



Citizens Bank®

ABSOLUTE NNN LEASE

Investment Grade Credit Tenant – Rated “A-” by S&P’s

8806 Ohio River Rd, Wheelersburg, OH 45694

**Over
\$33 Million
in Deposits**



Accelerating success.



Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a Citizen's Bank located in Wheelerburg, OH with over five years remaining on the lease with 3, 5 year option periods and 2% annual increases. Citizens Bank exercised a five-year option period early, showing their long term commitment to the site.

The subject property is well positioned in the towns main retail corridor and is surrounded by many major retailers including Lowe's, Kroger, Big Lots, McDonald's, Wendy's, Burger King, and several others. This particular branch has more than \$33 million in deposits as of 2020, which is over 22% of the overall market share by zip code.



PRICING	
List Price	\$727,000
CAP Rate	6.19%
Annual Rent	\$45,000
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	Citizens Bank
Lease Start	June 29, 2006
Lease Expiration	June 30, 2026
Term Remaining On Lease	5.4 Years
Base Rent	\$45,000
Rental Adjustments	2% Annual Increases (Next Bump: 7/1/2022: \$45,900)
Option Periods	3 - 5 Year Options 2% Annual Increases
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
PARCEL DETAILS	
APN	17-0263.000
Building Size	2,452 SF
Land Size	.92 Acres

Investment Highlights

- *Tenant Exercised Five-Year Option Early* – Long Term Commitment to the Site
- *Investment Grade Credit Tenant* – S&P Rating: A-
- *2% Rental Increases Annually* with 3, 5 Year Options
- *Long Term Tenant* - Been Operating at Location since 2006
- Citizens Bank has a Market Cap in Excess of \$16 Billion
- *Branch has over \$33 Million in Deposits* – More than 22% of the Overall Market Share by Zip Code
- *Absolute NNN Lease* – No Landlord Responsibilities
- *Center of Town's Main Retail Corridor* – Nearby Tenants Include: Lowe's, Kroger, McDonald's, Wendy's, Burger King and Many Others



Center of Town's Main Retail Corridor





About Citizens Financial Group, Inc.

Citizens Financial Group, Inc. is one of the nation’s oldest and largest financial institutions, with \$183 billion in assets as of December 31, 2020. Headquartered in Providence, Rhode Island, Citizens offers a broad range of retail and commercial banking products and services to individuals, small businesses, middle-market companies, large corporations and institutions.

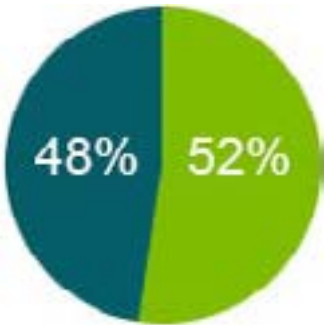


In Consumer Banking, Citizens provides an integrated experience that includes mobile and online banking, a 24/7 customer contact center and the convenience of approximately 2,700 ATMs and approximately 1,000 branches in 11 states in the New England, Mid-Atlantic and Midwest regions.

Consumer Banking products and services include a full range of banking, lending, savings, wealth management and small business offerings. In Commercial Banking, Citizens offers a broad complement of financial products and solutions, including lending and leasing, deposit and treasury management services, foreign exchange, interest rate and commodity risk management solutions, as well as loan syndication, corporate finance, merger and acquisition, and debt and equity capital markets capabilities.

