



REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Brand-New Absolute Net Leased Regions Bank located on the South West Corner of Narcoossee Road and Laureate Boulevard in Orlando, Florida. The freestanding single-tenant property consists of a 2,700 Square Foot building and is situated on a 1.02 Acre parcel of land.

The property is located in the heart of Lake Nona, a 17-square-mile, integrated and collaborative community designed and built from scratch in Orlando and anchored by clusters of excellence in wellbeing, sports and performance, education and technology. The subject property is also part of Lake Nona Greenwood, a new 46.80-acre mixed used development comprised of 306 Apartments and several commercial lots featuring 7-Eleven, Bank of America, Wash City Car Wash, El Meso, Little Gym, Pristine Spa, Noire Nail Bar, Tijuana Flats, and Kumon Learning Center. The immediate trade area is also home to Publix, Chase Bank, Smoothie King, Burger Fi, First Watch, Chick-Fil-A, and numerous strip centers made up of National and Regional Tenants.

Regions Bank executed a 15 Year Absolute NNN Lease with attractive rental increases of 10 percent every five years. This brand new Regions is currently under construction and is expected to be completed in the early days of November 2021. The lease is backed by Regions Bank Corporation and rent has already commenced.

Regions Financial Corporation is a member of the S&P 500 Index and is one of the nation's largest full-service providers of consumer and commercial banking, wealth management and mortgage products and services. Regions serves customers across the South, Midwest and Texas.

***Adjacent Parcel (7-Eleven) also available for sale. Please contact listing agent for more information.*

INVESTMENT HIGHLIGHTS

- Brand New Construction Regions Bank
- Corporate Guarantee | S&P Credit Rating: BBB+
- No Landlord Responsibilities | 15 Year Absolute NNN Lease
- Attractive Rent Growth | 10% Every 5 Years
- Traffic Counts | 39,500 Vehicles Per Day
- Superb Demographics | Over 63,000 Full Time Residents in the Immediate Area
- Affluent Market | Average Household Income Exceeds \$113,321 in 1-mile
- 31% of Lake Nona Residents Report Average Household Income Exceeding \$200,000
- Located within Lake Nona, a 17-Square-Mile, Integrated and Collaborative Community in Orlando
- Lake Nona is One of the Fastest-Selling Communities in the U.S
- Located in a New 46.80-Acre Mixed Use Development Featuring 306 Apartments and a Plethora of Service Retail and Restaurants
- Florida is a "No Income Tax State"

THE OFFERING

**Regions**

**Narcoossee Rd & Laureate Blvd
Orlando, Florida 32832**



REGIONS®

PROPERTY DETAILS

Lot Size	43,996 SF (1.01 Acres)
Rentable Square Feet	2,700 SF
Price/SF	\$1,342.59
Year Built	2021

FINANCIAL OVERVIEW

List Price	\$3,625,000
Down Payment	100% / \$3,625,000
Cap Rate	4.00%
Type of Ownership	Ground Lease

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
09/01/2021 - 08/31/2026 (Current)	\$12,083	\$145,000
09/01/2026 - 08/31/2031	\$13,292	\$159,500
09/01/2031 - 08/31/2036	\$14,621	\$175,450
09/01/2036 - 08/31/2041 (Option 1)	\$16,083	\$192,995
09/01/2041 - 08/31/2046 (Option 2)	\$17,691	\$212,295
09/01/2046 - 08/31/2051 (Option 3)	\$19,460	\$233,524
Base Rent (\$53.70 / SF)		\$145,000
Net Operating Income		\$145,000.00
TOTAL ANNUAL RETURN	CAP 4.00%	\$145,000

LEASE ABSTRACT

Tenant Trade Name	Regions Bank
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	09/01/2021
Rent Commencement Date	09/01/2021
Expiration Date	08/31/2036
Increases	10% Increases every 5 Years on Lease Term and Option Periods
Options	Three Five-Year Options
Term Remaining on Lease	15 Years
Property Type	Net Leased Bank
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A





