



BANK OF AMERICA

New 10-Year Absolute NNN Ground Lease | 2nd Largest Bank in the U.S. | 267K People in a 5-Mile Radius

Pad to **Walmart**
Supercenter



REPRESENTATIVE PHOTO

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

OFFERING MEMORANDUM
FORT WORTH, TEXAS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



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BANK OF AMERICA

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OFFERING SUMMARY

LOCATION

Bank of America
2726 East Berry Street
Fort Worth, TX 76105



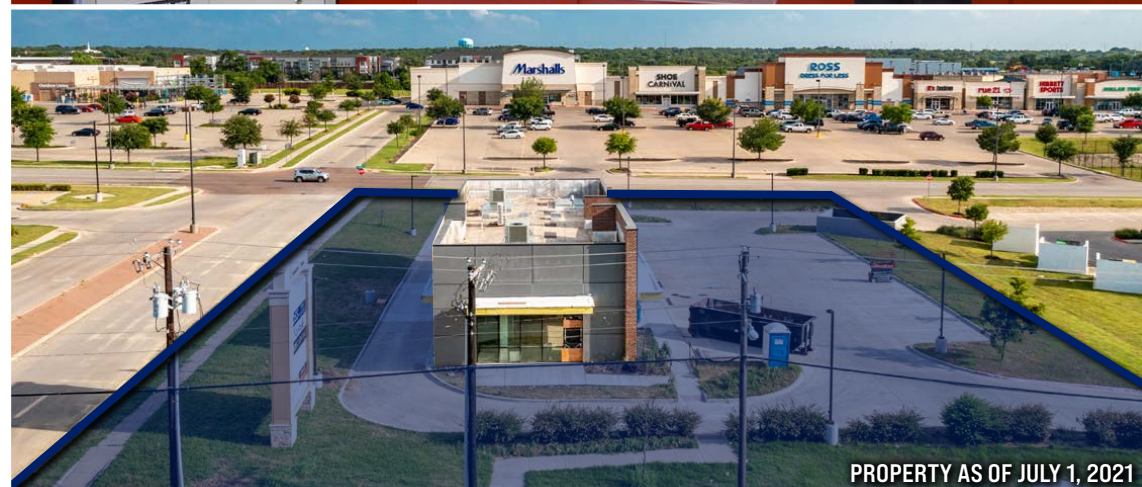
OFFERING SUMMARY

Price:	\$2,280,000
Current Net Operating Income (NOI):	\$102,600
Current Capitalization Rate:	4.50%
Net Rentable Area:	2,693
Year Built:	R-2021
Lot Size [Acres]:	1.23

LEASE TERMS (1)

Lease Commencement:	10/1/2021
Lease Expiration:	9/30/2031
Lease Term:	10 Years
Lease Type:	Ground Lease
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$8,550
Annual Rent:	\$102,600
Rental Increases:	10% Every 5-Years
Renewal Options:	Three 5-year @ 10% Increases

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



BANK OF AMERICA | Big Facts |

4,400

LOCATIONS IN
ALL 50 STATES

46M

CUSTOMERS SERVING
80% OF THE U.S.

#2

LARGEST BANK
IN THE U.S.

INVESTMENT HIGHLIGHTS

- **Single-Tenant Drive-Thru Equipped Bank of America Ground Lease:**

- New Advanced Center Format
- Absolute NNN ground lease; zero landlord responsibilities
- New 10-year lease
- Three 5-year options to renew at 10% increases
- Bank of America (NYSE: BAC; S&P: BBB+) is one of the world's leading financial institutions with over 4,300 retail centers across all 50 U.S. states and 35 countries
- #2 "10 Largest Banks in America" – MarketCap (2020)
- #1 "Best Bank in the World" – Global Finance (2019)
- #2 "America's Top 250 Wealth Advisors" – Forbes (2018)

- **Ideal Bank Footprint:** Subject property is a former fast-food building and features an ideal footprint and layout that is already drive-thru equipped

- **High-Tech, Next Generation Bank of America Location:** Bank of America's new "Advanced Center" format will feature state-of-the-art technology which will include an interactive learning wall, video conferencing rooms, improved digital screens, and a digital greeter (see page 14 for more details)

- **Strong, Dallas-Fort Worth MSA Demographics:** Over 265,000 people in a 5-mile radius which is expected to grow by nearly 4% between 2020-2025



