



5952 STATE BRIDGE ROAD
DULUTH, GA

ATLANTA, GA
26.1 MILES, 28 MIN DRIVE TIME

BUCKHEAD, GA
26 MILES, 30 MIN DRIVE TIME



\$3,889,000 | 4.50% CAP RATE



OFFERING SUMMARY

Atlantic Capital Partners has been engaged to offer a free-standing, single-tenant, Absolute NNN Ground Lease Regions Bank. This new Regions Branch fills a gap for the bank as there is no other Regions branch within a 4-mile radius. It is also ideally located on an outparcel to a Target-anchored shopping center that is one of the top-performing retail centers in the US according to Placer.ai technology.

INVESTMENT HIGHLIGHTS

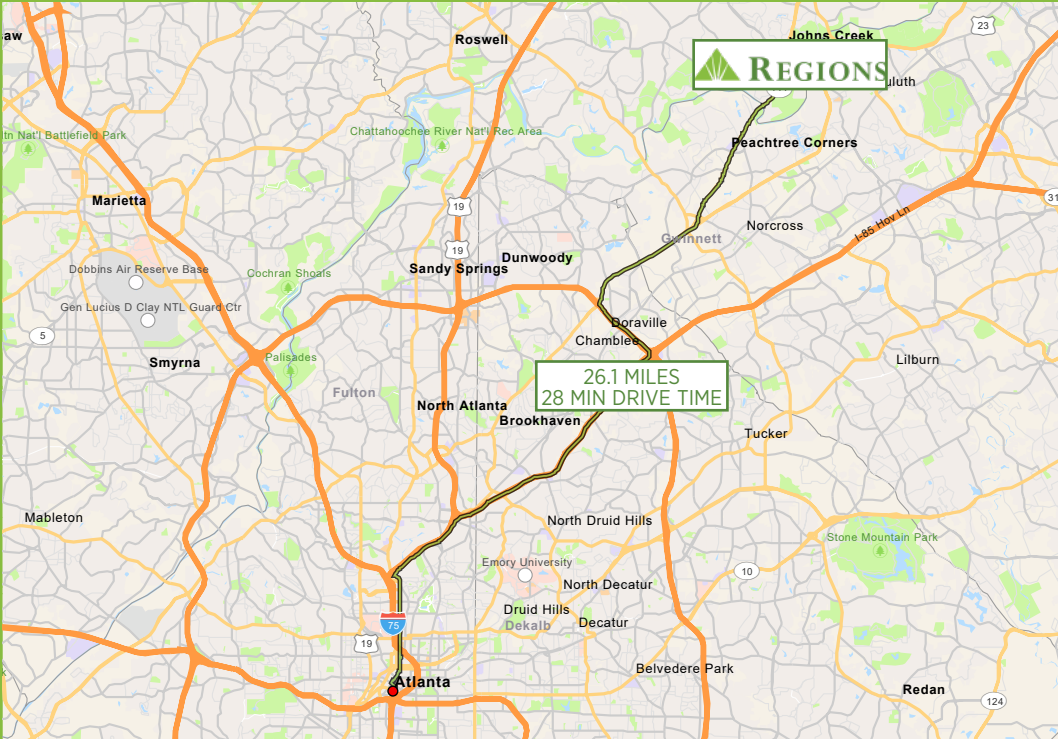
- Long-Term Passive Income
- Corporate Guaranty from Strong Brand (S&P Rating: A-)
- Attractive Rental Increases
- Located in High-Performing Shopping Center
- Excellent Visibility with Ease of Access
- Centrally Located in Dense Retail Corridor
- High Income Trade Area
- Zero Landlord Responsibilities

EXECUTIVE SUMMARY

PROPERTY	Ground Lease to Regions Bank	
LOCATION	5952 State Bridge Road Duluth, GA 30097	
BUILDING SIZE (GLA)	± 1,500 SF	
LAND SIZE	± 1.15 Acres	
TENANT/ GUARANTOR	Regions Bank/Regions Bank LLC	
RENT TYPE	Absolute NNN Ground Lease	
RENT COMMENCEMENT	7/1/2021 (Estimate)	
INITIAL RENT	\$175,000.00	
RENT SCHEDULE	TERM	RENT
BASE TERM	7/1/2021-6/30/2031	\$175,000
1ST EXTENSION TERM	7/1/2031-6/30/2036	\$192,500
2ND EXTENSION TERM	7/1/2036-6/30/2041	\$211,750
3RD EXTENSION TERM	7/1/2041-6/30/2046	\$232,925
4TH EXTENSION TERM	7/1/2046-6/30/2051	\$256,217