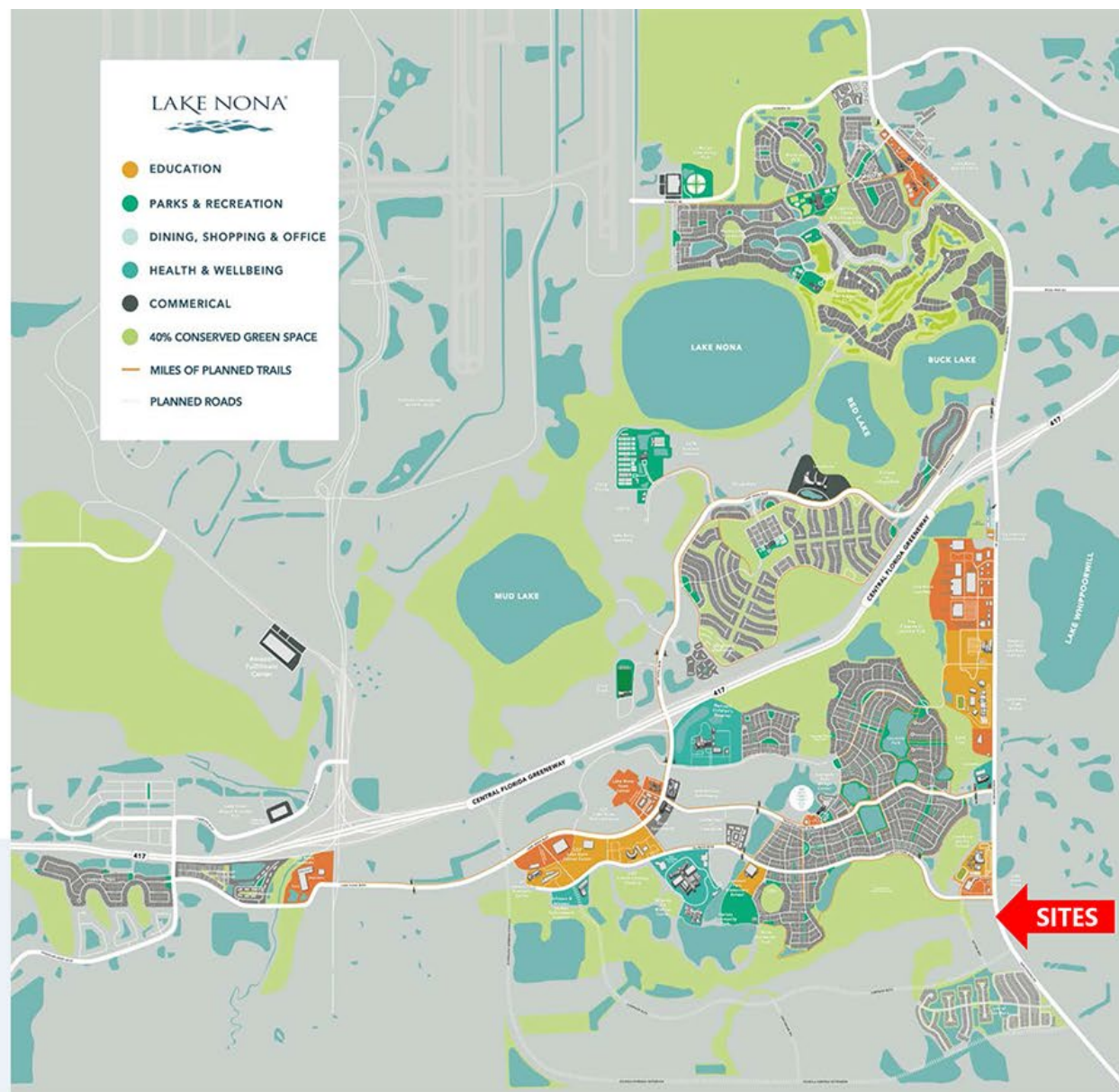
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COMMUNITY MAP