REPRESENTATIVE PHOTOS

INVESTMENT HIGHLIGHTS

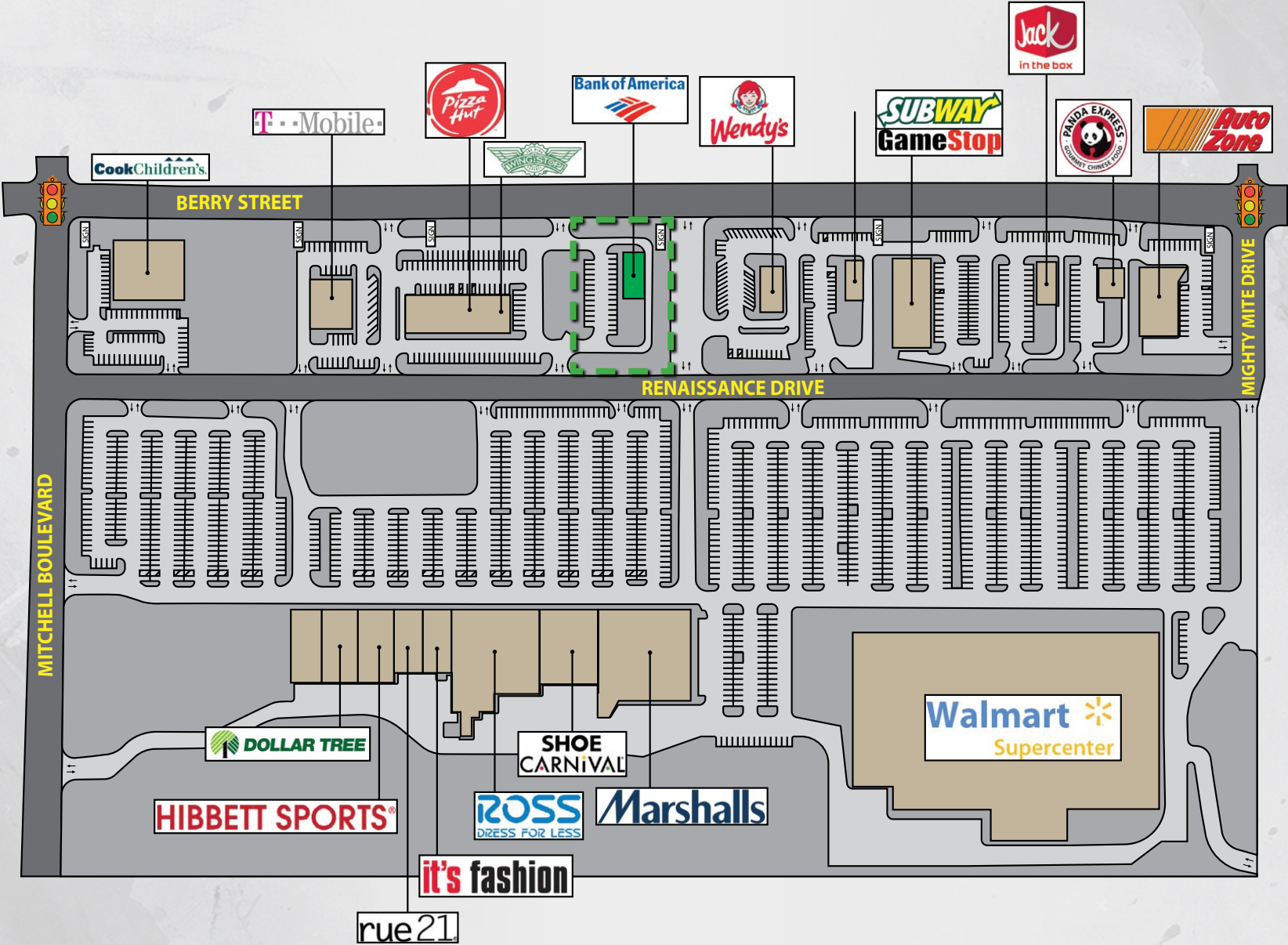
- **Excellent Identity and Visibility Along Berry Street, a Main East/West Thoroughfare with Direct Access to Highway 287 (67,000+ CPD)**
- **Extremely Busy Retail Corridor:** Subject property is located as a pad to Renaissance Square, a Walmart Supercenter anchored center
 - ***Additional national retailers nearby include:*** Ross Dress For Less, Shoe Carnival, Marshalls, McDonald's, Burger King, AutoZone, Wendy's, Panda Express, 7-Eleven, Jack in the Box, and Popeye's among others
- **Dallas-Fort Worth MSA:** The Dallas-Fort Worth region that ranks among the top 3 US metro areas for business expansions, relocations, and employment growth
 - Largest metropolitan area in Texas, and fourth-largest in the United States, with over 7.5 million residents
 - Largest population growth among all U.S. metro areas in 2018 and 2019
 - Dozens of major corporate relocations and expansions have spurred unprecedented job growth for the area, adding nearly 100,000 new jobs on average each year
 - Largest concentration of Fortune 500 companies and corporate headquarters for publicly traded companies in the United States