PRICING

ASKING PRICE	\$3,889,000
CAP RATE	4.50%



214,050
PEOPLE WITHIN A 5 MILE RADIUS

\$138,418
AVERAGE HOUSEHOLD INCOME IN A 5 MILE RADIUS

43,900
ADT ON STATE BRIDGE ROAD



INVESTMENT HIGHLIGHTS

- **Long-Term Passive Income** - 10-year Absolute NNN Ground Lease | No Landlord Responsibilities
- **Strong Lease Guaranty** - Regions Bank operates 2,000+ ATMs and 1,454 branches in 16 states | S&P Credit Rating of A-
- **Attractive Rental Increases** - 10% base rental increases each renewal option
- **Located in High-Performing Shopping Center** - State Bridge Corners Shopping Center ranks in the top 10% of shopping centers in the United States based on number of customers according to Placer.ai
- **Dense Retail Corridor** - Over 989,000 SF of retail located within a 1-mile radius of the property featuring national retailers including Target, Home Depot, Whole Foods, Publix, and many more
- **Excellent Exposure with Ease of Access** - Located on State Bridge Road (43,900 VPD) in between two signalized intersections with 3 points of ingress/egress to the shopping center
- **Distance from other Regions Banks** - The closest Regions Bank to this location is 4.4 miles away
- **High Income Trade Area** - Average household income of over \$138,000 within a 1, 3, and 5 mile radius of the property

ABSOLUTE NNN LEASE ASSET LOCATED IN DULUTH, GA

Atlantic Capital Partners has been engaged to offer an Absolute NNN Ground Lease to Regions Bank. This bank is ideally located in between the high-income suburbs of Atlanta, Duluth & Johns Creek, GA. Positive growth is expected within a 1, 3, and 5-mile radius of the property and just 3.5 miles away from the subject property is a new development featuring 305 single-family homes and 160 attached living units. Located as an outparcel to a top Target anchored shopping center in the United States in a dense retail corridor will allow this Regions Bank to capitalize on the affluent and growing demographics of the surrounding area.

Situated on a 1.15 acre parcel, the 1,500 square feet, free-standing building is currently under construction. Evidence of the tenant's long term commitment to the site, Regions Bank signed a 10-year lease with 4 options that would allow them to occupy the premises until 2051. The surety of the cash flow generated by this long-term lease is further enhanced by the signatory on the lease, Regions Bank. With no other Regions Bank locations within a 4-mile radius coupled with the ideal location within the Duluth, GA market, this Regions Bank is positioned for long-term success.

Regions Bank| Duluth, GA is being offered for sale free-and-clear of existing debt for \$3,889,000, which equates to a 4.50% cap rate on the current net operating income.