Business Mix

- Consumer Banking Loans (avg)
- Commercial Banking Loans (avg)



*as of December 31, 2019 excludes loans in Other

CREDIT RATING

S&P A-



1,000 Branches
2,700 ATM's
11 States



17,930
Colleagues

2020 Assets

\$183 Billion
Assets

DEPOSITS
\$147 BILLION

Data as of December 31, 2020

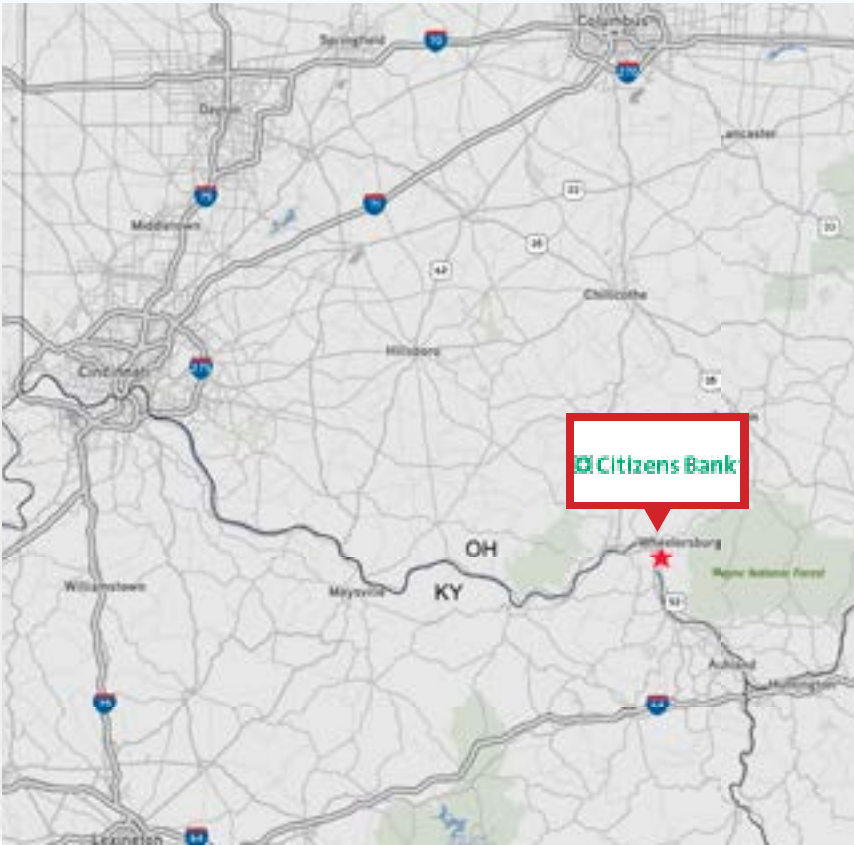
City of Wheelersburg

The City of Wheelersburg is located on the southern border of Ohio along the Ohio and Kentucky border and sits uniquely along the Ohio River. Wheelersburg is in Scioto County and has a population of 6,183. Wheelersburg is less than a two hour drive south of Columbus, over two hours east of Cincinnati and a two and a half hour drive north of Lexington, KY.

Living in Wheelersburg offers residents a suburban rural mix feel and most residents own their homes. Many families and young professionals live in Wheelersburg. The public schools in Wheelersburg are highly rated.

Economy

Wheelersburg’s largest industries include retail trade, health care, food services and educational services, which all contribute to the 2,700+ employees in the market.