Landlord delivered possession of the property to Bank of America in March of 2021, and Bank of America has the earlier of 180 days after the tenant receives all permits or the date tenant opens for business to begin paying rent. They are current scheduled to open October 1, 2021.



SITE PLAN / PARCEL MAP



Bank of America
2726 East Berry Street
Fort Worth, TX 76105

-  SUBJECT PROPERTY
-  NOT A PART
-  PROPERTY PARCEL
- APN: 38485A-1-6R



SURROUNDING TENANTS



SURROUNDING TENANTS



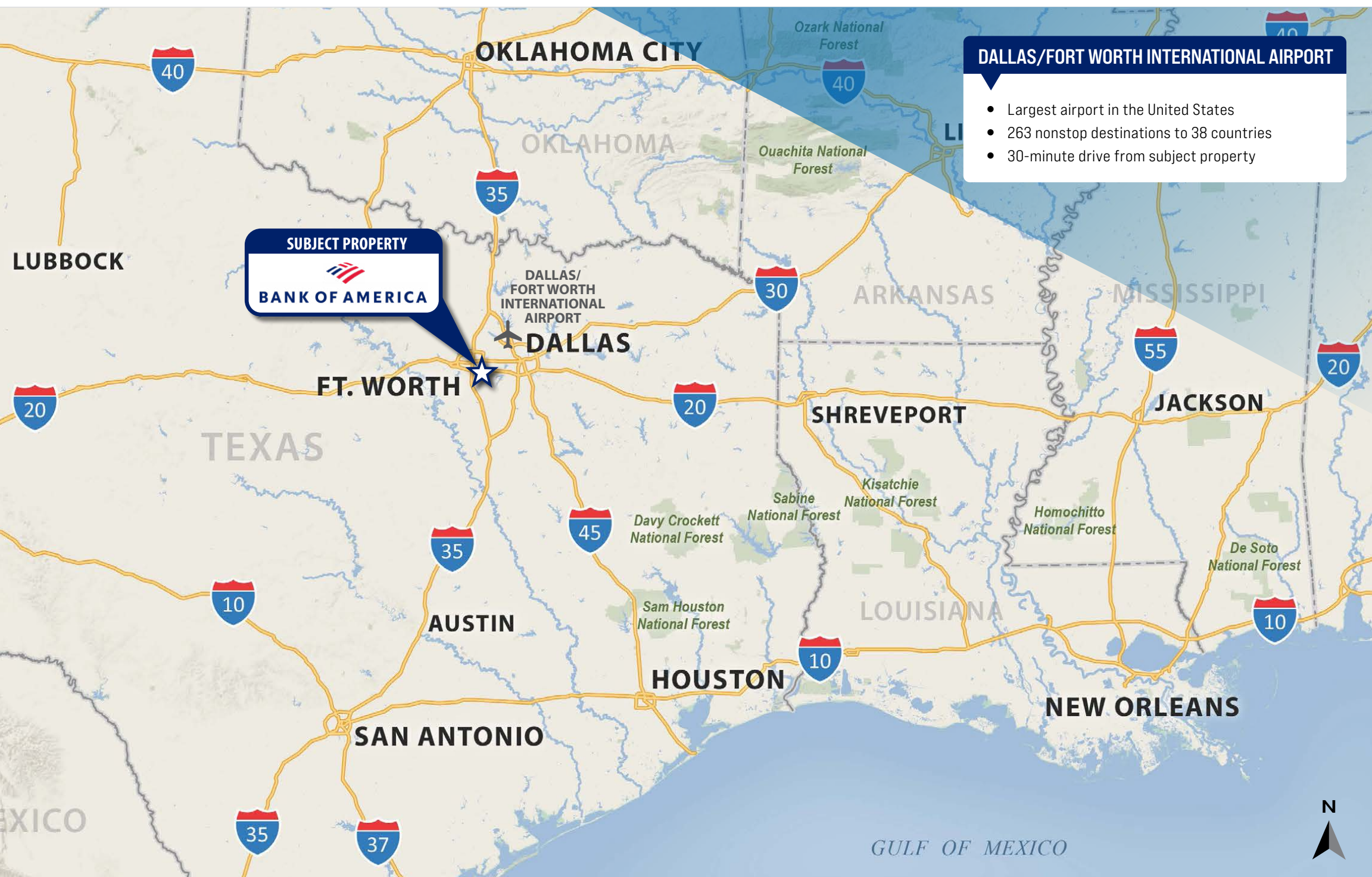
AERIAL OVERVIEW



AERIAL OVERVIEW



REGIONAL MAP



TENANT PROFILE



BANK OF AMERICA

Bank of America is regarded as one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses, and large corporations with a range of banking, investing, asset management, and other financial and risk management products and services. With a total of \$2.97 trillion in assets, Bank of America is the 2nd largest bank in the U.S. and the 8th largest bank in the world.

The company provides service to 66 million consumer and small business clients through its award-winning digital banking platform and more than 4,300 retail financial centers in 35 countries and territories across North and Latin America, Europe, the Middle East, Africa, and the Asia Pacific region. In 25 of the top 30 markets across America—representing over half of the U.S. population—Bank of America holds the #1, #2 or #3 position; the bank holds the #1 position in 14 of those markets. Abroad, the bank's global influence fuels economies around the world.

Bank of America was recently recognized for providing “An Outstanding Customer Service Experience” for the 12th consecutive year by J.D. Power Certified Customer Service Program, one of only two companies to achieve this consecutive milestone. The company was the #1 small business lender and the #1 commercial mortgage-backed security Bank of the Year in 2020.