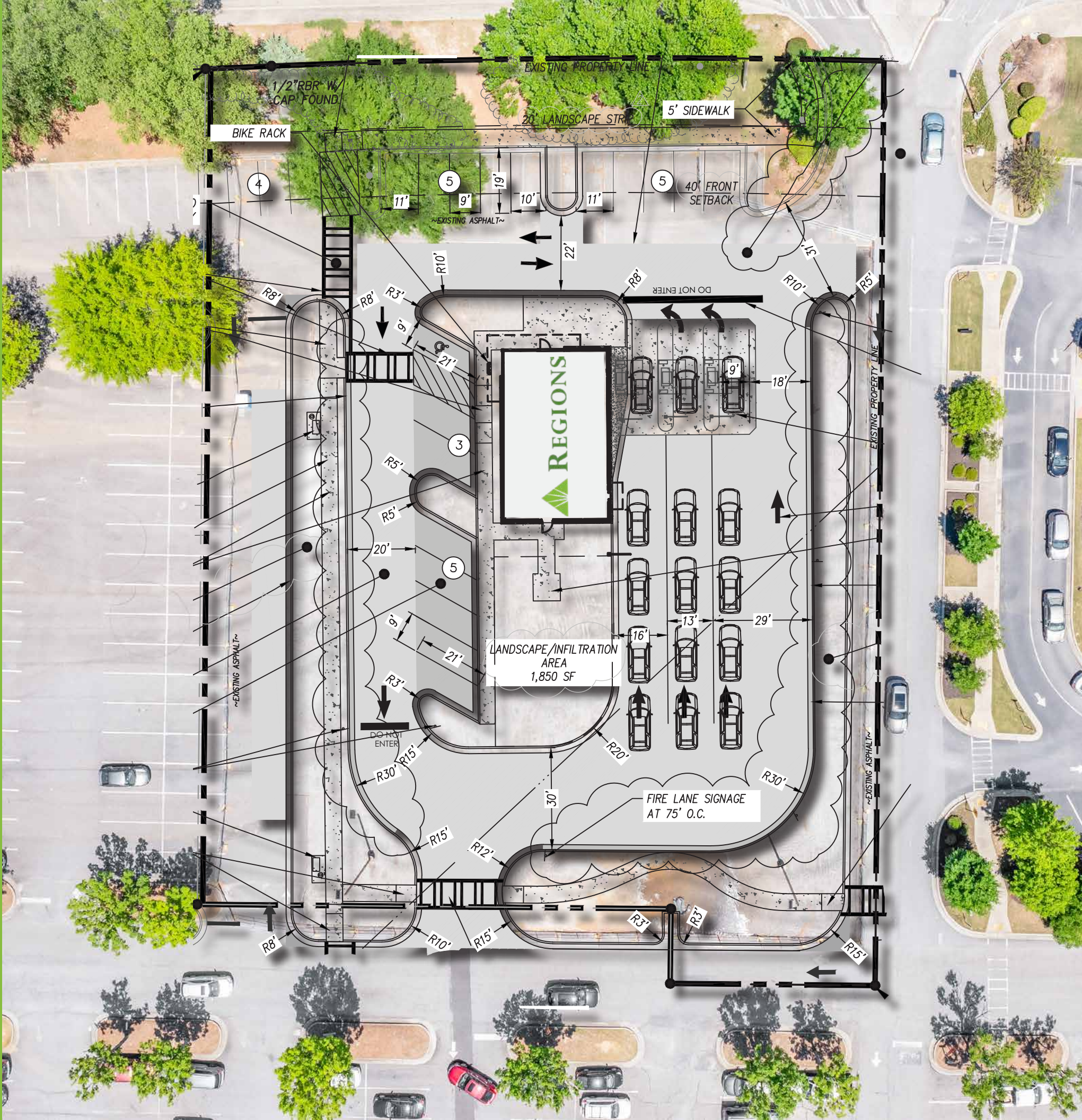


- Year 1 Rent: \$175,000
- 1,500 SF Building
- June 2031 Lease Expiration
- 10% Escalations Each Renewal Option
- Zero Landlord Responsibilities
- Four (4), Five Year Options

