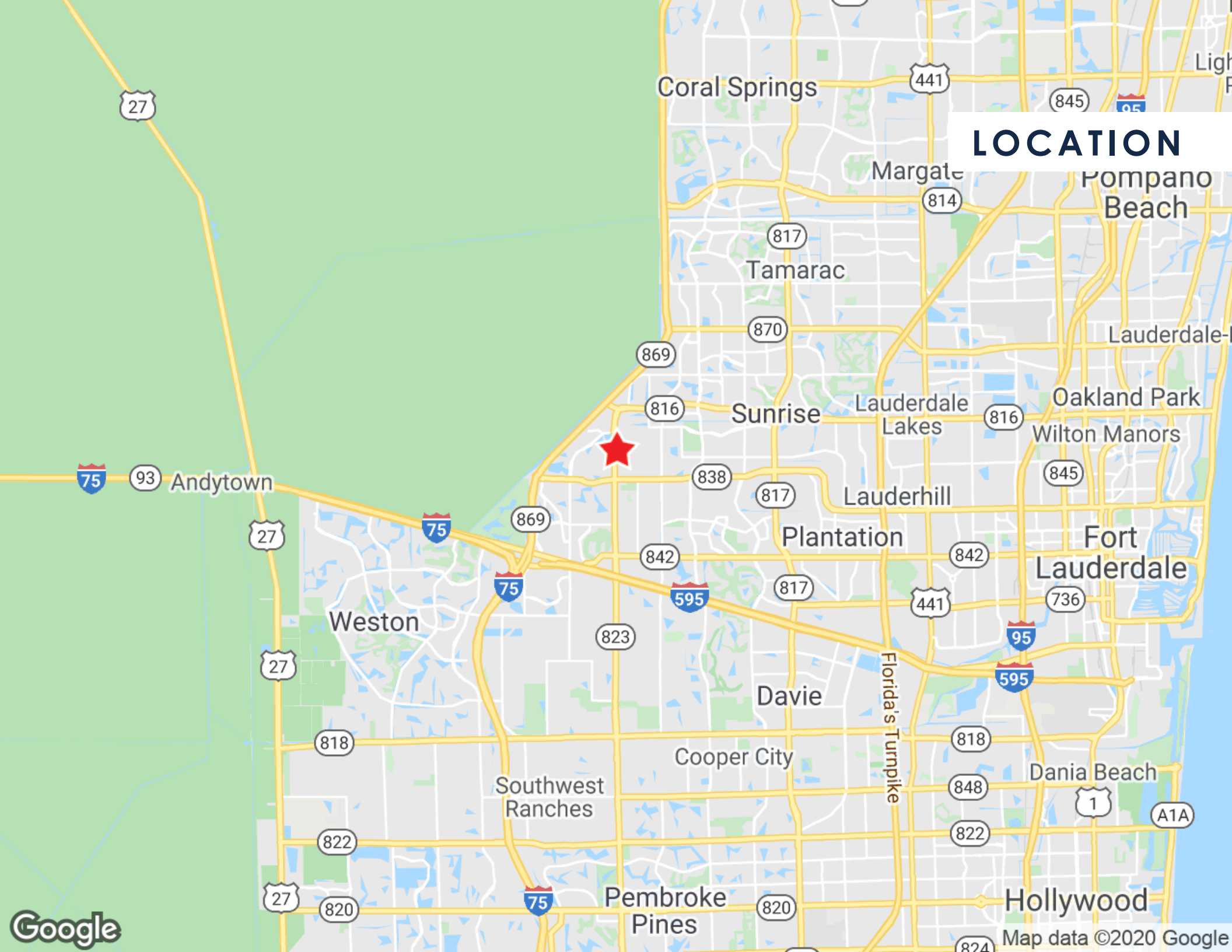
N Flamingo Road

W Sunrise Blvd

REGIONAL



LOCATION



AERIAL

TD Bank Ground Lease

TD BANK GROUND LEASE

12391 W Sunrise Blvd | Plantation (Fort Lauderdale), FL 33323

DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2025 Projection	10,453	109,515	260,905
2020 Estimate	9,815	104,022	249,179
2010 Census	7,731	89,178	221,883
Growth 2020-2025	6.50%	5.28%	4.71%
Growth 2010-2020	26.96%	16.65%	12.30%
2020 Population Hispanic Origin	3,524	34,266	81,632
2020 Population by Race:			
White	6,622	74,811	168,488
Black	2,095	20,835	61,209
Am. Indian & Alaskan	38	366	896
Asian	769	5,362	12,239
Hawaiian & Pacific Island	12	144	337
Other	281	2,504	6,010
U.S. Armed Forces:	11	51	126
Households:			
2025 Projection	3,539	41,947	102,546
2020 Estimate	3,336	39,999	98,277
2010 Census	2,678	34,831	88,515
Growth 2020 - 2025	6.09%	4.87%	4.34%
Growth 2010 - 2020	24.57%	14.84%	11.03%
Owner Occupied	2,195	30,532	72,349
Renter Occupied	1,141	9,467	25,927
2020 Avg Household Income	\$120,577	\$91,864	\$86,131

15 YEAR ABSOLUTE NNN GROUND LEASE

TD BANK GROUND LEASE

12391 W Sunrise Blvd, Plantation (Fort Lauderdale), FL 33323



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

BRANDON HANNA

Managing Partner

248.702.0290

bhanna@encorereis.com

RYAN VINCO

Managing Partner

248.702.0299

ryan@encorereis.com