The company employs 213,000 people and is headquartered in Charlotte, North Carolina.

Company Type: Public (NYSE: BAC)
Locations: 4,300
Website: www.bankofamerica.com

#1

**CMBS Bank
of The Year**

Global Capital (2020)

#29

**Fortune
500**

Fortune (2021)

#8

**Change the
World List**

Fortune (2021)



FUTURE BRANCHES

Here's How Bank of America is Reinventing High Street Banking with Tellerless 'Robo-Branches'

The future branch is almost certainly to be dominated by technology. We should expect more omnichannel experiences to prevail, where customers are increasingly encouraged to bring along their smartphones and tablets as they sit down with Apple-Store-style "Banking Geniuses" to discuss financial products – all while hooked up to free Wi-Fi beaming around the building. Or, perhaps more branches will be equipped with their own tablets for customers to use. More kiosks, maybe, where people can do their online banking.

For sure, when it comes to future branch technology, domination is a sure thing. But what about complete usurpation? I'm talking about branches where there is not only nobody there to personally greet or advise customers who come through the door, but simply nobody there at all.

[CLICK FOR ARTICLE](#)



GoUpstate.com

Bank of America Opens Teller-Less Branches

Self-driving cars. Self-serve gas pumps. Self-checkout supermarkets.

Add self-banking to that list.

No people. No tellers. Nobody greeting you with "How is your day going?" Although, that may come from a machine - and sooner than you think.

Bank of America has opened three mini-bank branches since the new year that have ATMs and videoconferencing but no people. Two opened in Denver and one in Minneapolis.

In addition to the ATMs, the new robo-banks - called automated centers - allow customers to make a videoconference call to a Bank of America employee at another location to discuss more complicated money issues.