\$3,889,000 | 4.50% CAP RATE
5952 STATE BRIDGE ROAD, DULUTH, GA

PROPERTY DESCRIPTION

ASKING PRICE: \$3,889,000
CAP RATE: 4.50%



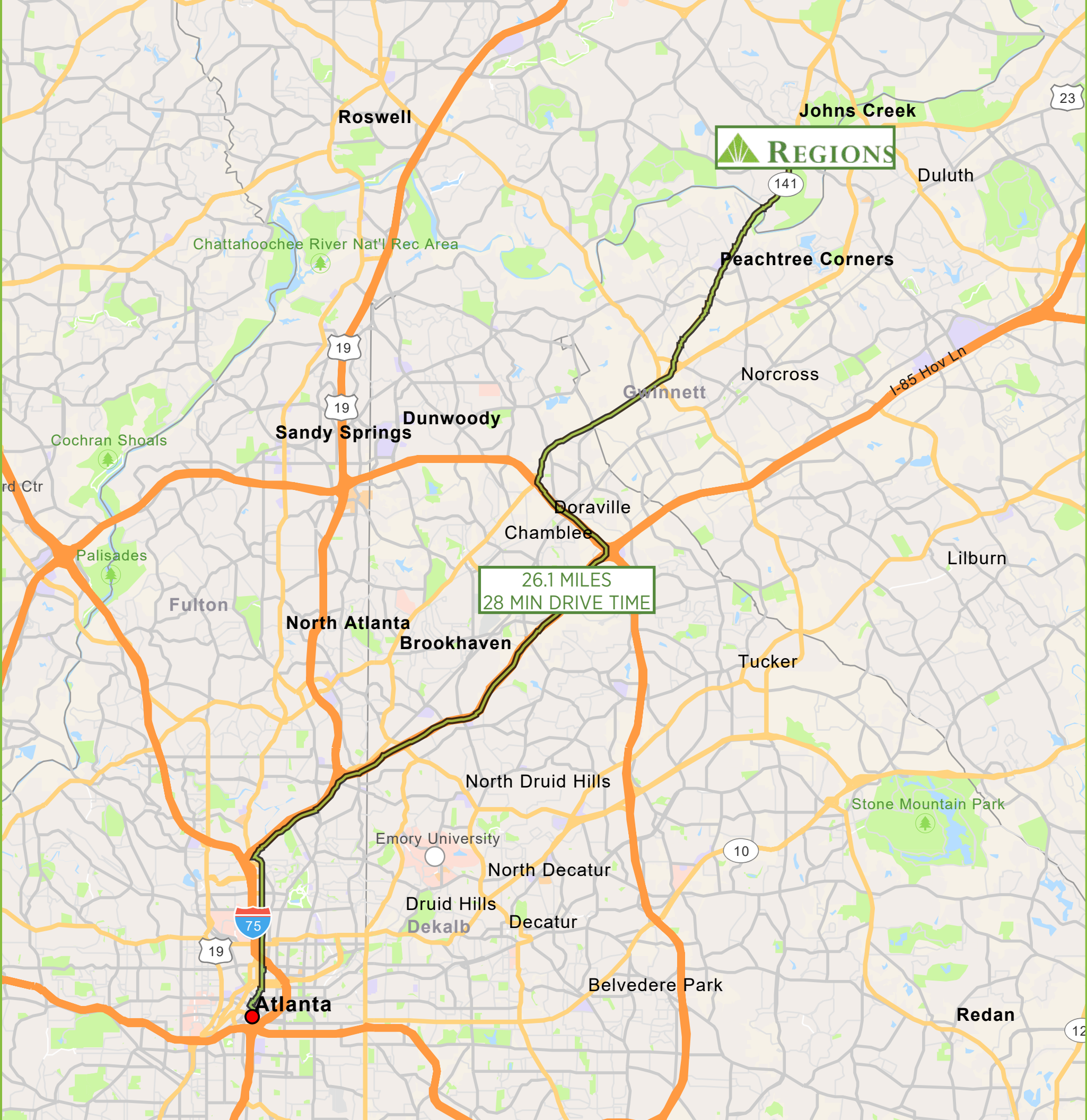
ATLANTA, GA

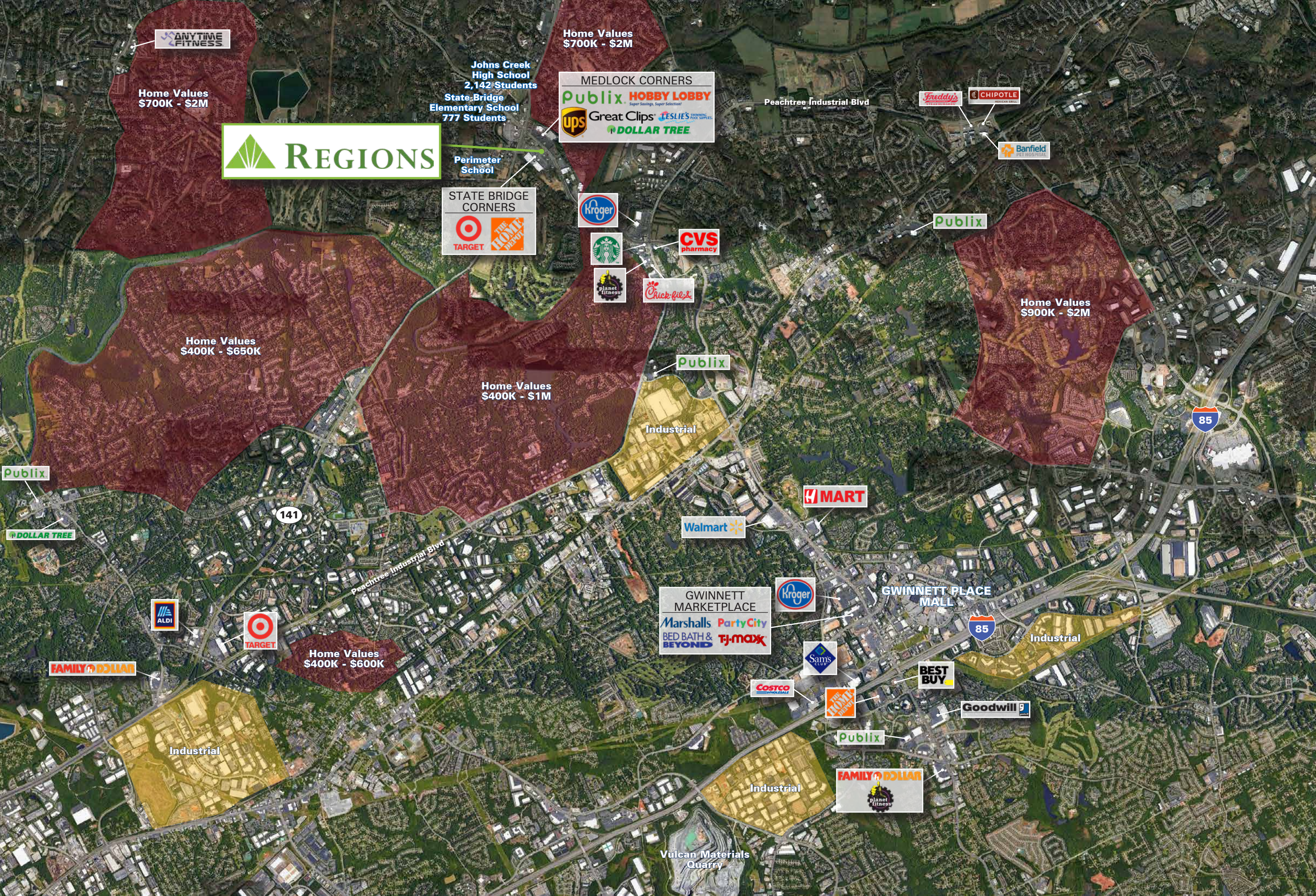
The city of Atlanta is one of the world’s major economic centers as its highly diversified economy is characterized by a talented labor pool and continued innovation across a myriad of industries. Georgia’s business climate has been ranked #1 in the nation for 6 consecutive years by Site Selection, and Area Development has ranked Georgia the top state for five years in a row. Atlanta ranks in the top 20 among world cities and 10th in the nation with a gross domestic product of \$385 billion.