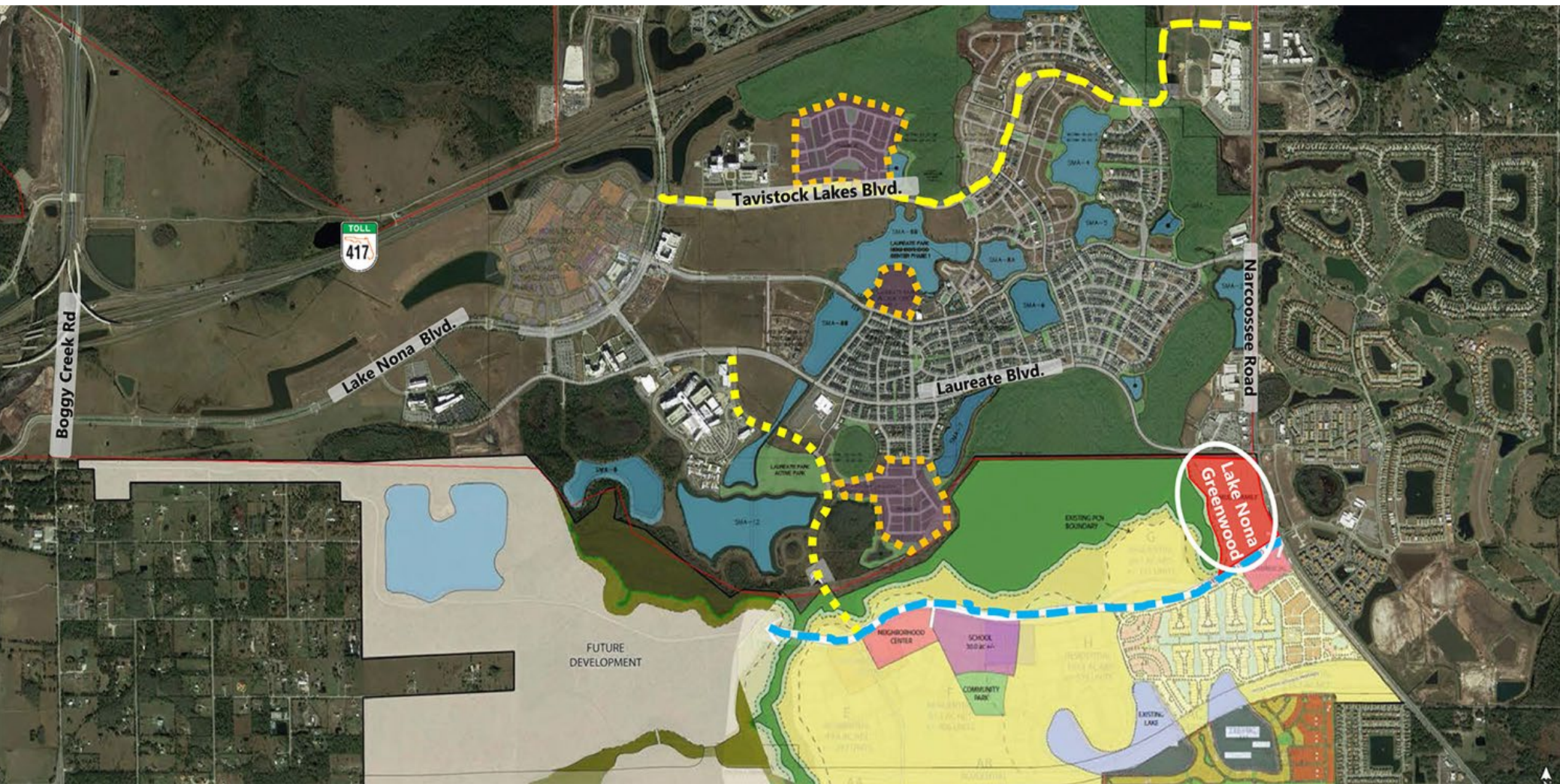


DRIVE TIMES

Orlando International Airport	10 minutes
Downtown Orlando	20 minutes
Area Theme Parks	20 minutes
Atlantic Coast Beaches	30 minutes
Tampa	1 hour, 10 minutes
Gainesville	2 hours, 10 minutes
Jacksonville	2 hours, 30 minutes
Miami	3 hours, 30 minutes
Tallahassee (State Capital)	4 hours, 15 minutes