"This is the beginning of the end of the American bank branch," said Peter Fitzgerald, a former U. S. senator from Illinois, lifelong banker and founder of Chain Bridge Bank in McLean, Virginia.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Fort Worth, Texas

- County seat of Tarrant County, known for its Texas hospitality and western culture
- 942,323 residents in the city; 5th most populous city in Texas; 12th most populous city in the U.S.
 - 2nd fastest-growing major city in the U.S; population has nearly doubled since 2000
 - Expected to reach 1.2 million residents by 2030
- 3-time winner of “All American City” by the National Civic League
- #24 “Best Places for Young Professionals” - U.S. News & World Report (2020)

ECONOMY

- #20 “Best Place for Business and Careers” - Forbes (2019)
- 80,000+ businesses enjoy the city’s central U.S. location, cost-effective environment, highly skilled workforce, large labor pool, and pro-business attitude
 - The cost of doing business in Fort Worth is 12% lower than the national average
- Prominent industries in the city include telecommunications, life sciences, logistics and distribution, aerospace and defense, professional services, energy, and manufacturing
 - Major employers include American Airlines, Facebook, GM Financial, BNSF Railway, Kubota, and Bell
- 2+ million labor pool within a 45-minute drive time
- \$82,977 average household income
- **Naval Air Station Joint Reserve Base Fort Worth** - Home to a variety of Navy, Marine Corps, Air Force, Army, and Texas Air National Guard units; 10,000 active duty military, Guardsmen, Reservists, and civilian employees on base
 - Recently chosen as the main operating base for 8 C-130J aircraft which are expected to arrive in 2022
- **Fort Worth Alliance Airport** - The world’s first industrial airport designed for cargo and corporate aviation; a key player in the North Texas economy, connecting the area to global industry



2nd Fastest-Growing Major City in the U.S.



FORT WORTH SKYLINE



DAILY CATTLE DRIVE AT FORT WORTH STOCKYARDS



FORT WORTH ALLIANCE AIRPORT AMAZON HUB

AREA OVERVIEW

DEVELOPMENT

- **AllianceTexas** - A 27,000-acre master-planned community that has become a powerful economic engine; produced \$92 billion in regional economic impact over the last 3 decades
 - \$8.24 billion of the development's economic impact was generated in 2020 alone, exceeding the economic impact generated in 2019 by nearly \$1 billion
 - Includes a 9,600-acre business park, a 900-acre community centered around wellness and sustainability, 2,500 acres of natural landscape, and world-class transportation infrastructure
 - The global logistics hub serves as an Amazon Regional Hub, the FedEx Southwest Regional Sort Hub, a UPS Ground Hub, and a BNSF Alliance Intermodal Hub
- **Facebook Data Center Campus** - A 2.6 million square foot data center campus costing \$1.5+ billion; recently started construction on the 5th and final phase, a storage facility expected to be online in 2022
- **Stop Six Choice Neighborhood** - A redevelopment of the historic neighborhood into a modern hub to include 1,000+ housing units, a main street, recreational facilities, and grocery stores
- **Crescent** - A mixed-use development expected to include a 5-story 200-room luxury hotel with a rooftop bar, 175 luxury residential apartment units, and an 8-story 160,000-square foot office building

TOURISM

- #15 "50 Best Places to Travel in 2021" - Travel & Leisure (2020)
- 8.8 million people visit the city each year, spending \$2.3 billion
 - **Fort Worth Zoo** - #1 Zoo in America - USA Today (2020)
 - **Texas Motor Speedway** - "The Great American Speedway" seats 155,000; hosts 6 NASCAR events yearly

EDUCATION

- 6 major universities are located within a 1-hour drive
 - **Texas Christian University** - A private university with 9,704 student enrollment; \$2 billion endowment
 - #5 "Best-Run Colleges" - The Princeton Review (2021)
 - #80 "Best National Universities" - U.S. News & World Report (2021)



FACEBOOK DATA CENTER



TEXAS MOTOR SPEEDWAY



TEXAS CHRISTIAN UNIVERSITY



\$8+ Billion 2020 Economic Impact by AllianceTexas

AREA OVERVIEW

Dallas-Fort Worth-Arlington MSA

- A modern metropolis in North Texas; the commercial and cultural hub of the region
- 7.8 million people in the 12-county Dallas-Fort Worth-Arlington metro area
 - 4th largest metro-area in the nation; 18% growth during the last decade
 - Known as the Metroplex; home to 25% of all Texans