- #1 Metro Area Tech Hub
- #1 Busiest Airport in the world for 22 consecutive years
- #2 Metro Area for Business Climate
- #2 Moving Destination in the Nation
- #3 Metro Area for Corporate Headquarters

QUICK FACTS

- Over 6 million people in the 29 county Atlanta MSA, the 9th largest MSA in the U.S
- Diverse economy with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology
- Hartsfield-Jackson Atlanta International Airport has been the busiest airport in the world since 1998 and has a direct economic impact exceeding \$34.8 billion annually
- Atlanta is within a 2-hour flight of more than 80% of the U.S. population and is the only U.S. city with three major interstate highways passing through downtown: I-20, I-75, and I-85
- Home to 24 Fortune 1000 companies
- Endless amenities including NFL, NBA, MLB, and MLS teams
- Home to top tier universities including Georgia Institute of Technology, Georgia State, and Emory



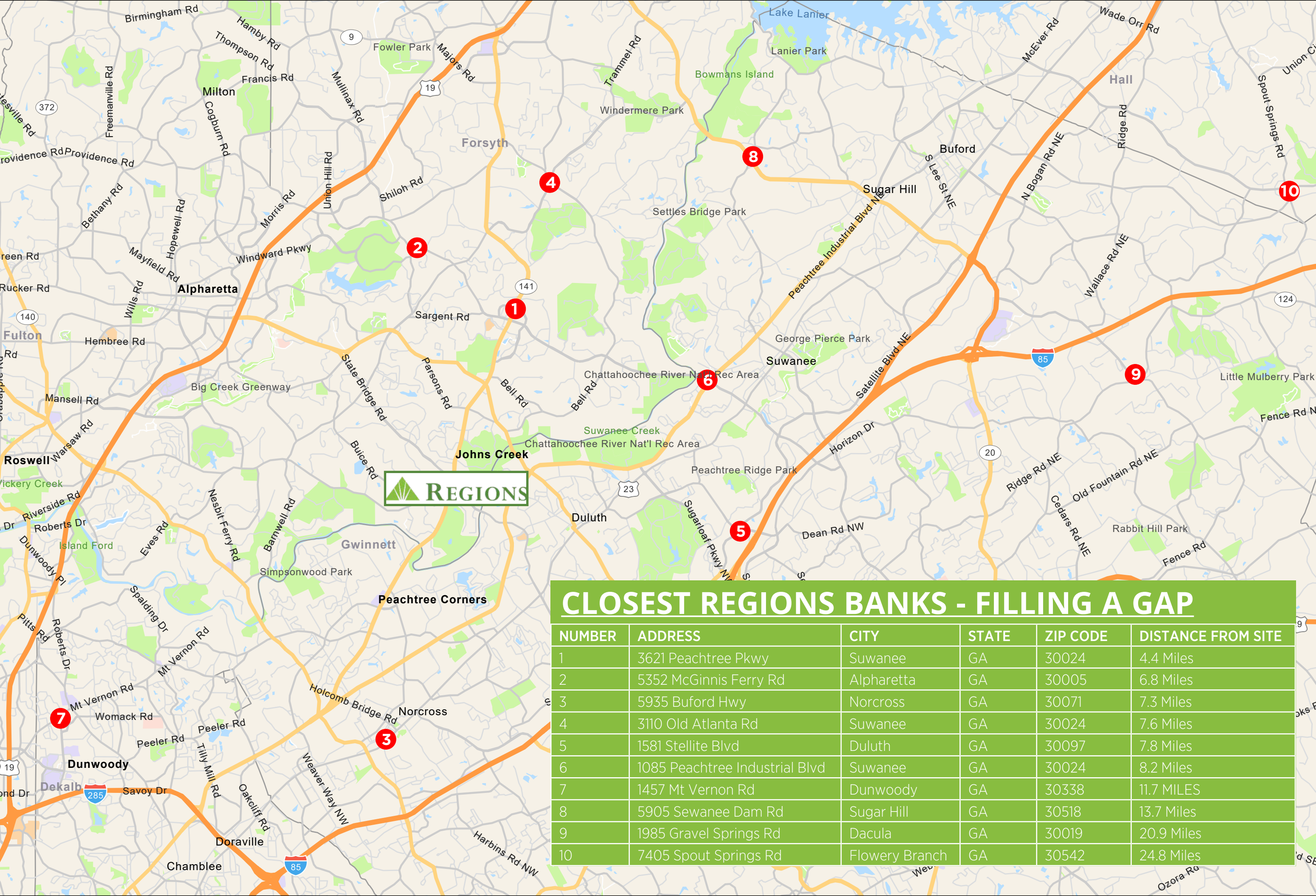


STATE BRIDGE CORNERS

MEDLOCK CORNERS

GWINNETT MARKETPLACE

GWINNETT PLACE MALL

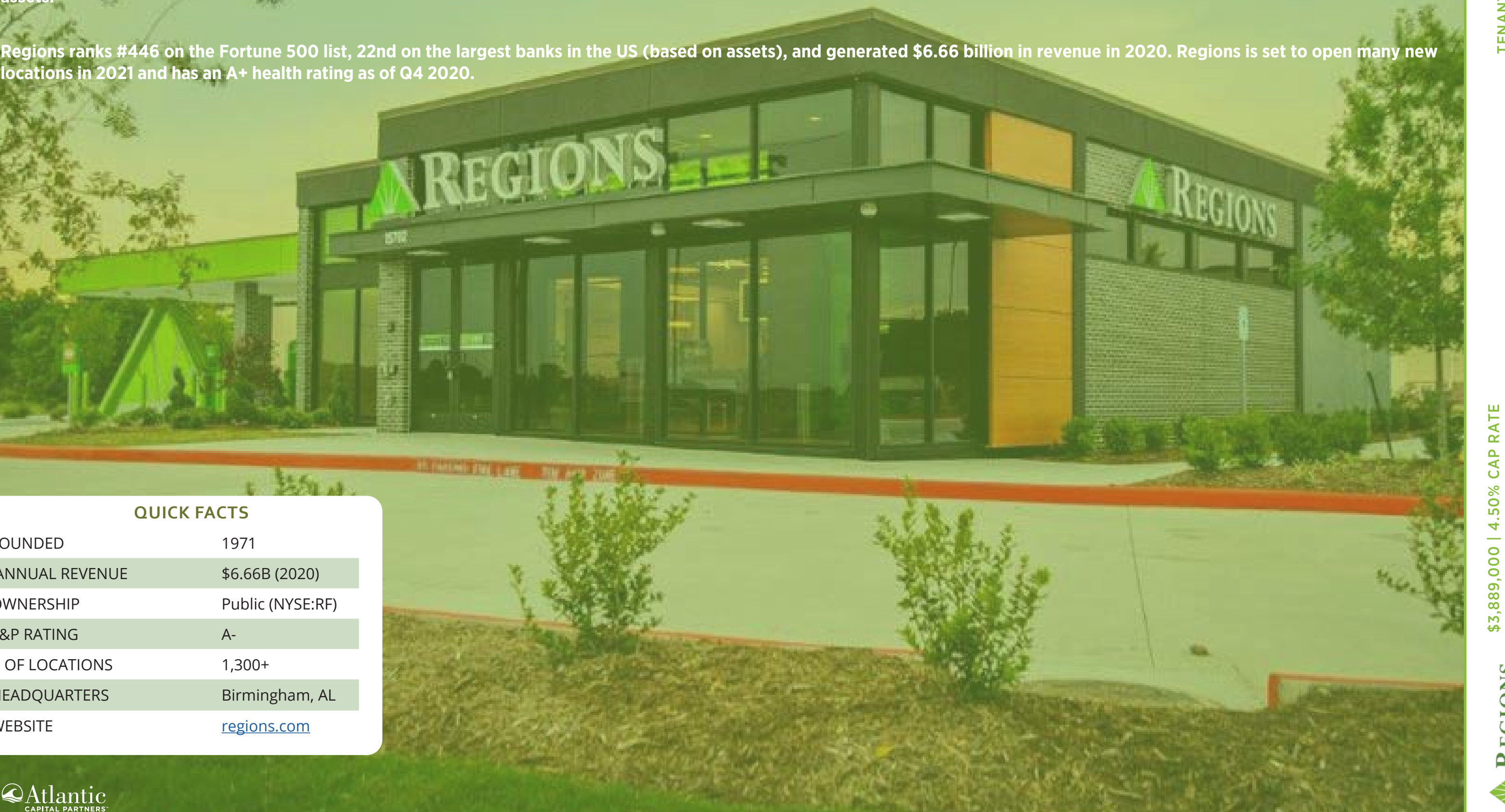


CLOSEST REGIONS BANKS - FILLING A GAP					
NUMBER	ADDRESS	CITY	STATE	ZIP CODE	DISTANCE FROM SITE
1	3621 Peachtree Pkwy	Suwanee	GA	30024	4.4 Miles
2	5352 McGinnis Ferry Rd	Alpharetta	GA	30005	6.8 Miles
3	5935 Buford Hwy	Norcross	GA	30071	7.3 Miles
4	3110 Old Atlanta Rd	Suwanee	GA	30024	7.6 Miles
5	1581 Stellite Blvd	Duluth	GA	30097	7.8 Miles
6	1085 Peachtree Industrial Blvd	Suwanee	GA	30024	8.2 Miles
7	1457 Mt Vernon Rd	Dunwoody	GA	30338	11.7 MILES
8	5905 Sewanee Dam Rd	Sugar Hill	GA	30518	13.7 Miles
9	1985 Gravel Springs Rd	Dacula	GA	30019	20.9 Miles
10	7405 Spout Springs Rd	Flowery Branch	GA	30542	24.8 Miles

ABOUT REGIONS BANK