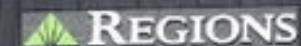
ABOUT REGIONS®

Regions Financial Corporation is a bank holding company headquartered in the Regions Center in Birmingham, Alabama. The company provides retail banking and commercial banking, trust, stockbrokerage, and mortgage services. Its banking subsidiary, Regions Bank, operates 1,952 automated teller machines and 1,454 branches in 16 states in the Southern United States and Midwestern United States.

Regions is ranked 460th on the Fortune 500 and is component headquartered in Alabama. Regions is also on the list of largest banks in the United States.

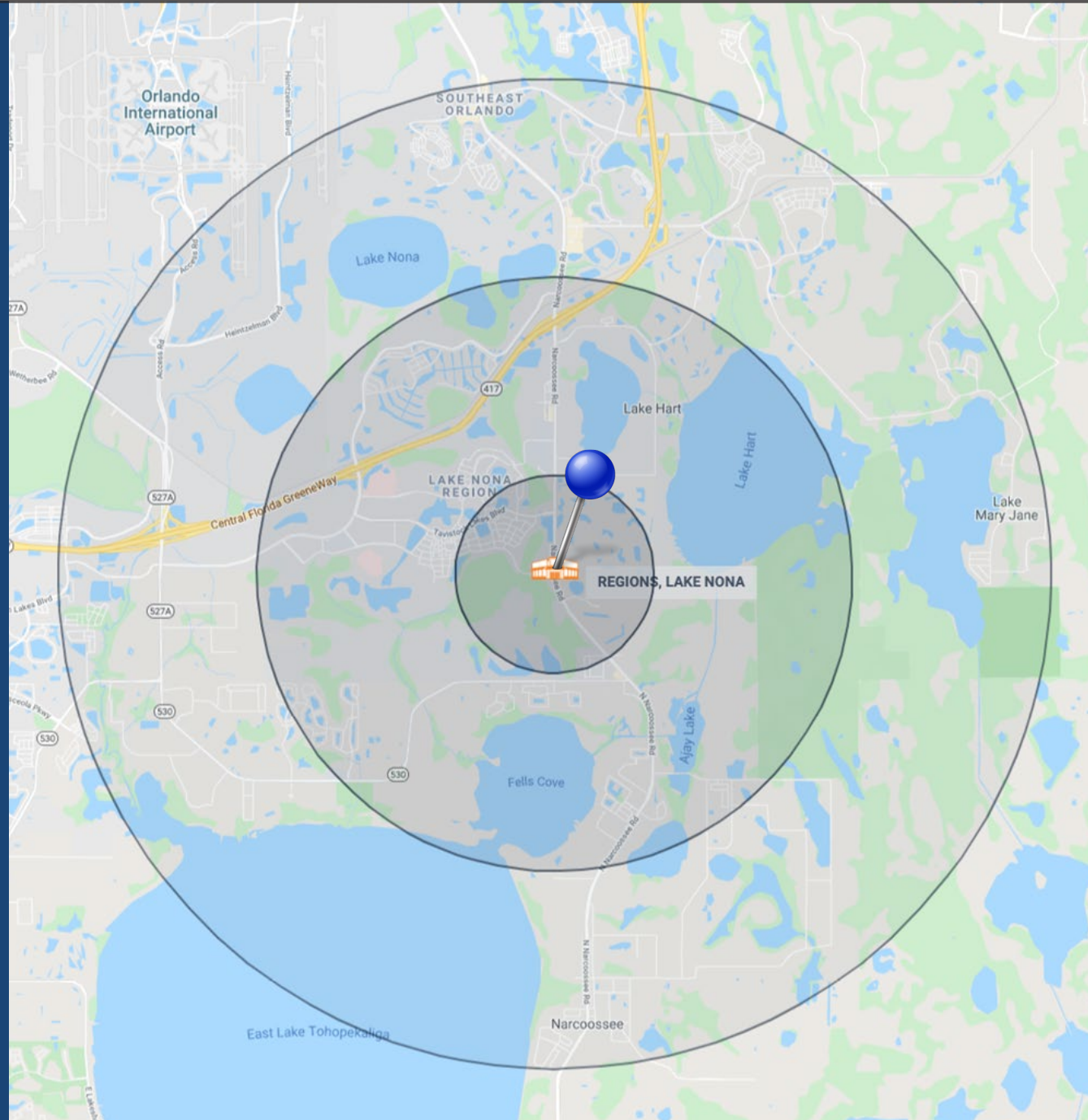
Regions is the largest deposit holder in Alabama and Tennessee. It is also one of the largest deposit holders in Arkansas, Louisiana, Mississippi, and Florida.