ECONOMY

- #2 “Best Place for Business and Careers” - Forbes (2020)
- Business-friendly environment benefits from a low cost of living, proximity to DFW International Airport, manageable traffic, and a solid city and state government
- Dominant sectors of its diverse economy include defense, financial services, information technology, telecommunications, and transportation
- Home to more shopping centers per capita than any other city in the United States
- One of the largest concentrations of corporate headquarters of publicly traded companies in the U.S. including Energy Transfer Equity, Tenet Healthcare, JC Penney, Southwest Airlines, D.R. Horton, GameStop, Kimberly-Clark, and more
 - 33 Fortune 500 companies within the Metroplex including Exxon Mobil, AT&T, and Texas Instruments
- #10 (globally) “Population of High-Net-Worth Individuals (\$1-30 million)” - Wealth-X (2019)
 - \$86,393 average household income
- #4 “Top U.S. Markets for Real Estate in 2021” - Emerging Trends Real Estate Report
- **Dallas Cowboys** - Generated \$980 million in revenue at the AT&T Stadium in 2019; valued at \$5.7 billion
 - NFL’s most valuable franchise 14th consecutive years; Forbes’ Magazine most valuable sports team

EDUCATION

- 41+ colleges and universities are located within the metro area



1 in 4 Texans Live in the Metroplex



DALLAS SKYLINE



DALLAS GALLERIA



AT&T STADIUM

AREA OVERVIEW

DEVELOPMENTS

- Led the country in commercial real estate deals in 2020, edging out Manhattan which has led commercial real estate investment in the U.S. for at least a decade
- Not a single major Downtown project was derailed by the events of 2020
 - **Texas Central High-Speed Rail** - A \$20 billion, 6-year project to construct a 200 mph high-speed train 240 miles between Dallas and Houston; expected completion of 2026 or 2027
 - Travel time between the 2 cities will take only 90 minutes
 - Texas Central recently signed a \$1.6 billion contract with Kiewit Infrastructure South Co. to install the core electrical systems for the proposed high-speed train
 - **Texas Instruments Facility** - \$3.1 billion project to construct a state-of-the-art factory for 300 mm wafers in Richardson; expected to begin operations in 2024
 - **The Central Dallas** - \$2.5 billion, 27-acre, 5 million square foot urban mixed-use development with multi-family residential, hotels, office, retail, and a 3.5-acre park
 - Phase 1 (750 residential units) is expected to break ground this year

TRANSPORTATION

- 4 major interstate highways (I-20, I-30, I-35E, and I-45) converge in the city and a 5th interstate (I-635) loops around it
- The confluence of 3 major railroad networks (Union Pacific, Burlington Northern-Santa Fe, and Kansas City Southern) puts 98% of the U.S. market within 48 hours by train
- **Dallas/Fort Worth International Airport** - 164 gates and 20+ airlines serve 75 million passengers yearly
 - Headquarters of American Airlines, the world's largest airline
 - 3rd busiest airport in the world by movements (2019); 10th busiest airport in the world by passenger count (2019); 9th largest cargo airport in the U.S. (2019)
 - Only airport with the capacity to double operations in its existing footprint
- **International Inland Port of Dallas (IIPOD)**- An intermodal and logistics district that encompasses 7,500 acres located at the hub of the nation's best logistics transportation infrastructure
 - Logistics hub is the largest new logistics park in North America



Led the Country in Commercial Real Estate Deals in 2020

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2025 Projection	12,192	106,004	259,856
2020 Estimate	11,881	103,354	250,439
2010 Census	10,914	94,402	224,466
2000 Census	10,422	91,789	220,170
Growth 2000-2010	4.72%	2.85%	1.95%
Growth 2010-2020	8.86%	9.48%	11.57%
Growth 2020-2025	2.62%	2.56%	3.76%
HOUSEHOLDS			
2025 Projection	3,573	32,685	88,088
2020 Estimate	3,475	31,581	83,831
2010 Census	3,160	28,448	73,461
2000 Census	3,130	28,365	72,621
Growth 2000-2010	0.96%	0.29%	1.16%
Growth 2010-2020	9.97%	11.01%	14.12%
Growth 2020-2025	2.82%	3.50%	5.08%
2020 EST. POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	3,783	33,962	111,721
Black or African American Alone	4,787	38,272	70,849
American Indian and Alaska Native Alone	94	816	1,703
Asian Alone	119	2,119	6,361
Native Hawaiian and Other Pacific Islander Alone	2	62	200
Some Other Race Alone	2,750	24,826	52,116
Two or More Races	318	3,011	6,712
2020 EST. POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	6,652	55,989	121,667
Not Hispanic or Latino	5,229	47,365	128,772



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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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\$8 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$2 BILLION IN RETAIL SOLD
over 400 transactions in last 36 mos.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date