Regions Financial Corporation, formerly known as First Alabama Bancshares, was founded on July 13, 1971 with the merger of three Alabama banks: First National Bank of Montgomery, AL (opened 1871), Exchange Security Bank of Birmingham, AL (opened 1928), and First National Bank of Huntsville, AL (opened 1856). Now, Regions Financial Corporation (NYSE:RF) 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 16 states in the South, Midwest and Texas. They operate approximately 1,400 banking offices,2,000 ATMs and currently have \$146 billion in assets.

Regions ranks #446 on the Fortune 500 list, 22nd on the largest banks in the US (based on assets), and generated \$6.66 billion in revenue in 2020. Regions is set to open many new locations in 2021 and has an A+ health rating as of Q4 2020.



QUICK FACTS

FOUNDED	1971
ANNUAL REVENUE	\$6.66B (2020)
OWNERSHIP	Public (NYSE:RF)
S&P RATING	A-
# OF LOCATIONS	1,300+
HEADQUARTERS	Birmingham, AL
WEBSITE	regions.com

LEASE ABSTRACT

LESSEE	Regions Bank			
DEMISED PREMISES	Landlord has demised and leased the Leased Premises unto Tenant and Tenant has accepted the Leased Premises from Landlord upon the terms and conditions set forth in the Ground Lease			
LEASE TERM	The Term of the Lease commences on the Commencement Date and terminates ten (10) years after the Commencement Date, unless extended or sooner terminated as provided in the Ground Lease.			
RENT COMMENCEMENT	the earlier of (i) July 1, 2021 or (ii) one hundred twenty (120) days after the date Tenant has obtained all necessary permits and commenced construction.			
EXPIRATION DATE	Ten (10) years after the Rent Commencement Date			
RENT SCHEDULE	TERM	RENT	MONTHLY	\$/SF/YEAR
BASE TERM	7/1/2021-6/30/2031	\$175,000	\$14,583	\$41.67
1ST EXTENSION TERM	7/1/2031-6/30/2036	\$192,500	\$16,042	\$45.83
2ND EXTENSION TERM	7/1/2036-6/30/2041	\$211,750	\$17,646	\$50.42
3RD EXTENSION TERM	7/1/2041-6/30/2046	\$232,925	\$19,410	\$55.46
4TH EXTENSION TERM	7/1/2046-6/30/2051	\$256,217	\$21,351	\$61.00
PERCENTAGE RENT	None			
SECURITY DEPOSIT	None			
SIGNATOR	Johnathan Tucker			
RENEWAL TERMS	Four (4) Extension Terms of five (5) years, the Annual Rent will be increased to an amount equal to ten percent (10%) of the Annual Rent for the prior period			