PG. 8 | Citizens Bank | Wheelersburg, OH



City of Wheelersburg

Education

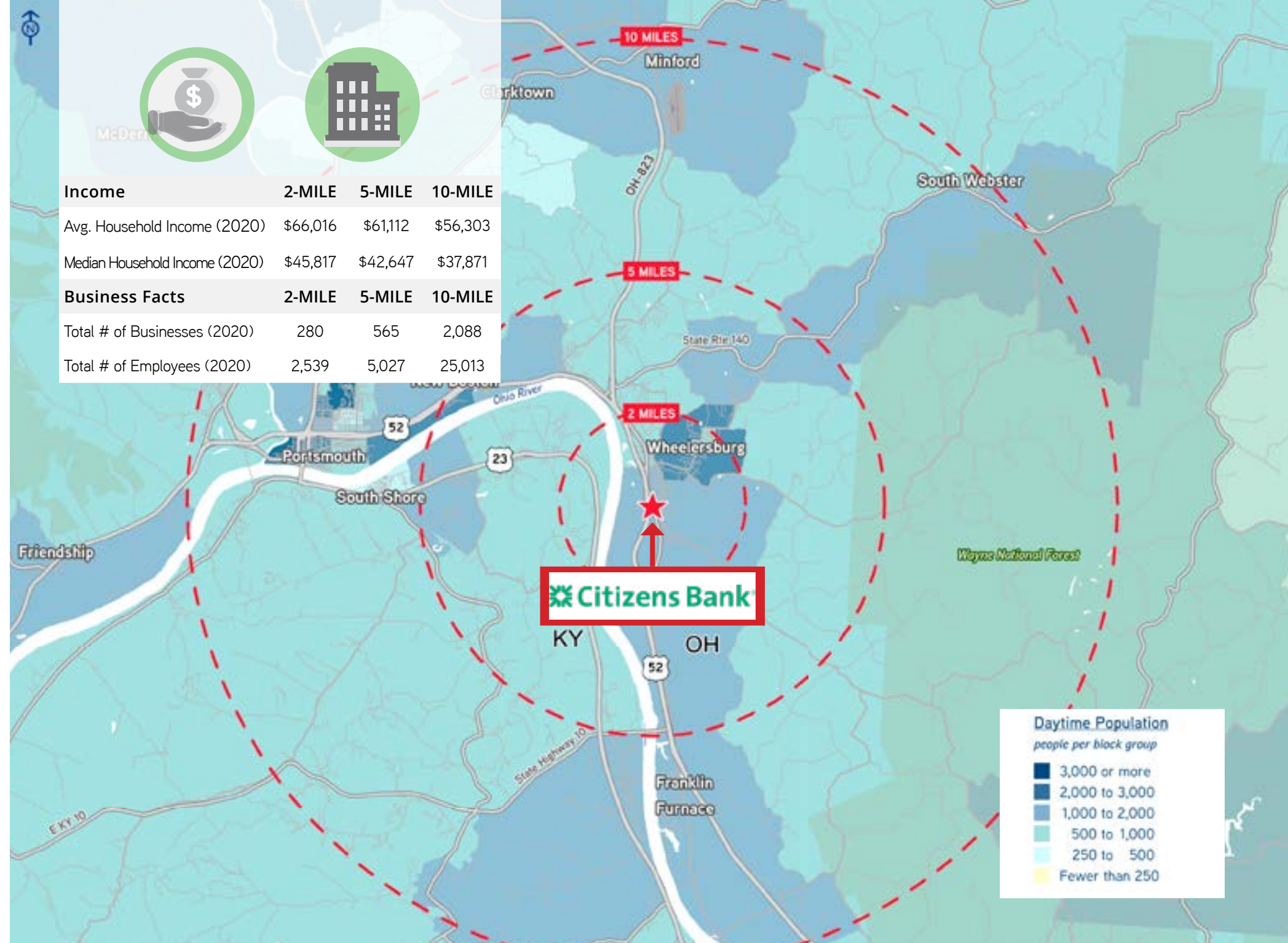
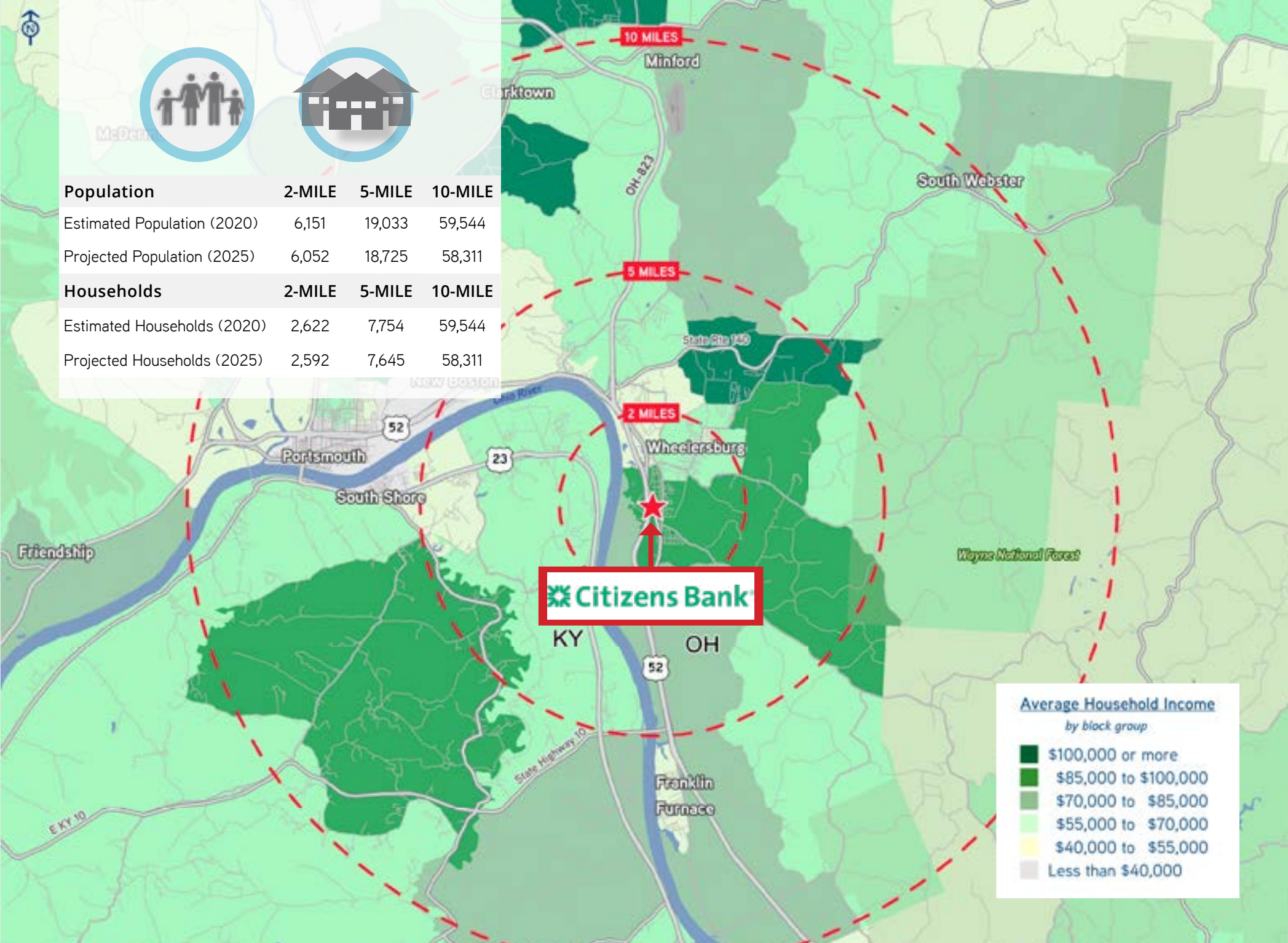
Porter Township residents have access to excellent public education. Most students in the township attend school in the Wheelersburg Local School district but part of the township lies within the borders of the Portsmouth City School district.

Post secondary education is just a short drive away with Shawnee State University located in Portsmouth, Ohio and Ohio University Southern located in Ironton, Ohio.



MARKET OVERVIEW (5-MILE RADIUS)

	19,033 POPULATION		42 MEDIAN AGE
	5,027 LABOR FORCE		\$124,421 MEDIAN PROPERTY VALUE
\$42,647 MEDIAN HOUSEHOLD INCOME			



This Offering Memorandum contains select information pertaining to the business and affairs of Citizens Bank - Wheelersburg, OH. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Citizens Bank - Wheelersburg, OH or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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