Name	Regions Bank
HQ	Birmingham, Alabama
Assets	\$247 billion
Stock Symbol	NYSE: RF
Employees	19,969 (2018)
ATMs	1,952
Branches	1,454
Web Site	www.regions.com



REGIONS

	1 Miles	3 Miles	5 Miles
POPULATION			
2025 Projection	9,355	36,594	75,609
2020 Estimate	6,961	27,625	57,436
2010 Census	3,086	13,149	27,858
2000 Census	395	3,795	8,299
INCOME			
Average	\$124,604	\$117,957	\$113,419
Median	\$93,855	\$85,437	\$84,145
Per Capita	\$50,062	\$41,510	\$39,753
HOUSEHOLDS			
2025 Projection	3,783	13,007	26,617
2020 Estimate	2,796	9,721	20,129
2010 Census	1,224	4,487	9,661
2000 Census	166	1,373	3,097
HOUSING			
2020	\$317,716	\$305,090	\$296,414
EMPLOYMENT			
2020 Daytime Population	7,583	35,280	62,838
2020 Unemployment	1.54%	1.35%	1.61%
2020 Median Time Traveled	31	32	32
RACE & ETHNICITY			
White	69.49%	71.46%	71.80%
Native American	0.10%	0.05%	0.07%
African American	9.75%	8.41%	8.53%
Asian/Pacific Islander	8.53%	6.66%	6.65%



GEOGRAPHY: 5 MILE



POPULATION

In 2020, the population in your selected geography is 57,436. The population has changed by 592.08% since 2000. It is estimated that the population in your area will be 75,609.00 five years from now, which represents a change of 31.64% from the current year. The current population is 49.69% male and 50.31% female. The median age of the population in your area is 36.03, compare this to the US average which is 38.21. The population density in your area is 732.05 people per square mile.



HOUSEHOLDS

There are currently 20,129 households in your selected geography. The number of households has changed by 549.95% since 2000. It is estimated that the number of households in your area will be 26,617 five years from now, which represents a change of 32.23% from the current year. The average household size in your area is 2.86 persons.



INCOME

In 2020, the median household income for your selected geography is \$84,145, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 72.74% since 2000. It is estimated that the median household income in your area will be \$97,058 five years from now, which represents a change of 15.35% from the current year.

The current year per capita income in your area is \$39,753, compare this to the US average, which is \$34,935. The current year average household income in your area is \$113,419, compare this to the US average which is \$90,941.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 71.80% White, 8.53% Black, 0.07% Native American and 6.65% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 42.76% of the current year population in your selected area. Compare this to the US average of 18.38%.



HOUSING

The median housing value in your area was \$296,414 in 2020, compare this to the US average of \$221,068. In 2000, there were 2,769 owner occupied housing units in your area and there were 328 renter occupied housing units in your area. The median rent at the time was \$494.



EMPLOYMENT

In 2020, there are 13,712 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 56.11% of employees are employed in white-collar occupations in this geography, and 47.01% are employed in blue-collar occupations. In 2020, unemployment in this area is 1.61%. In 2000, the average time traveled to work was 32.00 minutes.

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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 properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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SPECIAL COVID-19 NOTICE

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