PERMITTED USE	Tenant will have the right to use the Leased Premises for general banking services substantially similar to those provided at a majority of Regions Bank locations as of the Effective Date
EXPANSION OPTIONS	N/A
TERMINATION OPTIONS	Except as set forth in this Lease, Tenant has no right, under any circumstances, to terminate or void this Lease and no right to any abatement, reduction, or offset in the rents or other obligations of Tenant under this Lease
PURCHASE OPTIONS	N/A
REAL ESTATE TAXES	Tenant must pay, or cause to be paid, all Taxes on the Leased Premises due and payable during the Term before any fine, penalty, interest or cost may be added thereto for the nonpayment thereof
COMMON AREA EXPENSES	The Annual Rent is absolutely net to Landlord and that Tenant must pay without notice or demand and without abatement, deduction or setoff, and save Landlord harmless from and against all expenses with respect to the Leased Premises including all costs, impositions, shopping center association or maintenance fees or dues (on a pro rata basis), insurance premiums, the cost of all repairs, maintenance, Construction, and Restoration, the cost of compliance with all Legal Requirements, costs and expenses and obligations of every kind and nature whatsoever relating to the Leased Premises
REPAIRS & MAINTENANCE	Tenant, at its sole cost and expense, must take good care of the Leased Premises, all appurtenances of the Leased Premises, all sidewalks, grounds, parking areas, railings, gutters, curbs adjoining the Leased Premises, and must at all times keep the same in first-class order and excellent condition, ordinary wear excepted, and make all necessary repairs thereto, interior and exterior, structural and non-structural, ordinary and extraordinary and foreseen and unforeseen, and in compliance with all Insurance Requirements and Legal Requirements.
UTILITIES	Landlord is not required to furnish any services, utilities (including electricity, gas, sewer, heating, or water services) or facilities whatsoever to the Leased Premises (collectively, "Utilities"), all of which must be provided or caused to be provided by Tenant, at Tenant's sole expense.
INSURANCE	All costs and expenses of collecting or recovering any insurance proceeds under such policies, including any and all fees of attorneys, appraisers and adjusters engaged by Landlord or the Mortgagee, must be paid by Tenant
ASSIGNMENT & SUBLETTING	Other than a Permitted Transfer, Tenant shall not complete or otherwise permit a Transfer without the prior written consent of Landlord, which consent Landlord may withhold in its sole discretion.
ESTOPPEL CERTIFICATE	Tenant shall from time to time, within ten (10) days after written request by Landlord or any Mortgagee, execute, acknowledge and deliver to Landlord an estoppel certificate
HOLDING OVER	N/A
DOCUMENTS PROVIDED	"Regions Ground Lease (Fully Executed)"



HOME DEPOT



TARGET

SURROUNDING RETAIL



MEDLOCK CORNERS



RIVERWALK MARKETPLACE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 PROJECTED POPULATION	8,122	72,951	228,146
2020 ESTIMATE	7,848	69,767	214,050
2010 CENSUS	7,392	62,579	190,287
ANNUAL GROWTH RATE 2020 - 2025	0.69%	0.90%	1.28%
ANNUAL GROWTH RATE 2020 - 2025	0.59%	1.07%	1.15%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	47.45%	48.71%	51.37%
BLACK	14.90%	14.07%	13.38%
HISPANIC ORIGIN	7.06%	8.68%	10.59%
AM. INDIAN & ALASKAN	0.15%	0.19%	0.23%
ASIAN	31.96%	30.70%	27.70%
HAWAIIAN & PACIFIC ISLAND	0.04%	0.04%	0.03%
OTHER	2.43%	3.03%	4.11%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 PROJECTION	3,372	26,378	79,901
2020 ESTIMATE	3,256	25,247	75,041
2010 CENSUS	3,047	22,744	66,876
ANNUAL GROWTH 2020 - 2025	0.70%	0.88%	1.26%
OWNER OCCUPIED	1,525	17,376	54,243
RENTER OCCUPIED	1,731	7,871	20,797
2020 AVG HOUSEHOLD INCOME	\$139,864	\$138,594	\$138,418
2020 MED HOUSEHOLD INCOME	\$94,338	\$103,687	\$102,910

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<\$25,000	180	2,322	6,500
\$25,000 - \$50,000	405	2,840	9,475
\$50,000 - \$75,000	699	4,021	10,854
\$75,000 - \$100,000	422	2,922	9,460
\$100,000 - \$150,000	534	4,769	14,202
\$150,000 - \$200,000	263	3,242	9,646
\$200,000+	754	5,131	14,904





\$3,889,000 | 4.50% CAP RATE

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DULUTH, GA

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